OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 27, 2008

Project# 1004677
08DRB-70346 SUBDIVISION DESIGN VARIANCE FROM MINUMUM DPM STANDARDS

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS, LLC request(s) the above action(s) for curb & gutter all or a portion of Lot(s) A1A, **LAGUNA**, Tract(s) A & B, **HB & CALVIN HORN**, 129B1A, **MRGCD Map #35**, and Tract B, **HUNING CASTLE ADDITION (TBKA COUNTRY CLUB PLAZA)**, zoned SU-2 / CLD, located on the south side of CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-13)

At the August 27, 2008, Development Review Board meeting, the Subdivision Design Variance from minimum DPM standards as shown on Curb Variance Exhibit A.1 – A.3 was approved.

If you wish to appeal this decision, you must do so by September 11, 2008 in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, AICP, DRB Chair

Cc: Isaacson & Arfman P.A. – 128 Monroe NE – Albuquerque, NM 87108
Cc: Infill Solutions LLC – 723 – B Silver SW – Albuquerque, NM 87102
Marilyn Maldonado
File

DRB CASE ACTION LOG
(Site Plan - Subdivision)

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

DRB Application No.: 10*DRB-70311* Project # *1004677*

Project Name: *Land of Albuquerque Little Theater*

Agent: *Mullen Heller Architecture* Phone No.:

Your request was approved on 11-10-10 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- ❑ **TRANSPORTATION:**
- ❑ **ABCWUA:**
- ❑ **CITY ENGINEER / AMAFCA:**
- ❑ **PARKS / CIP:**
- ❑ **PLANNING (Last to sign):**
- ❑ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
-Tax printout from the County Assessor.

- ☒ **3 copies of the approved site plan. Include all pages.**
- ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ❑ **AGIS DXF File approval required.**
- ❑ **Copy of recorded plat for Planning.**

DRB CASE ACTION LOG
(Site Plan - Building Permit)

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

DRB Application No.: 10*DRB-70310* Project # *1004677*

Project Name: *Land of Albuquerque Little Theater*

Agent: *Mullen Heller Architecture* Phone No.:

Your request was approved on 11-10-10 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☑ **TRANSPORTATION:** - address comments

☐ **ABCWUA:**

☑ **CITY ENGINEER / AMAFCA:** - SIA

☐ **PARKS / CIP:**

☐ **PLANNING (Last to sign):**

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
-Tax printout from the County Assessor.

- ☑ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

3. **Project# 1008493**
10DRB-70259 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SLAGLE HERR ARCHITIECTS agent(s) for MECHENBIER CONSTRUCTION INC request(s) the referenced/ above action(s) for all or a portion of Lots 4 and 5, Block 3, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES,** zoned IP, located on the south side of PASADENA AVE NE between SAN MATEO BLVD NE and PAN AMERICAN/ I-25 FREEWAY containing approximately 1.766 acres. (B-18) *[Deferred from 9/29/10,10/20/10]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO COMPLY WITH SECTOR PLAN. ZONING APPROVAL IS REQUIRED.**

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

4. **Project# 1004677**
10DRB-70310 EPC APPROVED SDP FOR BUILD PERMIT
10DRB-70311 EPC APPROVED SDP FOR SUBDIVISION

MULLEN HELLER ARCHITECTURE agent(s) for REMBE COUNTRY CLUB LLC request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) 135-A & 133-B, 133-A-2, & 134, 133-A-1, AND TRACT B-2-A, **LAND OF ALBUQUERQUE LITTLE THEATER (FOR TRACT B-2-A),** zoned SU-2/SU-1 FOR A MIXED USE DEVELOPMENT, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW containing approximately 2.3382 acre(s). (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO CITY ENGINEER FOR SIA. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO THE PLANNING DEPARTMENT. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO THE PLANNING DEPARTMENT.**

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

5. **Project# 1008484**
10DRB-70308 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract A, **ONATE ELEMENTARY SCHOOL,** zoned R-1, located on BRENTWOOD HILLS BLVD NE BETWEEN CHELWOOD PARK BLVD NE AND ELAINE PL NE containing approximately 6.58 acre(s). (H-22) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1004677

On October 14, 2010, the Environmental Planning Commission approved Project #1004677 10EPC 40053/40054/40055, a site development plan for building permit, an amendment to a site development plan for subdivision, and an amendment to a sector development plan zone map for all or a portion of Tracts 135-A, 133-B, 133-A-2, 134, and 133-A-1, MRGCD Map 38, Lot 2 Plat of Lots 1 & 2, Garcia Properties Development and Tract B-2-A, Lands of Albuquerque Little Theatre, located on Central Avenue SW, between San Pasquale Avenue SW and Laguna Boulevard SW., containing approximately 3.6 acres.

The applicant has satisfied all of the EPC conditions of approval.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

HEARING DATE: 11/10/10 (SBP, SPS)

DRB CASE ACTION LOG (PRE/FINAL)

REVISED 10/08/07

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.: 10DRB-70183 Project # 1004677
Project Name: Land of Albuquerque Little Theatre
Agent: Precision Surveys Phone No.:

Your request was approved on 7-14-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: - Exhibit with dimensions

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): - DRB file; copy of DRB site plan

☐ **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.**

Created On:

2. **Project# 1002819**
10DRB-70090 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

GPS LLC agent(s) for 98TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) E-5-A, **ALBUQUERQUE SOUTH Unit(s) 3,** zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND AMAFCA AMOLE CHANNEL containing approximately 3.8954 acre(s). (M-9) *[Deferred from 3/24/10, 4/7/10. 4/14/10, 4/21/10, 5/12/10, 6/9/10]* **DEFERRED TO 7/21/10 AT THE AGENT'S REQUEST.**

3. **Project# 1003612**
10DRB-70188 AMENDMENT TO PRELIMINARY PLAT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 31-33, **TOWN OF ATRISCO** zoned SU-2 RLT, located on LADERA DR NW BETWEEN 98TH ST NW AND GAVIN RD NW containing approximately 6.4 acre(s). (J-9)**THE AMENDMENT TO THE PRELIMINARY PLAT WAS APPROVED. THE REVISION TO THE INFRASTRUCTURE LIST DATED 7/14/10 WILL REPLACE THE AUGUST 2006 INFRASTRUCTURE LIST.**

4. **Project# 1000572**
10DRB-70164 MAJOR - FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) D & J-2A, E-1, H-1 & R-1, **THE PRESIDIO (TO BE KNOWN AS THE PRESIDIO UNIT 2A) Unit(s) 1 & 2,** zoned SU-1 FOR PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 7.482 acre(s). (K-21)*[Deferred from 6/30/10]* **DEFERRED TO 7/21/10 AT THE AGENT'S REQUEST.**

5. **Project# 1004677**
10DRB-70183 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for REMBE LOFTS LLC & REMBE COUNTRY CLUB request(s) the above action(s) for all or a portion of Lot(s) B-2-A, Tract(s) 133A2, 133B, & 134, **LAND OF ALBUQUERQUE LITTLE THEATRE** zoned SU-2 /SU-1 FOR MIXED UESE, located on CENTRAL AVE SE BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW containing approximately 2.3383 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRASPORTATION FOR DIMENSIONAL EXHIBIT AND TO PLANNING FOR AGIS DXF FILE AND A COPY OF THE APPROVED ADMINISTRATIVE AMENDMENT.**

4677

DXF Electronic Approval Form

DRB Project Case #: 1004677

Subdivision Name: COUNTRY CLUB PLACE LOTS 1-3

Surveyor: LARRY W MEDRANO

Contact Person: LARRY W MEDRANO

Contact Information: 856-5700

DXF Received: 7/14/2010 Hard Copy Received: 7/14/2010

Coordinate System: NMSP Grid (NAD 83)

Approved 07-14-2010 Date

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

AGIS Use Only

Copied fc **4677** to agiscov on **7/14/2010** Contact person notified on **7/14/2010**

#8 09/05/07

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division

INTER-OFFICE MEMO **August 31, 2007**

TO: Sheran Matson, DRB Chair

FROM: Carmen Marrone, Senior Planner

RE: **Project #1004677, Country Club Plaza**

On March 16, 2006, the EPC approved a Site Development Plan for Subdivision for approximately 4.5 acres located on Central Ave. SW between Laguna Blvd. and San Pasquale Ave.

I have reviewed the DRB Site Development Plan and find that the applicant has complied with all of the EPC conditions.

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

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004677 **AGENDA ITEM NO:** 11

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Development Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: 11/28/07

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: ~~1~~ 1004677 **AGENDA ITEM NO:** ~~10~~ 4

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Development Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Other

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ACTION REQUESTED:

REV/CMT:0 APP:0 SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

No objection to vacation
Approved grading & drainage plan dated 11-~~02~~ 02-07 is on file for Pre. Plat approval

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN
Preliminary PLAT WAS Approved

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
924-3986

DATE: Nov 28, 07

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004677 **AGENDA ITEM NO: 8**

SUBJECT:

Site Plan for Subdivision

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan must be on file prior to site plan approval.
Concurrent platting action required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED X; COMMENTS PROVIDED __; WITHDRAWN __

Indef

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
(J-13/D011)

DATE: SEPTEMBER 12, 2007

CITY OF ALBUQUERQUE

Drft to 3/19/08

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004677 AGENDA ITEM NO: 3

SUBJECT:

SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

The site plan does not have a signature block.
Provide a copy of the plat for the Albuquerque Little Theatre.
Cross lot access easements will be required.
Concurrent platting action for tract B required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: MARCH 5, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004677 **AGENDA ITEM NO: 3**

SUBJECT:

Site Plan for Subd

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

Concurrent platting action required for approval.
Amended grading and drainage plan required for platting action.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: March 5, 2008

#3

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW DIVISION

INTRA-OFFICE MEMO

DATE: March 3, 2008

TO: Jack Cloud, AICP- DRB Chairman
FROM: Catalina Lehner, AICP- Senior Planner CLL

RE: Project #1004677, Central Avenue Properties

On December 20th, 2008, the Environmental Planning Commission (EPC) voted to approve a sector development plan map amendment (07EPC-40075), a site development plan for subdivision amendment (07EPC-40074) and a site development plan for subdivision (07EPC-40073) for an approximately 9 acre site located on Central Ave. SW, between Laguna Blvd. and San Pasquale Ave.

Staff met with the agent, David Day of Moule & Polyzoides architects and the applicant, Jay Rembe, on January 5th, and February 19, 2008, respectively, to discuss compliance with the EPC's Conditions of Approval.

1) Site development plan for subdivision amendment (07EPC-40074)
The site development plan for subdivision amendment (07EPC-40074) satisfactorily meets the EPC conditions of approval 1 through 3 as elaborated in the Official Notification of Decision. Note: Planning Staff did not check for compliance with Condition #4, which was written by Transportation Staff.

2) Site development plan for subdivision (07EPC-40073)
The site development plan for subdivision (07EPC-40073) does not satisfactorily meet the EPC Conditions of Approval in the Official Notification of Decision, as explained below. Note: Planning Staff did not check for compliance with Condition #39, which was written by Transportation Staff.

Condition #3: As discussed with Staff, the applicant was supposed to add a note to the "Commercial Lots" table and the "Mixed Use Residential Lot" table to fulfill this condition.

Condition #10: The height diagram was supposed to have been provided "prior to application to the DRB". However, Staff has checked it and it seems to be correct.

Condition #15B: Section E, Parking, has been added to Sheet A-6 and addresses circulation. However, ingress and egress are not addressed.

Condition #17C: Staff looked in the DRB folder on March 3, 2008 and did not find evidence of the parking arrangement with the Albuquerque Little Theater, which is required to be provided prior to final sign-off at DRB.

Condition #19A: The requirement for 80% coverage shall be specified on both the design standards (ok) and on the landscaping plan (not ok since the landscaping plan has no note to indicate this requirement).

Condition #20A: Though corrected on the landscaping plan, the design standards (Sheet A-6) state that the 80% coverage requirement is "calculated based on the mature canopy size of all plant materials." To comply with this condition and pursuant to the Zoning Code, trees canopy shall not be used to calculate the 80%.

Condition #21A: Staff's understanding is that, to equal 75% of the trees' mature canopy diameter, the trees on the site plan would be depicted as slightly overlapping. The landscape plan shows tree canopies touching, which is 100% of their mature canopy. In other words, more trees need to be added to the southern buffer to fulfill this condition.

Condition #22A: The turf blend, not turf area, shall not exceed 20% high water use content. Ex. A "park blend" of grass that has no more than 20% Kentucky blue grass would suffice.

Condition #22B: Staff checked the Pollen Ordinance. Apparently, male juniper are prohibited but female juniper are allowed. [see A(2)(a)]. Staff believes that it would be better to not use juniper rather than have to field verify that the juniper is female.

Condition #23B: Staff cannot find a label for the small plaza area near the subject site's northwestern corner on Sheet A-1 or Sheet A1-B.

Condition #30B: The phrase "light poles shall not exceed 16 feet from top to grade" has not been incorporated into the design standards. The mounting height for luminaries, which is mentioned, is not the same thing.

Conditions #31B: The condition states that uplighting shall be prohibited, meaning all uplighting. The design standards only prohibit unshielded uplighting and therefore do not meet the intent of this condition.

Condition #32B: All monument signs, not just those facing collector or arterial streets, shall not exceed 100 sf of sign face area.

Condition #32D: An overarching statement that "no signage shall exceed 18 ft. in height" needs to be added to fulfill this condition.

Condition #36B: The ninth line of text on Sheet A-5, Column 3 still says "should" and needs to be changed to "shall." Same goes for the 34th line in Column 4 on Sheet A-5.

Condition #37: Evidence of the meeting with PNM regarding the overhead line along the property's north side has not been included in the file.

Condition #38: Note that the "final placement of the stop and shelter shall be approved by the Transit Department prior to final sign-off at DRB." Evidence of Transit approval has not been included in the file.

Though progress has been made, there is a large number of EPC conditions that remain inadequately addressed at this time. If you have any questions regarding this case, please call me at 924-3935.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW DIVISION

INTRA-OFFICE MEMO

DATE: March 3, 2008

TO: Jack Cloud, AICP- DRB Chairman
FROM: Catalina Lehner, AICP- Senior Planner CL

RE: Project #1004677, Central Avenue Properties

On December 20th, 2008, the Environmental Planning Commission (EPC) voted to approve a sector development plan map amendment (07EPC-40075), a site development plan for subdivision amendment (07EPC-40074) and a site development plan for subdivision (07EPC-40073) for an approximately 9 acre site located on Central Ave. SW, between Laguna Blvd. and San Pasquale Ave.

Staff met with the agent, David Day of Moule & Polyzoides architects and the applicant, Jay Rembe, on January 5th, and February 19, 2008, respectively, to discuss compliance with the EPC's Conditions of Approval.

1) Site development plan for subdivision amendment (07EPC-40074)
The site development plan for subdivision amendment (07EPC-40074) satisfactorily meets the EPC conditions of approval 1 through 3 as elaborated in the Official Notification of Decision. Note: Planning Staff did not check for compliance with Condition #4, which was written by Transportation Staff.

2) Site development plan for subdivision (07EPC-40073)
The site development plan for subdivision (07EPC-40073) does not satisfactorily meet the EPC Conditions of Approval in the Official Notification of Decision, as explained below. Note: Planning Staff did not check for compliance with Condition #39, which was written by Transportation Staff.

Condition #3: As discussed with Staff, the applicant was supposed to add a note to the "Commercial Lots" table and the "Mixed Use Residential Lot" table to fulfill this condition.

Condition #10: The height diagram was supposed to have been provided "prior to application to the DRB". However, Staff has checked it and it seems to be correct.

Condition #15B: Section E, Parking, has been added to Sheet A-6 and addresses circulation. However, ingress and egress are not addressed.

Condition #17C: Staff looked in the DRB folder on March 3, 2008 and did not find evidence of the parking arrangement with the Albuquerque Little Theater, which is required to be provided prior to final sign-off at DRB.

Condition #19A: The requirement for 80% coverage shall be specified on both the design standards (ok) and on the landscaping plan (not ok since the landscaping plan has no note to indicate this requirement).

Condition #20A: Though corrected on the landscaping plan, the design standards (Sheet A-6) state that the 80% coverage requirement is "calculated based on the mature canopy size of all plant materials." To comply with this condition and pursuant to the Zoning Code, trees canopy shall not be used to calculate the 80%.

Condition #21A: Staff's understanding is that, to equal 75% of the trees' mature canopy diameter, the trees on the site plan would be depicted as slightly overlapping. The landscape plan shows tree canopies touching, which is 100% of their mature canopy. In other words, more trees need to be added to the southern buffer to fulfill this condition.

Condition #22A: The turf blend, not turf area, shall not exceed 20% high water use content. Ex. A "park blend" of grass that has no more than 20% Kentucky blue grass would suffice.

Condition #22B: Staff checked the Pollen Ordinance. Apparently, male juniper are prohibited but female juniper are allowed. [see A(2)(a)]. Staff believes that it would be better to not use juniper rather than have to field verify that the juniper is female.

Condition #23B: Staff cannot find a label for the small plaza area near the subject site's northwestern corner on Sheet A-1 or Sheet A1-B.

Condition #30B: The phrase "light poles shall not exceed 16 feet from top to grade" has not been incorporated into the design standards. The mounting height for luminaries, which is mentioned, is not the same thing.

Conditions #31B: The condition states that uplighting shall be prohibited, meaning all uplighting. The design standards only prohibit unshielded uplighting and therefore do not meet the intent of this condition.

Condition #32B: All monument signs, not just those facing collector or arterial streets, shall not exceed 100 sf of sign face area.

Condition #32D: An overarching statement that "no signage shall exceed 18 ft. in height" needs to be added to fulfill this condition.

Condition #36B: The ninth line of text on Sheet A-5, Column 3 still says "should" and needs to be changed to "shall." Same goes for the 34th line in Column 4 on Sheet A-5.

Condition #37: Evidence of the meeting with PNM regarding the overhead line along the property's north side has not been included in the file.

Condition #38: Note that the "final placement of the stop and shelter shall be approved by the Transit Department prior to final sign-off at DRB." Evidence of Transit approval has not been included in the file.

Though progress has been made, there is a large number of EPC conditions that remain inadequately addressed at this time. If you have any questions regarding this case, please call me at 924-3935.

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004677 **AGENDA ITEM NO: 3**

SUBJECT:

Site Plan for Subd

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

Concurrent platting action required for approval.
Amended grading and drainage plan required for platting action.

RESOLUTION:

3-19-08

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
924-3986

DATE: March 5, 2008

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 27, 2008,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1004240
08DRB-70347 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

ADVANCED ENGINEERING. AND CONSULTING. agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for **VILLAS LAS MANANITAS SUBDIVISION** zoned R-1, located on MANANITAS LN NW north of INDIAN SCHOOL RD NW BETWEEN MEADOW VIEW DR NE AND RIO GRANDE BLVD NW containing approximately 4.5624 acre(s). (H-13)

Project# 1004677
08DRB-70346 SUBDIVISION DESIGN VARIANCE FROM MINUMUM DPM STANDARDS

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS, LLC request(s) the above action(s) for curb & gutter all or a portion of Lot(s) A1A, **LAGUNA**, Tract(s) A & B, **HB & CALVIN HORN**, 129B1A, **MRGCD Map #35**, and Tract B, **HUNING CASTLE ADDITION (TBKA COUNTRY CLUB PLAZA)**, zoned SU-2 / CLD, located on the south side of CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-13)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 11, 2008.

CITY OF ALBUQUERQUE

Planning Department

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OR CURRENT RESIDENT
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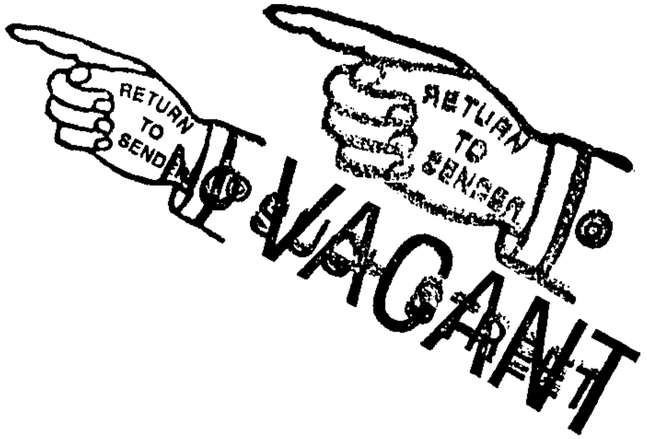
ALLEN DOUGLAS C & DEBORAH Z
206 LAGUNA BLVD SW
ALBUQUERQUE, NM 87104

VAC

P O Box 1293 Albuquerque New Mexico 87103



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 27, 2008,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1004240
08DRB-70347 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

ADVANCED ENGINEERING. AND CONSULTING. agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for **VILLAS LAS MANANITAS SUBDIVISION** zoned R-1, located on MANANITAS LN NW north of INDIAN SCHOOL RD NW BETWEEN MEADOW VIEW DR NE AND RIO GRANDE BLVD NW containing approximately 4.5624 acre(s). (H-13)

Project# 1004677
08DRB-70346 SUBDIVISION DESIGN VARIANCE FROM MINUMUM DPM STANDARDS

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS, LLC request(s) the above action(s) for curb & gutter all or a portion of Lot(s) A1A, **LAGUNA**, Tract(s) A & B, **HB & CALVIN HORN**, 129B1A, **MRGCD Map #35**, and Tract B, **HUNING CASTLE ADDITION (TBKA COUNTRY CLUB PLAZA)**, zoned SU-2 / CLD, located on the south side of CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-13)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 11, 2008.

CITY OF ALBUQUERQUE

Planning Department

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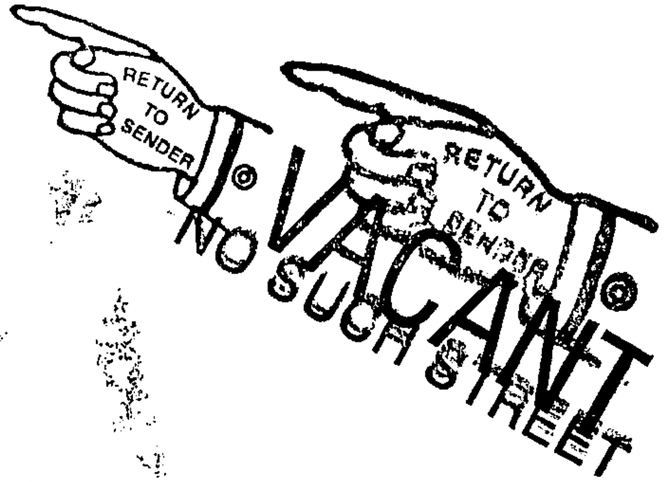
OR CURRENT RESIDENT
10130582671053093 5
BOYDEN GEORGE M & DONA L
105 LAGUNA BLVD NW
ALBUQUERQUE, NM 87104

DRB

VAC

VAC

P O Box 1293 Albuquerque New Mexico 87103



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 30, 2008

Project# 1004677
08DRB-70194 SIDEWALK VARIANCE

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, Tract(s) A & B, 129B1A, B, **HB & CALVINHORN, HUNING CASTLE ADDITION & LUGUNA (TBK** zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s).

At the April 30, 2008 Development Review Board meeting, the sidewalk variance for a 3 foot wide sidewalk around the plaza was approved as shown on Exhibit C in the Planning file. The sidewalks were waivered on the North side of Country Club Place per the site development plan.

Jack Cloud, AICP, DRB Chair

Cc: Isaacson & Arfman, P.A. – 128 Monroe NE – Albuquerque, NM 87108
Cc: Infill Solutions, LLC – 723-B Silver SW – Albuquerque, NM 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
AGENDA

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

August 27, 2008 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004240**
08DRB-70347 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

ADVANCED ENGINEERING. AND CONSULTING. agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for **VILLAS LAS MANANITAS SUBDIVISION** zoned R-1, located on MANANITAS LN NW north of INDIAN SCHOOL RD NW BETWEEN MEADOW VIEW DR NE AND RIO GRANDE BLVD NW containing approximately 4.5624 acre(s). (H-13) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

2. **Project# 1004677**
08DRB-70346 SUBDIVISION DESIGN VARIANCE FROM MINUMUM DPM STANDARDS

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS, LLC request(s) the above action(s) for curb & gutter all or a portion of Lot(s) A1A, **LAGUNA**, Tract(s) A & B, **HB & CALVIN HORN**, 129B1A, **MRGCD Map #35**, and Tract B, **HUNING CASTLE ADDITION (TBKA COUNTRY CLUB PLAZA)**, zoned SU-2 / CLD, located on the south side of CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-13)**BASED ON THE INFORMATION PROVIDED, THE SUBDIVISION DESIGN VARIANCE FROM MINIMUM STANDARDS WAS APPROVED.**

3. **Project# 1001306**
08DRB-70326 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE** zoned SU-1 FOR C-1, located on UNIVERSE BLVD NW BETWEEN AVENIDA SEVILLE AND IRVING BLVD NW containing approximately 9.1925 acre(s). (A-10){*deferred from 8/13/08*]**DEFERRED TO 9/10/08 AT THE AGENT'S REQUEST.**

4. **Project# 1003794**
08DRB-70238 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

GEORGE RAINHART & ASSOC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for Lots 3 and 4, **VOLCANO POINT SHOPPING CENTER,** zoned SU-2 / PCA, located on the northwest corner of 98TH ST NW AND CENTRAL AVE NW containing approximately 1.9833 acre(s). (K-9) [*Deferred from 6/25/08, 7/9/08, 7/23/08 & 8/13/08.]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/08, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES OF THE APPROVED SITE PLAN.**

5. **Project# 1002516**
08DRB-70333 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 9,** zoned RD and RLT, located on the south side of AMOLE MESA AVE SW BETWEEN 118TH ST SW AND PORTO ST SW containing approximately 56.3327 acre(s). (N-8) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS GRANTED TO 12/08/08.**

6. **Project# 1007139**
08DRB-70299 VACATION OF PUBLIC EASEMENT
08DRB-70304 SIDEWALK WAIVER
08DRB-70305 MINOR - TEMP DEFR SWDK CONST
08DRB-70306 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70307 MAJOR - SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit(s) 1,** zoned RD, SU-1, located on JUAN TABO BLVD SE BETWEE N GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22) *[Deferred from 7/30/08]***DEFERRED TO 9/3/08 AT THE AGENT'S REQUEST.**

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004677 **AGENDA#** 2 **DATE:** 8/27/08

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
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11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004677 **AGENDA ITEM NO: 2**

SUBJECT:

DPM Variance

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the variance request.

RESOLUTION:

APPROVED X; 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
924-3986

DATE: August 27, 2008

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 27, 2008

Project# 1004677
08DRB-70346 SUBDIVISION DESIGN VARIANCE FROM MINUMUM DPM STANDARDS

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS, LLC request(s) the above action(s) for curb & gutter all or a portion of Lot(s) A1A, **LAGUNA**, Tract(s) A & B, **HB & CALVIN HORN**, 129B1A, **MRGCD Map #35**, and Tract B, **HUNING CASTLE ADDITION (TBKA COUNTRY CLUB PLAZA)**, zoned SU-2 / CLD, located on the south side of CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-13)

AMAFCA
No comment.

COG
MRCOG staff has no comment on the proposed development. For information purposes, Rio Grande Bd has a functional classification of urban minor arterial.

TRANSIT
No comments received.

ZONING ENFORCEMENT
No Comment.

NEIGHBORHOOD COORDINATION
Letters sent to: Huning Castle NA (R)
Downtown NA (R)

APS
Laguna, HB and Calvin Horn, MRGCD Map No. 35, Huning Castle Addition, and Country Club Plaza, Lot A1A Laguna, Tracts A and B HB and Calvin Horn, Lot 129B1A MRGCD Map No. 35, and Tract B Huning Castle Addition **(tbka Country Club Plaza)**, is located on the south side of Central Av SW between Laguna Blvd SW and San Pasquale Av SW. The owner of the above property requests approval of a Subdivision Design Variance from Minimum DPM Standards for a development that will consist of 17 courtyard houses and 32 townhouses. This will impact Lew Wallace Elementary School, Washington Middle School, and Albuquerque High School. Lew Wallace Elementary School is nearing capacity; Washington Middle School and Albuquerque High School have excess capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
373	Lew Wallace	278	285	7
465	Washington	554	763	209
590	Albuquerque	1,792	2,100	308

Residential Units: 49
Est. Elementary School Students: 13
Est. Middle School Students: 6
Est. High School Students: 6
Est. Total # of Students from Project: 25

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

On February 29, 2008 Jay Rembe, entered into a Pre-Development Facilities Fee Agreement the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of and existing schools within the APS district

POLICE DEPARTMENT
No comments received.

FIRE DEPARTMENT
No comments received.

PNM ELECTRIC & GAS
No comments received.

COMCAST
No comments received.

QWEST
No comments received.

ENVIRONMENTAL HEALTH
No comments received.

M.R.G.C.D
No Adverse Comments.

OPEN SPACE DIVISION
Open Space has no adverse comments

CITY ENGINEER
The Hydrology section has no objection to the DPM variance.

TRANSPORTATION DEVELOPMENT
No adverse comments.

PARKS AND RECREATION
Defer to Transportation and Hydrology.

ABCWUA
Defer to Transportation.

PLANNING DEPARTMENT
Refer to comments from Transportation Development and Hydrology/ City Engineer regarding proposed variance – Planning did not receive the referenced attached details.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: Isaacson & Arfman PA – 128 Monroe NE – Albuquerque, NM 87108
Cc: Infill Solutions LLC – 723-B Silver SW – Albuquerque, NM 87102

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 28, 2007

Project# 1004677
07DRB-70358 VACATION OF PRIVATE EASEMENT
07DRB-70359 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70361 SIDEWALK WAIVER
07DRB-70362 MINOR - TEMP DEFR SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Tract(s) B, A-1-A, A & B, **HUNING CASTLE ADDITION,** zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-13)

At the November 28, 2007 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The Preliminary Plat was approved. The Sidewalk Waiver was approved as shown on Exhibit C in the Planning file. The Temporary Deferral of Construction of Sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 13, 2007 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.
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. Such appeal shall be heard within 60 days of its filing.
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Andrew Planner, Planner

Cc: Isaacson & Arfman , P.A. – 128 Monroe Street NE – Albuquerque, NM 87102
Cc: Infill Solutions LLC – 723-B Silver SW – Albuquerque, NM 87102
Marilyn Maldonado
File

DEVELOPMENT REVIEW BOARD
Action Sheet

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

April 30, 2008 9:00AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

****

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1005029**
08DRB-70165 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS
SUNCAL COMPANIES/ WESTLAND DevCo LP (f.k.a WESTLAND DEVELOPMENT CO. INC.). request(s) the above action(s) for the Mirehaven Arroyo as part of Tract(s) B & J, **THE CROSSING**, and Tract(s) R, **STORMCLOUD Unit(s) 3 & 4,** (to be known as **STORMCLOUD SUBDIVISION Unit(s) 4 & 5),** zoned SU-2/R-LT, located west of UNSER BLVD NW BETWEEN TIERRA PINTADA BLVD NW AND LADERA BLVD NW containing approximately 50 acre(s). (H-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1005108**
08DRB-70059 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70105 SIDEWALK WAIVER
08DRB-70138 SIDEWALK WAIVER

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29,** zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) *[Deferred from 2/27/08, 3/12/08, 3/26/08 & 4/2/08]* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

3. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR,** zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) *[Deferred from 4/16/08]* **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

4. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08,3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08 & 4/16/08].* **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**

5. **Project# 1006833**
08DRB-70108 VACATION OF PUBLIC EASEMENT
08DRB-70111 VACATION OF PRIVATE EASEMENT
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2,** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) *[Deferred from 3/26/08, 4/9/08 & 4/16/08]* **THE PRELIMINARY PLAT WAS APPROVED. THE VACATION FOR *PUBLIC EASEMENT* WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE WITH THE CONDITION THAT COVENANCE DOCUMENT AND MAINTENANCE STATEMENT BE PROVIDED ON THE FINAL PLAT. THE VACATION FOR *PRIVATE EASEMENT* WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07,11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08 & 4/9/08 & 4/16/08]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO CHECK FOR WATER LINE EASMENTS ON THE NORTH, AND TREE REMOVAL FROM NEW 20FT WATERLINE, AND FROM NORTH STRIP MALL AREA. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS DEFERRED TO 5/14/08.**

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

6. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER,** located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) (*Deferred from 1/23/08, 1/30/08 & 2/13/08)*

THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES OF THE APPROVED SITE PLAN MUST BE SUBMITTED TO PLANNING. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA. 3 COPIES OF THE APPROVED SITE PLAN MUST BE SUBMITTED TO PLANNING.

Project# 1002404
08DRB-70029 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for PETERSON INV-98TH/UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTIAL CENTER,** zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) *Deferred from 1/30/08 & 2/13/08)* **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED TO PLANNING.**

7. **Project# 1003125**
08DRB-70183 MINOR - SDP FOR BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT** zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAYNW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**

8. **Project# 1002798**
08DRB-70191 MINOR - SDP FOR BUILDING PERMIT

VINCENT SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) O1-P1, **RANCHO DE CANDELARIA** zoned SU-1 FOR PRD, located on CANDELARIA NW BETWEEN 12TH ST NW AND RIO GRANDE NW containing approximately .2648 acre(s). (G-13) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR A REVISED GRADING PLAN BY P.E., AND TO PLANNING TO PROVIDE PLAT RECORDING INFORMATION ON PLAN, AND FOR 3 COPIES.**

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

9. **Project# 1001129**
08DRB-70196 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MRCOG request(s) the above action(s) for all or a portion of Lot(s) B, **MONTANO INDUSTRIAL SUBDVISION** zoned M-1, located on MONTANO INDUSTRIAL SUBDIVISION containing approximately 4.3173 acre(s). (F-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR NOTE, COPIES OF DEEDS REGARDING EASEMENTS AND GRANT ACCESS EASEMNT – CALL OUT MAINTENANCE AND BENEFICIARIES.**

10. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) *[Deferred from 4/16/08].* **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

11. **Project# 1002200**
08DRB-70190 AMENDMENT TO PRELIMINARY PLAT

SCOTT EVERETT agent(s) for PHYLLIS SMITH AND HARRISON SMITH request(s) the above action(s) for all or a portion of Block(s) 15D-1B-1C, **HIGH DESERT** zoned R-1, located on ACADEMY RD NE BETWEEN TRAMWAY NE AND FOREST SERVICE LINE containing approximately 0.6007 acre(s). (E-24) **THE AMENDMENT TO PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR HIGH DESERT ASSOCIATION SIGNATURE. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED TO PLANNING.**

12. **Project# 1004622**
08DRB-70195 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18 & PORTIONS OF 15-17, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT A Unit(s) A,** zoned SU-2/C-1, located on PALOMAS NE BETWEEN BARSTOW NE AND WYOMING NE containing approximately 1.6275 acre(s). (D-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 35FT RIGHT OF WAY RADIUS AND SOLAR NOTE.**

13. **Project# 1006989**
08DRB-70150 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) *[Deferred from 4/2/08, 4/16/0/ & 4/23/08]*. **THE PRELIMINARY/FINAL PLAT WAS APPROVED. REQUIREMENTS ARE FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT PROVIDED TO PLANNING.**

14. ~~**Project# 1004677**~~
08DRB-70194 SIDEWALK VARIANCE

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, Tract(s) A & B, 129B1A, B, **HB & CALVINHORN, HUNING CASTLE ADDITION & LUGUNA (TBK** zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE AND THE SIDEWALKS WERE WAIVERED ON THE NORTHSIDE OF THE COUNTRY CLUB PER THE SITE DEVELOPMENT PLAN.**

15. **Project# 1007081**
08DRB-70193 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PULLMAN INVESTMENTS LLC agent(s) for CRIS DIGREGORY request(s) the above action(s) for all or a portion of Lot(s) C, **SHELL 1,** zoned R2, located on CENTRAL BLVD SW BETWEEN RIO GRANDE SW AND WILLIS PL SW containing approximately .63 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR 40FT EASEMENT REVISION AND CENTERED, AND TO PLANNING FOR TWO MYLARS, RECORDING FEE AND CURRENT TAX INFORMATION.**

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

16. **Project# 1004607**
08DRB-70181 SKETCH PLAT REVIEW AND COMMENT

WILSON & COMPANY agent(s) for SALLS BROTHERS CONSTRUCTION request(s) the above action(s) for all or a portion of Block(s) 15, 16, Tract(s) 1-A-22A , 1A-22A, **VISTA VIEJA Unit(s) 3,** zoned RD, located on MOCK HEATHER RD NW BETWEEN VISTA TERRAZA DR NW AND METE SOL DR NW containing approximately 6.21 acre(s). (D-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Other Matters: None

ADJOURNED: 10:35

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004677 **AGENDA ITEM NO: 14**

SUBJECT:

Sidewalk Variance

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the variance request.

RESOLUTION:

APPROVED X; 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
924-3986

DATE: April 30, 2008

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 30, 2008
DRB Comments

ITEM # 14

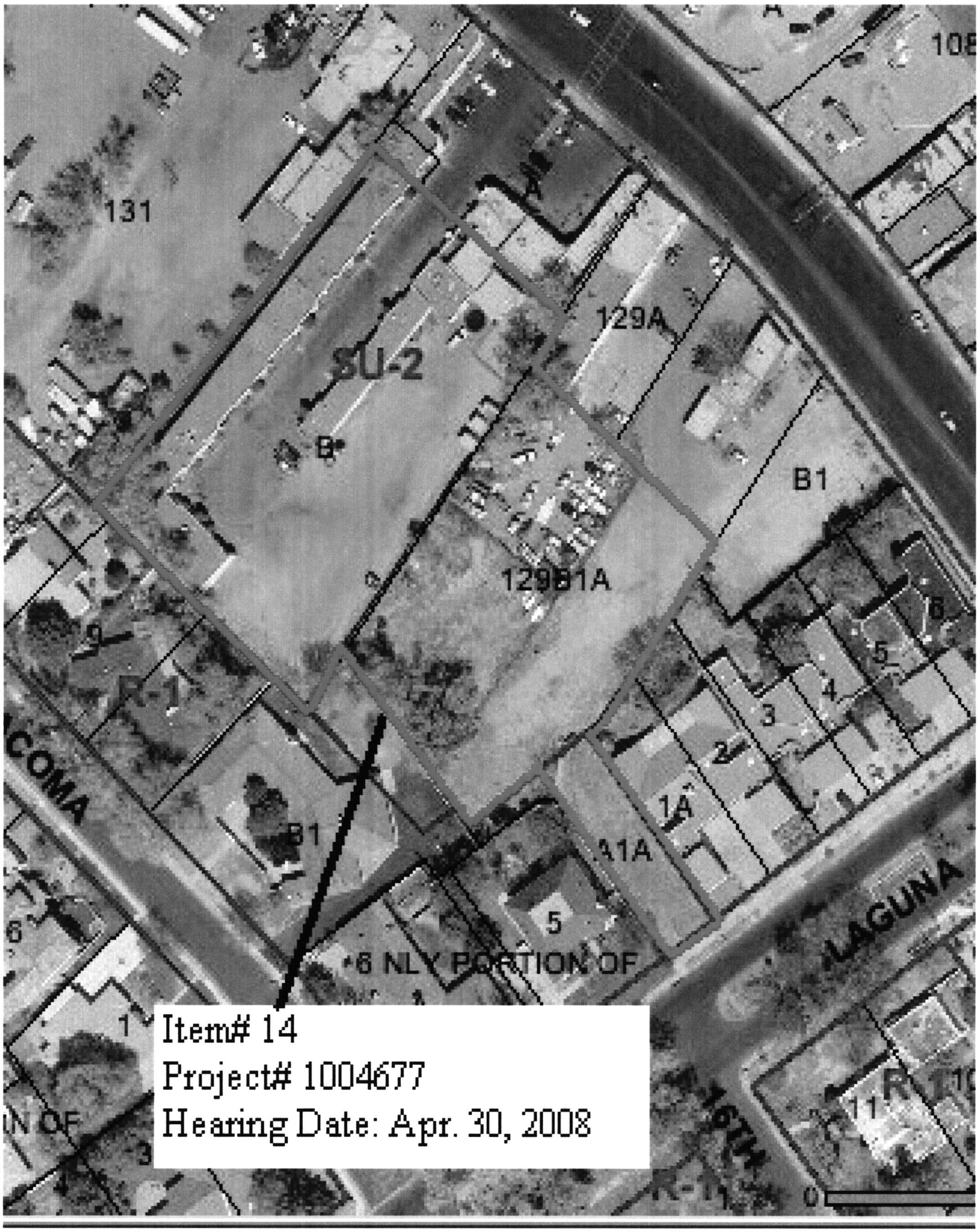
PROJECT # 1004677 **APPLICATION # 08-70194**

RE: Country Club Plaza Phase 2

The approved site development plan calls for 4' 6" sidewalk from Laguna to Lot 6.

The variance request states "there is no additional room around the cul-de-sac" for a 4' sidewalk; more information is needed to demonstrate that this is the case.

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


131
SU-2
129A
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R-1
COMA
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5
6 NLY PORTION OF
LAGUNA
Item# 14
Project# 1004677
Hearing Date: Apr. 30, 2008

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 9, 2008 9:00AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, & 3/5/08]* **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

2. **Project # 1005546**
07DRB-00589 MAJOR-VACATION OF PUBLIC RIGHT-OF-WAY

SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2,** zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. (C-13) *[Deferred from 6/6/07, 9/5/07, 11/7/07 & 1/9/08]* **DEFERRED TO 6/11/08 AT THE AGENT'S REQUEST.**

3. **Project# 1006833**
08DRB-70108 VACATION OF PUBLIC EASEMENT
08DRB-70111 VACATION OF PRIVATE EASEMENT
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) *[Deferred from 3/26/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07,11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

4. **Project# 1003916**
08DRB-70123 VACATION OF PUBLIC EASEMENT
08DRB-70124 SIDEWALK WAIVER
08DRB-70125 MINOR - TEMP DEFR SWDK CONST
08DRB-70126 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) *[Deferred from 4/2/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

08DRB-70152 EPC APPROVED SDP FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A,** zoned SU-1 FOR MOBILE HOME PARK, located on DERICKSON BETWEEN SAN PEDRO AND LOUISIANA containing approximately 58.52 acre(s). (D-18) *[Deferred from 4/2/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

5. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08,3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08 .]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1002270**
08DRB-70151 EPC APPROVED SDP FOR BUILD PERMIT

TOM LUCERO ARCHITECT agent(s) for MANNY AKA request(s) the above action(s) for all or a portion of Lot(s) 2-4, Block(s) 52, **TERRANCE ADDITION** zoned SU-2 FOR CMU, located on CENTRAL AVE SE BETWEEN ASH SE AND MAPLE SE containing approximately 0.49 acre(s). (L-15) *[Deferred from 4/2/08]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR CORRECTIONS ON THE SITE PLAN AND TO PLANNING FOR LANDSCAPING – 10' LANDSCAPE BUFFER ALONG CENTRAL AND THREE COPIES.**

7. Project#1004677
08DRB-70101 EPC APPROVED SDP FOR SUBDIVISION

C DAVID DAY, MOULE & POLYZOIDES ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND 135A, **ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION,** zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13) *[Deferred from 3/5/08, 3/19/08 & 4/2/08]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

08DRB-70143 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for COUNTRY CLUB PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, 131, 132, 133-A-1, 133-A-2, 133-B, 134 & 135-A , 134 & 135-a, **LANDS OF ALBUQUERQUE LITTLE THEATER TBK COUNTRY CLUB PLAZA** zoned SU-2/SU-1 FOR MIXED USE, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW containing approximately 4.7322 acre(s). (J-13)*[Deferred from 4/2/08]* **WITH THE SIGNING OF THE INFRA-STRUCTURE LIST DATED 4/9/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITION OF FINAL PLAT PER TRANPORTATION:NEGOTIATION WITH UNDERLYING PROPERTY OWNERS FOR RELOCATED 28FT ACCESS EASEMENT.**

8. **Project# 1006973**
08DRB-70119 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70120 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 3/12/08 & 3/26/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

08DRB-70058 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH,** zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

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

9. **Project# 1004720**
08DRB-70153 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TERRA LAND SURVEYS agent(s) for RALPH GREEN request(s) the above action(s) for all or a portion of Lot(s) EAST 10 FT OF 2 , NORTH 97 FT OF 3, 3-A & 4, Block(s) K, **HIGHLAND ADDITION SOUTH** zoned SU-2 FOR NCR, located on BROADWAY BLVD SE BETWEEN HAZELDINE AVE SE AND SANTA FE AVE SE containing approximately 0.3882 acre(s). (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project# 1004820**
08DRB-70157 VACATION OF PRIVATE EASEMENT
08DRB-70158 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ACI MANAGMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-2, **ADOBE WELLS SUBDIVISION** zoned C-2, located on EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BYPASS NW containing approximately 3.45 acre(s). (B-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

11. **Project# 1005474**
08DRB-70163 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CATHERINE HELLER request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **ROSEMONT PARK ADDITION** zoned S-R, located on 11TH ST NW BETWEEN 10TH ST NW AND MOUNTAIN RD NW containing approximately 0.1608 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADD MAINTENANCE AND BENEFICIARY NOTE FOR 15FT ACCESS EASEMENT, AND THE CONDITION THAT THE VARIANCE FOR LOT SIZE BE APPROVED THROUGH THE ZONING HEARING EXAMINER.**

12. **Project# 1006001**
08DRB-70161 MINOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 22-C, **REPLAT OF TRACT 22, MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMAN AVE SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project# 1006200**
08DRB-70159 MINOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **REPLAT OF TRACTS 1&2, MESA DEL SOL INNOVATION PARK** zoned PC, located on CRICK AVE SE BETWEEN UNIVERSITY SE AND WATSON DR SE containing approximately 41.2085 acre(s). (Q-15, Q-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR 30FT RADIUS AT UNIVERSITY AND CRIK SE, AND TO PLANNING FOR AGIS DXF AND TO RECORD.**

14. **Project# 1007200**
08DRB-70160 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for NAOMI CASTRO request(s) the above action(s) for all or a portion of Lot(s) 14, Block(s) G, **THE PALISADES** zoned R-T, located on ALALMOGORDO DR NW BETWEEN OURAY RD NW AND WESTERN BREEZE CT NW containing approximately 0.2436 acre(s). (H-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND 3 FT BUILDING MAINTENANCE EASEMENT, AND TO PLANNING FOR CERTIFICATION FROM BUILDING AND SAFETY.**

15. **Project# 1007201**
08DRB-70162 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for MILDRED SKENDER request(s) the above action(s) for all or a portion of Lot(s) 8, **LOS HERMANOS ADDITION** zoned R-1, located on CARLTON ST NW BETWEEN GREGOS RD NW & BELLROSE ST NW containing approximately 0.375 acre(s). (G-15)**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

16. **Project# 1006767**
08DRB-70164 SKETCH PLAT REVIEW AND COMMENT

MULLEN HELLER ARCHITECTURE agent(s) for CUARPARRAL ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) 1-A (LOT-B, LOT 1 & LOT 2), Block(s) 2, **HILL'S ACRES SUBDIVISION** zoned S-M1, located on 6TH ST NW BETWEEN MCNIGHT AVE NW AND BEZEMEK AVE NW containing approximately 0.63 acre(s). (H-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 13, 2008.

Other Matters: None

ADJOURNED: 10:45

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004677 **AGENDA ITEM NO: 8**

SUBJECT:

Site Plan for Subd
Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

4-9-08

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
924-3986

DATE: April 2, 2008

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004677 **AGENDA ITEM NO: 7**

SUBJECT:

Site Plan for Subd
Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan dated 11-21-07 is on file for Preliminary Plat approval.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

APPROVED X; 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
924-3986

DATE: April 9, 2008

PO Box 1293
Albuquerque,
NM 87103
www.cabq.gov

Garcia, Andrew B.

From: Cloud, Jack W.
Sent: Tuesday, April 08, 2008 5:19 PM
To: Garcia, Andrew B.
Subject: FW: Project 1004677

FYI - Agenda Item # 7

From: de Garmo, Andrew F.
Sent: Tuesday, April 08, 2008 5:15 PM
To: Cloud, Jack W.
Cc: Lehner, Catalina L.; 'David Day'; 'Jay Rembe'
Subject: RE:

Hello Jack,

Jay Rembe and I have discussed and agreed on the transit shelter location and requirements for the Country Club Plaza project on Central.

If you have any questions, please let me know.

Thanks,

Andrew de Garmo
Planner - ABQ RIDE
City of Albuquerque Transit Dept.
100 1st St. SW
Albuquerque, NM 87102
505-724-3109 (office)
505-724-3196 (fax)
www.cabq.gov/abqride

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004677 AGENDA ITEM NO: 7

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

The site plan does not have a signature block.
Provide a copy of the plat for the Albuquerque Little Theatre.

CONDITION OF FINAL PLAT: NEGOTIATE WITH UNDERLYING PROPERTY OWNERS FOR THE RELOCATED 28' ACCESS EASEMENT

TIS – COUNTRY CLUB PLAZA (CENTRAL AVE / SAN PASQUALE AVE)

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: APRIL 9, 2008

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, November 28, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000579 07DRB-70357 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, **PASEO DE LOUISIANA,** zoned SU2-C1, located on HOLLY AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 7.36 acre(s). (C-18)
Project# 1000965 07DRB-70354 STREET NAME CHANGE	BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO. INC request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ,** zoned SU1-PRD5, located on LA BIENVENIDA PL NW BETWEEN TRES GRACIAS DR NW AND SAN JORGE AVE NW (F-11)
Project# 1004223 07DRB-70355 VACATION OF PUBLIC EASEMENT 07DRB-70356 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTRAL,** zoned M-2, located on MONTANO RD NE BETWEEN ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE containing approximately 8.525 acre(s). (F-16)
Project# 1004677 07DRB-70358 VACATION OF PRIVATE EASEMENT 07DRB-70359 MAJOR - PRELIMINARY PLAT APPROVAL 07DRB-70361 SIDEWALK WAIVER 07DRB-70362 MINOR - TEMP DEFR SWDK CONST	ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS LLC request(s) the above action(s) for all or a portion of Tract B; Tract A-1-A Laguna Subdivision; Tracts A and B, Lands of HB & Calvin Horn; MRGCD Tract 129-B-1-A, Property Map No. 38, **HUNING CASTLE ADDITION to be known as Country Club Plaza Unit 1,** zoned SU2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW SAN PASQUALE AVE SW containing approximately 3.13 acre(s). (J-13)

Project# 1006520
07DRB-70360 VACATION OF PUBLIC EASEMENT
07DRB-70363 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP, LLAVE DEV INC & EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block 4, **NORTH ALBUQUERQUE ACRES Tract 3 Unit 3,** zoned SU-2/O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE (C-20)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 12, 2007.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004219022 NOV 09 2007
MAILED FROM ZIP CODE 87102

TO SENDER

VACANT

Or Current Resident
BOYDEN GEORGE M & DONA L
105 LAGUNA BLVD NW
ALBUQUERQUE, NM 87104

VAC

DRB

VAC

87104-1157 02 C011

P O Box 1293 Albuquerque New Mexico 87103

Done 4-1-14

DRB CASE ACTION LOG - BLUE SHEET

☑ Preliminary/Final Plat [FP]
☑ Site Plan - Subdivision [SPS] —
☑ Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1004677** *Application #:* 13DRB-70737/13DRB-70738/13DRB-70740

Project Name: **Country Plaza Subdivision**

Agent: MULLEN HELLER ARCHITECTURE & CONST. SURVEY TECHNOLOGY *Phone #:*

****Your request was approved on 12-18-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☑ **CITY ENGINEER / AMAFCA:** record s/d [SPB]

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** Record plat [SPB]
Add Notify signature, revise correct note [FP]

PLATS:

☐ **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.**
- **-County Treasurer's signature must be obtained prior to the recording of the plat with 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.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

Completed

DRB CASE ACTION LOG (PRE/FINAL)

REVISED 10/08/07

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.: 10DRB-70183 Project # 1004677
Project Name: Land of Albuquerque Little Theatre
Agent: Precision Surveys Phone No.:

Your request was approved on 7-14-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

OK ☑ TRANSPORTATION: - Exhibit with dimensions

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

OK ☑ PLANNING (Last to sign): dxf file; copy of DRB site plan

☐ **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.**
- OK ☑ ~~**AGIS DXF File approval required.**~~
- ☐ **Copy of recorded plat for Planning.**

by July 14

Created On:

Complete 6.6.11
VS

DRB CASE ACTION LOG
(Site Plan - Subdivision)

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

DRB Application No.: 10*DRB-70311* Project # *1004677*

Project Name: *Land of Albuquerque Little Theater*

Agent: *Mullen Heller Architecture* Phone No.:

Your request was approved on 11-10-10 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- ❑ **TRANSPORTATION:**
- ❑ **ABCWUA:**
- ❑ **CITY ENGINEER / AMAFCA:**
- ❑ **PARKS / CIP:**
- ❑ **PLANNING (Last to sign):**
- ❑ **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.**

6-6-11
RS

DRB CASE ACTION LOG
(Site Plan - Building Permit)

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

DRB Application No.: 10*DRB-70310* Project # *1004677*

Project Name: *Land of Albuquerque Little Theater*

Agent: *Mullen Heller Architecture* Phone No.:

Your request was approved on 11-10-10 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☑ **TRANSPORTATION**: - address comments

☐ **ABCWUA**:

☑ **CITY ENGINEER / AMAFCA**: - S/A

☐ **PARKS / CIP**:

☐ **PLANNING (Last to sign)**:

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE**: _____
-Tax printout from the County Assessor.

- ☑ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

06/29/2010 Issued By: PLNSDH 80558

Permit Number: **2010 070 183** **Category Code 910**

Application Number: **10DRB-70183**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: CENTRAL AVE SE BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW

Project Number: 1004677

Applicant
REMBE LOFTS LLC & REMBE COUNTRY CLUB

723 B SILVER AVE SW
ALBUQUERQUE NM 87102
242-1871

Agent / Contact
Precision Surveys Inc
Larry Medrano
4900 Alameda Blvd Ne Suite A
Albuquerque NM 87113

larry@presurv.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$355.00
	TOTAL:	**$375.00**

City Of Albuquerque
Treasury Division

6/30/2010 9:41AM LOC: ANNX
ASK 007 TRANSH 0009
RECEIPT# 00133114-00133114
PERMIT# 2010070183 TRSASR
Trans Amt $375.00
Conflict Manag. Fee $20.00
DRB Actions $355.00
CK $375.00
CHANGE $0.00

Thank You

Current DRC
Project Number:

FIGURE 12

Date Submitted: 11-10-10
Date Site Plan Approved: 11-10-10
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1004677
DRB Application No.:

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-28-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Country Club Place
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 135-A, 133-B, 133-A-2, 134, & 133-A-1, MRGCD Map 38, and Tract B-2-A, Lands of Albuquerque Little Theater
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	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		8"	Waterline	public easement	Central Ave	Easement in Tract A, Lands of ALT	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

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 Grading and Drainage Certification required per DPM (prior to Release of Financial Guarantees).

2 All water to include fire hydrants, valves, and appurtenances per DPM.

3

AGENT / OWNER

Genevieve Donart, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Genevieve Donart 11/01/10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

11-10-10
DRB CHAIR - date

11/10/10
TRANSPORTATION DEVELOPMENT - date

Allan Porter 11/10/10
UTILITY DEVELOPMENT - date

Bradley L. Bingham 11/10/10
CITY ENGINEER - date

11/10/10
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/02/2010 Issued By: E08375 92275

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 310** **Category Code 910**

Application Number: 10DRB-70310, Epc Approved Sdp For Build Permit

Address:

Location Description: CENTRAL AVE SW BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW

Project Number: 1004677

Applicant / Owner
REMBE COUNTRY CLUB LLC

723 SILVER AVE SW SUITE B
ALBUQUERQUE NM 87102
242-1871

Agent / Contact
Mullen Heller Architecture

924 Park Ave Sw
Albuquerque NM 87102

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

11/2/2010 11:35AM LOC: ANNX
WS# 008 TRANS# 0019
RECEIPT# 00124190-00124190
PERMIT# 2010070310 TRSDMG
Trans Amt $20.00
Conflict Manag. Fee $20.00
CK $20.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- X for Subdivision
- X for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mullen Heller Architecture , PC. PHONE: 505-268-4144
ADDRESS: 924 Park Avenue SW Suite B FAX: 505-268-4244
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:

APPLICANT: Rembe Country Club LLC. PHONE: 505-242-1871
ADDRESS: 723 Silver Avenue, SW. Suite B FAX: 505-242-1872
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: See Attached

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

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

Lot or Tract No. Tracts 135-A &133-B, 133-A-2 &134, 133-A-1, and Tract B-2-A Block: N/A Unit: N/A
Subdiv/Addn/TBKA: Land of Albuquerque Little Theater (for Tract B-2-A)
Existing Zoning: SU-2/SU-1 for A Mixed Use Development Proposed zoning: N/A MRGCD Map No 38
Zone Atlas page(s): J-13-Z UPC Code: Tracts 135-A &133-B, 133-A-2 &134 - 101305820417830912, Tract 133-A-1 -101305820716630911, Tract B-2-A - 101305819013030921

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj. #: 1004677 and 1003010, 06EPC-00143, 07EPC-40073, 07EPC-40074, 07EPC-40075, 08DRB-70101

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? ___
No. of **existing** lots: 4 (four) No. of **proposed** lots: 3 (three) Total area of site (acres): 2.3382 Ac.
LOCATION OF PROPERTY BY STREETS: On or Near: Located on Central Avenue S.W.
Between: San Pasquale Avenue and Laguna Boulevard

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

SIGNATURE [signature] DATE 11/2/10
(Print) Douglas Heller Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
10DRB - - 70310	SBP		$
10DRB - - 70311	SPS		$
- -	CMF		$ 20.00
- -			$
- -			$
		Total	$ 20.00

Hearing date November 10, 2010

[signature] 11-2-10
Planner signature / date

Project # 1004677

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ 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) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

✓ 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 for Building Permit
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ 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)
✓ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

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

Douglas Heller
Applicant name (print)

11/2/10
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
10DRB - - 70310
10DRB - - 70311
- -

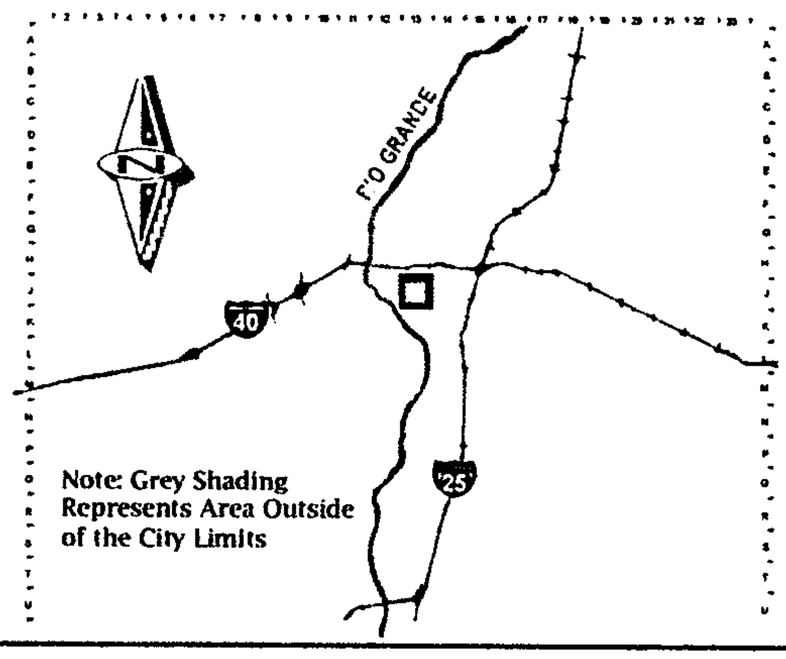
11-2-10
Planner signature / date

Project # 1004677

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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-13-Z

Selected Symbols

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

0 750 1,500 Feet

November 2, 2010

Jack Cloud, AICP, Chairman
Development Review Board
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: Country Club Place
Amend Site Development Plan for Subdivision
10EPC-40054, Project Number #1004677

Dear Mr. Cloud:

Mullen Heller Architecture is submitting for Development Review Board approval of the above referenced project based on the Environmental Planning Commission findings and conditionals of approval from the October 14, 2010 hearing. We have addressed the EPC conditions of approval as follows:

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.*
   This letter addresses how each EPC Condition of Approval has been met.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
   Prior to the DRB hearing we will meet with the EPC staff planner to ensure that the conditions have been addressed in the DRB documents.

3. The site development plan for subdivision (sheet 1 of 2) shall include "Prohibited Uses: R-2 Community Residential Programs, Drive-Thru Service Windows, and Wireless Telecommunication Facilities" between "Proposed Uses" and "Building Height and Setbacks".
   This note has been added.

4. The description of the proposed uses for lots 1-3 on the site development plan for subdivision (sheet I of 2) shall remove the "a" so it reads "All uses permitted in the CLD zone, and adult education private school, and restaurant with full service liquor".
   This note has been revised.

5. Introduction:
   a. The third sentence of the design standards under Introduction shall be revised to read "The intent of these Design Standards is to provide guidance for the DRB when reviewing future development."
      This note has been revised.

b. The fourth sentence of the design standards under Introduction shall replace the word "ordinances" with the word "regulations" and the last two words in the sentence "this building" shall be replaced with the words "all buildings".
This note has been revised.

6. The second sentence in the design standards under A. Architectural Character and Architectural Design Elements shall replace the word "the" in between the words "to" and "development" with the word "all" and the words "of Building 3 as well" shall be deleted.
This note has been revised.

7. The following sentence in the design standards shall be added to D. Walls and Fences: "Walls and fences shall conform with the City of Albuquerque Comprehensive Zoning Code General Height and Design Regulations for Walls, Fences and Retaining Walls" (14-16-3-19).
This note has been added.

8. Lighting:
   a. The sentence in the design standards under E. Site Lighting "Mounting height of luminaries for pedestrian lighting at internal streets shall be 16'0" maximum and light poles shall not exceed 20' from top to grade" shall be deleted.
   This note has been deleted.

   b. The sentence in the design standards under E. Site Lighting "Pedestrian scale lighting not higher than 4 feet, shall be provided at key pedestrian gathering areas" shall be replaced with the following: "Pedestrian scale lighting: 1. Not higher than 4' at key pedestrian gathering areas. 2. 16' maximum along internal streets measured from finished grade to the top of the pole."
   This note has been revised.

9. Signage:
   a. After the sentence "One freestanding sign shall be allowed for the development" add the words, "maximum height shall be 18' and maximum sign area shall be 100 square feet" under F. Signs & Signage.
   This note has been revised.

   b. Add the words "Buildings on" before the sentence "Lots 1 thru 3 shall be allowed one projecting sign each" under F. Signs & Signage.
   This note has been revised.

   c. Following the sentence "There is no limit on the number of building-mounted signs" add the words "except there shall be no signs facing residential development on Lot 3" under F. Signs & Signage.
   This note has been revised.

10. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
   No conditions were delegated during EPC.

   b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
   No conditions were delegated during EPC.

c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
There were no requirements from the previous TIS that are applicable to this project.

d. Provide more information concerning truck traffic to and from site.
The plans have been reviewed and approved by the COA Refuse and Fire Departments. Any other trucks present on this site will be smaller than these vehicles.

e. Site plan shall comply and be designed per DPM Standards.
The site plan complies with the DPM Standards.

11. Conditions from Public Service Company of New Mexico:
    a. There are existing electric distribution facilities on or adjacent to the subject property including a distribution line along the south side of Central Avenue and a distribution line located along the property's southern lot line. It is necessary to abide by any conditions or terms of those easements.
    These easements have been taken in to consideration in regard to building placement, signage locations and landscaping.

    b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Existing or proposed public utility easements are to be indicated on the site plan prior to MB review. PNM's standard for public utility easements for distribution is typically 10 feet in width to ensure adequate, safe clearances.
    The owner will contact PNM for new service and necessary easements.

    c. As a condition, it is necessary that the applicant coordinate with PNM regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric transmission and/or distribution lines along the project site. PNM's standard is for trees to be planted outside the PNM easement. As mentioned in comment #1, an existing overhead distribution line is located along the south side of Central Ave. According to the proposed Landscape Plan (Sheet 4 of 6), conflicts will occur with proposed large trees (honey locusts) within this electric utility easement. It is recommended that a shorter tree species be used along Central Ave. Trees that grow into or near distribution lines are subject to trimming to prevent any growth into the lines. Coordination with PNM is necessary.
    The proposed trees along Central Avenue have been replaced with lower shrubs as not to conflict with the existing overhead lines.

    d. Screening should be designed to allow for access to utility facilities. As a condition, it is necessary to provide adequate clearance of ten feet at the front and a minimum of five feet surrounding both sides and the back of all ground-mounted utilities for safe operation, maintenance and repair purposes.
    The proposed transformer is screened with landscape material to meet PNM's specifications.

Sincerely,
Mullen Heller Architecture, PC

Douglas Heller, AIA

November 2, 2010

Jack Cloud, AICP, Chairman
Development Review Board
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: Country Club Place
Site Development Plan for Building Permit
10EPC-40053, Project Number #1004677

Dear Mr. Cloud:

Mullen Heller Architecture is submitting for Development Review Board approval of the above referenced project based on the Environmental Planning Commission findings and Conditions of Approval from the October 14, 2010 hearing. We have addressed the EPC conditions of approval as follows:

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.*
   This letter addresses how each EPC Condition of Approval has been met.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
   Prior to the DRB hearing we will meet with the EPC staff planner to ensure that the conditions have been addressed in the DRB documents.

3. The description of the proposed uses on the site development plan for building permit (sheet 1 of 7) shall remove the "a" so it reads "All uses permitted in the CLD zone, and adult education private school, and restaurant with full service liquor".
   This note has been revised.

4. Landscaping:
   a. The landscaping shall meet the requirement in Section 14-16-3-10 (G)(1)(D) of the zoning code that "at least 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy of at least 25 feet."
      A note requiring this has been added to the landscape plan, and all trees in the parking lot are deciduous with at least a 25' canopy at maturity.

   b. The Austrian Pine tree shall meet the minimum 10' in height at time of planting, per Section 14-16-3-10 (F)(1).
      A note requiring this has been added to the Landscape Legend and to the buffer along the south side of Lot 3 on the Landscape Plan.

Mullen Heller
Architecture P.C.
924 Park Avenue SW Suite B ▪ Albuquerque, NM 87102
505.268.4144 [p] ▪ 505.268.4244 [f] ▪ www.mullenheller.com

c. On the site development plan for building permit (sheet 1 of 7) under Phase I the words "of Lot 3" shall be added to the end of the first sentence.
This note has been revised.

d. Proposed landscaping and lighting shall be placed so they are not in conflict with one another.
The site lighting has been reviewed and relocated as necessary as not to be in conflict with the landscaping.

5. The benches shown on keyed note 27 of the site development plan for building permit (page 1 of 7) and the bench detail (page 7 of 7) shall conform with the regulations in Section 14-16-3-18 (C)(3) of the Zoning Code.
Calculations for the required bench seating have been added Sheet 7.

6. The dimensions of all the building mounted signs on Building 1 (sheet 5 of 7) shall match the actual sign area that is shown (67 s.f.).
The area of signage on Building 1 has been revised to reflect the noted area.

7. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
   No conditions were delegated during EPC.

   b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
   No conditions were delegated during EPC.

   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   There were no requirements from the previous TIS that are applicable to this project.

   d. Provide more information concerning truck traffic to and from site.
   The plans have been reviewed and approved by the COA Refuse and Fire Departments. Any other trucks present on this site will be smaller than these vehicles.

   e. Site plan shall comply and be designed per DPM Standards.
   The site plan complies with the DPM Standards.

8. Conditions from Public Service Company of New Mexico:
   a. There are existing electric distribution facilities on or adjacent to the subject property including a distribution line along the south side of Central Avenue and a distribution line located along the property's southern lot line. It is necessary to abide by any conditions or terms of those easements.
   These easements have been taken in to consideration in regard to building placement, signage locations and landscaping.

b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Existing or proposed public utility easements are to be indicated on the site plan prior to MB review. PNM's standard for public utility easements for distribution is typically 10 feet in width to ensure adequate, safe clearances.
The owner will contact PNM for new service and necessary easements.

c. As a condition, it is necessary that the applicant coordinate with PNM regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric transmission and/or distribution lines along the project site. PNM's standard is for trees to be planted outside the PNM easement. As mentioned in comment #1, an existing overhead distribution line is located along the south side of Central Ave. According to the proposed Landscape Plan (Sheet 4 of 6), conflicts will occur with proposed large trees (honey locusts) within this electric utility easement. It is recommended that a shorter tree species be used along Central Ave. Trees that grow into or near distribution lines are subject to trimming to prevent any growth into the lines. Coordination with PNM is necessary.
The proposed trees along Central Avenue have been replaced with lower shrubs as not to conflict with the existing overhead lines.

d. Screening should be designed to allow for access to utility facilities. As a condition, it is necessary to provide adequate clearance of ten feet at the front and a minimum of five feet surrounding both sides and the back of all ground-mounted utilities for safe operation, maintenance and repair purposes.
The proposed transformer is screened with landscape material to meet PNM's specifications.

9. Remove and replace the 6 foot sidewalk where necessary along Central Avenue.
A note requiring that the existing City sidewalk is to be removed and replaced has been added to Sheet 1.

Sincerely,
Mullen Heller Architecture, PC

Douglas Heller, AIA

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

Date: October 14, 2010

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004677**
10EPC-40053-SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
10EPC-40054 AMEND SITE DEVELOPMENT PLAN FOR SUBDIVISION
10EPC-40055 AMEND SECTOR DEVELOPMENT PLAN ZONE MAP

Jay Rembe
723 Silver Avenue SW, Suite B
Albuquerque, NM 87102

LEGAL DESCRIPTION:
MULLEN HELLER ARCHITECTURE, agent for REMBE COUNTRY CLUB LLC requests the above actions for all or a portion of Tracts 135-A, 133-B, 133-A-2, 134, and 133-A-1, MRGCD Map 38, Lot 2 Plat of Lots 1 & 2, Garcia Properties Development, and Tract B-2-A, LANDS OF ALBUQUERQUE LITTLE THEATRE, zoned SU-2/SU-1 for a Mixed Use Development to SU-2/SU-1 for a Mixed Use Development to include all uses permitted in the CLD zone, an adult education private school, and restaurant with full service liquor, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW, containing approximately 3.6 acre(s). (J-13) Randall Falkner, Staff Planner.

On October 14, 2010 the Environmental Planning Commission voted to **APPROVE** Project 1004677/10EPC-40055, a Sector Development Plan Zone Map Amendment based on the following findings:

FINDINGS – 10EPC 40055, October 14, 2010, Sector Development Plan Zone Map Amendment

1. This request is for a sector development plan map amendment from SU-2/SU-1 for a Mixed Use Development to SU-2/SU-1 for a Mixed Use Development to include all uses permitted in the CLD zone, an adult education private school, and restaurant with full service liquor for all or a portion of Tracts 135-A, 133-B, 133-A-2, 134, and 133-A-1, MRGCD Map 38, and Tract B-2-A, Lands of Albuquerque Little Theater, an approximately 2.3 acre site located on Central Avenue, between Laguna Boulevard and San Pasquale Avenue.

2. The current zoning (SU-2/SU-1 for a Mixed Use Development) that was previously approved in 2007 (07EPC 40075) for Lot 2 Plat of Lots 1 & 2, Garcia Properties Development (formerly Tract 131) will still apply to the property on the eastern portion of the site development plan for subdivision. The proposed zoning will apply to the 2.3 acre site, which is the western portion of the site development plan for subdivision.

3. The Albuquerque/Bernalillo County Comprehensive Plan, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, the Central Avenue Streetscape Urban Design Master Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

4. A request for an amended site development plan for subdivision (10EPC 40054) and a site development plan for building permit (10EPC 40053) accompany this request.

5. The subject site is located within the boundaries of the Established Urban Area, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, and the Central Avenue Streetscape Urban Design Master Plan.

6. The applicant provided an adequate justification for the zone change request pursuant to Resolution 270-1980:

   a. The proposed zone change request is consistent with the health, safety, morals, and general welfare of the City. The request specifies uses that are controlled through an EPC approved site plan, which is beneficial to the community. In addition, the request would also help to eliminate blight and would result in needed infill development on a vacant lot.

   b. The applicant has demonstrated that the requested zoning will not destabilize land use and zoning in the area. The site was previously zoned SU-2/CLD, similar to the current request. The request will provide stability by clearly defining the uses that are proposed for the subject site. The proposed zoning and the existing land uses (commercial and office) mesh well together and will provide stability for surrounding land owners.

   c. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:

      i. Established Urban Area Policy II.B.5a – The zone change request will allow a full range of urban land uses, including restaurant, office, retail, school, and residential uses.

      ii. Established Urban Area Policy II.B.5d – The zone change request will respect existing neighborhood values by allowing new commercial development on a site that is currently vacant. Vacant structures tend to attract weeds, litter, loitering, and crime. Eliminating blight and preventing deterioration of property values in the area will help to improve neighborhood values.

      iii. Established Urban Area Policy II.B.5e – The zone change request will provide infill development on vacant land that is contiguous to existing urban facilities and

services. The integrity of the neighborhood would be ensured by clarifying what uses are allowed, by adding development that would improve the neighborhood, and by renovating a site that has become increasingly blighted over time.

iv. Established Urban Area Policy II.B.5j – The zoning request provides commercial development in an area that is already zoned for commercial uses. The request would provide pedestrian and bicycle access within a reasonable distance of residential areas and would also provide commercial development along Central Avenue close to older neighborhoods.

v. Established Urban Area Policy II.B.5o – The zone change request would allow for redevelopment and rehabilitation of an older neighborhood in the Established Urban Area. The request would help to rehabilitate the neighborhood by decreasing opportunities for crime and blight, increasing pedestrian traffic, allowing more educational opportunities, and by providing jobs and economic development.

vi. Transportation and Transit Policy II.D.4c – The zone change request for proposed dwelling units and additional businesses will add to the transit ridership and will not destabilize adjacent neighborhoods. Central Avenue, adjacent to the subject site, is a designated Major Transit Corridor per the Comprehensive Plan. The subject site is served by bus route 66 (Central Avenue) and bus route 766 (Rapid Ride Red Line). An existing bus stop is located approximately 100' to the east of the subject site.

vii. Economic Development Goal – The zone change request would help to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals. The request would allow commercial development of a vacant lot.

viii. Huning Castle & Raynolds Addn. SDP Land Use and Zoning Objective 2 – The zone change request would encourage mixed use, neighborhood oriented development. The request would contain a mixture of uses, including office, retail, residential, a beauty school, and a restaurant. This mixture of uses would benefit the local neighborhoods and economy.

ix. Huning Castle & Raynolds Addn. SDP Land Use and Zoning Objective 3 – The zone change request would help to stabilize the residential character of the Plan area and would enhance the positive aspects of the area, including distinctive architecture, pleasant landscaping, and human scale.

x. Huning Castle & Raynolds Addn. SDP Social Services Objective 2 – The zone change request will renovate two existing vacant buildings along Central and provide another building just east of the access road that connects to San Pasquale. The result will be more eyes on the street, which could possibly reduce crime in the area. The request will improve the area and provide infill on a vacant parcel of land.

xi. Huning Castle & Raynolds Addn. SDP Housing & Neighborhood Maintenance Objective 1 – The zone change request would help to improve the overall appearance of the area by allowing development (which would include office,

retail, residential, a beauty school, and a restaurant) on vacant land. The site currently has boarded up buildings, weeds and litter, and fences covered with barbed wire that restricts access to the public.

xii. Huning Castle & Raynolds Addn. SDP Economic Development Objective 2 – The zone change request would encourage new neighborhood oriented development on a site that is currently vacant. The request would provide a variety of commercial and retail uses, as well as a beauty school for the surrounding neighborhood. The request furthers Economic Development Objective 2 of the HCRASDP.

d. The applicant has shown that the proposed zoning is more advantageous to the community by furthering a preponderance of goals and policies in the Comprehensive Plan and the Huning Castle & Raynolds Addn. SDP (D3). The request will help to provide certainty and stability in an area that is currently vacant and is becoming blighted.

e. There are no permissive uses that would be harmful to the adjacent property, the neighborhood or the community. The site was previously zoned SU-2/CLD and the uses in the CLD zone have already been approved by the City and surrounding neighborhoods in the HCRASDP. The two proposed uses, an adult education school and a restaurant with full service liquor, would both benefit the community. The school would provide an opportunity for individuals to better themselves and the restaurant would provide a place for members of the community to gather and socialize.

f. The proposed zone change would not require any major or unprogrammed capital expenditures by the City are required. The property already has adequate infrastructure and services in place.

g. The cost of land or other economic considerations are not the primary determining factors for the requested zone map amendment.

h. The location on Central Avenue is not the sole justification for the request. The request also stimulates investment and jobs in the area, eliminates a vacant building and blighting influence, and allows for further education of individuals.

i. This request would result in a spot zone; however, the proposed zone map amendment clearly facilitates realization of the Comprehensive Plan and the HCRASDP.

j. The request does not constitute a strip zone.

7. There is no known neighborhood opposition to the request.

On October 14, 2010 the Environmental Planning Commission voted to APPROVE Project # 1004677/ 10EPC-40054, an amemdment to a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS – 10EPC 40054, October 14, 2010, Amend Site Development Plan for Subdivision

1. The request is proposed to amend 2.3 acres of a 3.6 acre site development plan for subdivision located on Central Avenue, between Laguna Boulevard and San Pasquale Avenue, that was approved by the EPC on December 20, 2007 (07EPC 40073). The request will subdivide the 2.3-acre property that currently contains six Tracts (Tracts 135-A, 133-B, 133-A-2, 134, and 133-A-1, MRGCD Map 38, and Tract B-2-A, Lands of Albuquerque Little Theater) into three Lots (proposed Lots 1-3) with related public utility easements.

2. The applicant intends to revise the design standards that were approved in 2007 (07EPC 40073). The design standards that were previously approved in 2007 will still apply to the eastern portion of the site, Lot 2, Garcia Properties Development (1.3 acres). The revised design standards will only apply to the western portion of the site development plan for subdivision (the 2.3 acre portion that is proposed to be subdivided into three new lots).

3. The Albuquerque/Bernalillo County Comprehensive Plan, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, the Central Avenue Streetscape Urban Design Master Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

4. A request for a sector development plan zone map amendment (10EPC 40055) and a site development plan for building permit (10EPC 40053) accompany this request.

5. The subject site is located within the boundaries of the Established Urban Area, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, and the Central Avenue Streetscape Urban Design Master Plan.

6. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:

   a. Established Urban Area Policy II.B.5d – The subdivision proposal will offer additional choice of restaurants/retail, commercial, and residential uses in an intensity and design that will respect existing neighborhood values. The request will respect existing neighborhood values by allowing new commercial development on a site that is currently vacant. Vacant structures tend to attract weeds, litter, loitering, and crime. Eliminating blight and preventing deterioration of property values in the area will help to improve neighborhood values.

   b. Established Urban Area Policy II.B.5e – The subdivision is proposed on land that is vacant, and is contiguous to existing urban facilities and services where the integrity of existing neighborhoods can be ensured.

   c. Huning Castle & Raynolds Addn. SDP Land Use and Zoning Objective 2 – The request to amend the subdivision would encourage mixed use, neighborhood oriented development. The request would contain a mixture of uses, including office, retail, residential, a beauty school, and a restaurant. This mixture of uses would benefit the local neighborhoods and economy.

d. Huning Castle & Raynolds Addn. SDP Housing & Neighborhood Maintenance Objective 1 – The subdivision proposal would help to improve the overall appearance of the area by allowing development (which would include office, retail, residential, a beauty school, and a restaurant) on vacant land. The site currently has boarded up buildings, weeds and litter, and fences covered with barbed wire that restricts access to the public.

e. Huning Castle & Raynolds Addn. SDP Economic Development Objective 2 – The request would encourage new neighborhood oriented development on a site that is currently vacant. The request would provide a variety of commercial and retail uses, as well as a beauty school for the surrounding neighborhood.

7. There is no known neighborhood opposition to the request.

CONDITIONS OF APPROVAL - 10EPC 40054, October 14, 2010, Amend Site Development Plan for Subdivision

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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The site development plan for subdivision (sheet 1 of 2) shall include "Prohibited Uses: R-2 Community Residential Programs, Drive-Thru Service Windows, and Wireless Telecommunication Facilities" between "Proposed Uses" and "Building Height and Setbacks".

4. The description of the proposed uses for lots 1-3 on the site development plan for subdivision (sheet 1 of 2) shall remove the "a" so it reads "All uses permitted in the CLD zone, and adult education private school, and restaurant with full service liquor".

5. Introduction:

   a. The third sentence of the design standards under Introduction shall be revised to read "The intent of these Design Standards is to provide guidance for the DRB when reviewing future development."

   b. The fourth sentence of the design standards under Introduction shall replace the word "ordinances" with the word "regulations" and the last two words in the sentence "this building" shall be replaced with the words "all buildings".

6. The second sentence in the design standards under A. Architectural Character and Architectural Design Elements shall replace the word "the" in between the words "to" and "development" with the word "all" and the words "of Building 3 as well" shall be deleted.

7. The following sentence in the design standards shall be added to D. Walls and Fences: "Walls and fences shall conform with the City of Albuquerque Comprehensive Zoning Code General Height and Design Regulations for Walls, Fences and Retaining Walls" (14-16-3-19).

8. Lighting:
   a. The sentence in the design standards under E. Site Lighting "Mounting height of luminaries for pedestrian lighting at internal streets shall be 16'0" maximum and light poles shall not exceed 20' from top to grade" shall be deleted.
   b. The sentence in the design standards under E. Site Lighting "Pedestrian scale lighting not higher than 4 feet, shall be provided at key pedestrian gathering areas" shall be replaced with the following: "Pedestrian scale lighting: 1. Not higher than 4' at key pedestrian gathering areas. 2. 16' maximum along internal streets measured from finished grade to the top of the pole."

9. Signage:
   a. After the sentence "One freestanding sign shall be allowed for the development" add the words, "maximum height shall be 18' and maximum sign area shall be 100 square feet" under F. Signs & Signage.
   b. Add the words "Buildings on" before the sentence "Lots 1 thru 3 shall be allowed one projecting sign each" under F. Signs & Signage.
   c. Following the sentence "There is no limit on the number of building-mounted signs" add the words "except there shall be no signs facing residential development on Lot 3" under F. Signs & Signage.

10. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
   b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

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. Provide more information concerning truck traffic to and from site.

e. Site plan shall comply and be designed per DPM Standards.

11. Conditions from Public Service Company of New Mexico:

a. There are existing electric distribution facilities on or adjacent to the subject property including a distribution line along the south side of Central Avenue and a distribution line located along the property's southern lot line. It is necessary to abide by any conditions or terms of those easements.

b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Existing or proposed public utility easements are to be indicated on the site plan prior to DRB review. PNM's standard for public utility easements for distribution is typically 10 feet in width to ensure adequate, safe clearances.

c. As a condition, it is necessary that the applicant coordinate with PNM regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric transmission and/or distribution lines along the project site. PNM's standard is for trees to be planted outside the PNM easement. As mentioned in comment #1, an existing overhead distribution line is located along the south side of Central Ave. According to the proposed Landscape Plan (Sheet 4 of 6), conflicts will occur with proposed large trees (honey locusts) within this electric utility easement. It is recommended that a shorter tree species be used along Central Ave. Trees that grow into or near distribution lines are subject to trimming to prevent any growth into the lines. Coordination with PNM is necessary.

d. Screening should be designed to allow for access to utility facilities. As a condition, it is necessary to provide adequate clearance of ten feet at the front and a minimum of five feet surrounding both sides and the back of all ground-mounted utilities for safe operation, maintenance and repair purposes.

On October 14, 2010 the Environmental Planning Commission voted to APPROVE Project # 1004677/ 10EPC-40053, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS – 10EPC 40053, October 14, 2010, Site Development Plan for Building Permit

1. This request is for a site development plan for building permit for all or a portion of Tracts 135-A, 133-B, 133-A-2, 134, and 133-A-1, MRGCD Map 38, and Tract B-2-A, Lands of Albuquerque

Little Theater, an approximately 2.3 acre site located on Central Avenue, between Laguna Boulevard and San Pasquale Avenue.

2. The Albuquerque/Bernalillo County Comprehensive Plan, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, the Central Avenue Streetscape Urban Design Master Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

3. A request for an amended site development plan for subdivision (10EPC 40054) and a sector development plan zone map amendment (10EPC 40055) accompany this request.

4. The subject site is located within the boundaries of the Established Urban Area, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, and the Central Avenue Streetscape Urban Design Master Plan.

5. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans including the following:

   a. Established Urban Area Policy II.B.5d – The proposal will offer additional choice of restaurants/retail, commercial, and residential uses in an intensity and design that will respect existing neighborhood values. The request will respect existing neighborhood values by allowing new commercial development on a site that is currently vacant. Vacant structures tend to attract weeds, litter, loitering, and crime. Eliminating blight and preventing deterioration of property values in the area will help to improve neighborhood values.

   b. Established Urban Area Policy II.B.5e – The request is proposed on land that is currently vacant, but is contiguous to existing urban facilities and services where the integrity of existing neighborhoods can be ensured.

   c. Established Urban Area Policy II.B.5i – The request will complement the surrounding residential area and has been sited to minimize the effects of noise, lighting, pollution, and traffic on a residential environment. Proposed landscaping and existing walls/fences on the south and west sides of the site will help to buffer and minimize the effects of noise, lighting, pollution, and traffic on adjacent residential neighborhoods.

   d. Transportation and Transit Policy II.D.4c – The development would add to transit ridership and would not destabilize adjacent neighborhoods by allowing additional dwelling units close to Central Avenue which is a Major Transit Corridor. Central Avenue, adjacent to the subject site, is a designated Major Transit Corridor per the Comprehensive Plan. The request would allow dwelling units in proposed Building 3, which would have excellent access to bus route 66 (Central Avenue) and bus route 766 (Rapid Ride Red Line).

   e. Huning Castle & Raynolds Addn. SDP Land Use and Zoning Objective 2 – The request would encourage mixed use, neighborhood oriented development. The mixture of uses would include the following: office, retail, residential, a beauty school, and a restaurant. This mixture of uses would benefit the local neighborhoods and economy.

f. Huning Castle & Raynolds Addn. SDP Housing and Neighborhood Maintenance Objective 1 – The request would help to improve the overall appearance of the area by allowing development (which would include office, retail, residential, a beauty school, and a restaurant) on vacant land. The site currently has boarded up buildings, weeds and litter, and fences covered with barbed wire that restricts access to the public.

g. Huning Castle & Raynolds Addn. SDP Economic Development Objective 2 – The request would encourage new neighborhood oriented development on a site that is currently vacant. The request would provide a variety of commercial and retail uses, as well as a beauty school for the surrounding neighborhood.

6. There is no known neighborhood opposition to the request.

7. The intent of the Street Tree Ordinance (Section 6-6-2-1) is to provide summer shade and coolness and to enhance the appearance of the City's major streets. The Site Development Plan for Building Permit does not provide all of the required trees per the Street Tree Ordinance due to limited sidewalk width, however shade and coolness will be provided through the proximity of the building to the sidewalk. The building will contain certain canopies and store front windows which will enhance the appearance of the sidewalk.

CONDITIONS OF APPROVAL - 10EPC 40053, Site Development Plan for Building Permit

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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The description of the proposed uses on the site development plan for building permit (sheet 1 of 7) shall remove the "a" so it reads "All uses permitted in the CLD zone, and adult education private school, and restaurant with full service liquor".

4. Landscaping:

   a. The landscaping shall meet the requirement in Section 14-16-3-10 (G)(1)(D) of the zoning code that "at least 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy of at least 25 feet."

b. The Austrian Pine tree shall meet the minimum 10' in height at time of planting, per Section 14-16-3-10 (F)(1).

c. On the site development plan for building permit (sheet 1 of 7) under Phase I the words "of Lot 3" shall be added to the end of the first sentence.

d. Proposed landscaping and lighting shall be placed so they are not in conflict with one another.

5. The benches shown on keyed note 27 of the site development plan for building permit (page 1 of 7) and the bench detail (page 7 of 7) shall conform with the regulations in Section 14-16-3-18 (C)(3) of the Zoning Code.

6. The dimensions of all the building mounted signs on Building 1 (sheet 5 of 7) shall match the actual sign area that is shown (67 s.f.).

7. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT:

   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

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

   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. Provide more information concerning truck traffic to and from site.

   e. Site plan shall comply and be designed per DPM Standards.

8. Conditions from Public Service Company of New Mexico:

   a. There are existing electric distribution facilities on or adjacent to the subject property including a distribution line along the south side of Central Avenue and a distribution line located along the property's southern lot line. It is necessary to abide by any conditions or terms of those easements.

   b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Existing or proposed public utility easements are to be indicated on the site plan prior to DRB review. PNM's standard for public utility easements for distribution is typically 10 feet in width to ensure adequate, safe clearances.

   c. As a condition, it is necessary that the applicant coordinate with PNM regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric transmission and/or distribution lines along the project site. PNM's

standard is for trees to be planted outside the PNM easement. As mentioned in comment #1, an existing overhead distribution line is located along the south side of Central Ave. According to the proposed Landscape Plan (Sheet 4 of 6), conflicts will occur with proposed large trees (honey locusts) within this electric utility easement. It is recommended that a shorter tree species be used along Central Ave. Trees that grow into or near distribution lines are subject to trimming to prevent any growth into the lines. Coordination with PNM is necessary.

d. Screening should be designed to allow for access to utility facilities. As a condition, it is necessary to provide adequate clearance of ten feet at the front and a minimum of five feet surrounding both sides and the back of all ground-mounted utilities for safe operation, maintenance and repair purposes.

9. Remove and replace the 6 foot sidewalk where necessary along Central Avenue.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 29, 2010** 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 I S 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,

CMarone

for Deborah Stover
Planning Director

DS/rf/ns

cc:
Jay Rembe, 723 Silver Avenue SW, Suite B, Albuquerque, NM 87102
Mullen Heller Architecture PC, 924 Park Avenue SW, Suite B, Albuquerque, NM 87102
Rex Throckmorton, 201 Laguna SW, Albuquerque, NM 87104
Paul Mondragon, 1612 Escalante SW, Albuquerque, NM 87104
James B. Clark, 516 11th St. NW, Albuquerque, NM 87104
Robert Bello, 1424 Roma NW, Albuquerque, NM 87104

Audrey Herrera - DXF AND PDF

From: Mario Lucero
To: dmzamora@cabq.gov
Date: 6/29/2010 8:54 AM
Subject: DXF AND PDF
CC: Audrey Herrera; CGriever@cabq.gov; Larry Medrano; mgricius@cabq.gov

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Attached is a dxf and pdf for Country Club Place. The dxf is in NAD 83. I do not have a drb project number for this job yet. If you have any questions please give us a call.

Thank You,
Mario Lucero
Precision Surveys, Inc.
5571 Midway Park Place, NE
Albuquerque, NM 87109

Mailing Address
PO Box 90636
Albuquerque, NM 87199

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D) — A
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): PRECISION SURVEYS, INC. PHONE: 856-5700
ADDRESS: PO BOX 90636 FAX: 856-7900
CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: larry@presurv.com

APPLICANT: REMBE LOFTS, LLC AND REMBE COUNTRY CLUB PHONE: 242-1871
ADDRESS: 723 B SILVER AVE., SW FAX: 242-1872
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: rembeeinfillsolutions.com
Proprietary interest in site: OWNER List all owners: REMBE LOFTS, LLC & REMBE COUNTRY CLUB, LLC

DESCRIPTION OF REQUEST: REPLAT 5 M.R.G.C.D. TRACTS AND 1 PLATTED LOT INTO 3 NEW LOTS AND TO GRANT EASEMENTS

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

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

Lot or Tract No. 133A2, 133B, 134, 135A AND LOT B-2-A Block: N/A Unit: N/A
Subdiv/Addn/TBKA: LANDS OF ALBUQUERQUE LITTLE THEATRE
Existing Zoning: SU-2/SU-1 for mixed uses Proposed zoning: SU-2 MRGCD Map No 38
Zone Atlas page(s): J-13 UPC Code: 101305819013030521, 101305820716630911, 101305820417830912

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ZA-74-170, Z-94-68

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 5 No. of **proposed** lots: 3 Total area of site (acres): 2.3383
LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE, SW
Between: SAN PASQUALE AVE., SW and LAGUNA BOULEVARD, SW

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

SIGNATURE [signature] DATE 6/28/2010
(Print) LARRY W. MEDRANO Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
10DRB - 70183	P&F	S(3)	$ 355.00
	CFM		$ 20.00
			$
			$
			$
			$
			Total $ 375.00

Hearing date 07/14/10

Sandy Handley 06/29/10
Planner signature / date

Project # 1004677

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

LARRY W. MEDRANO
Applicant name (print)

Applicant signature / date

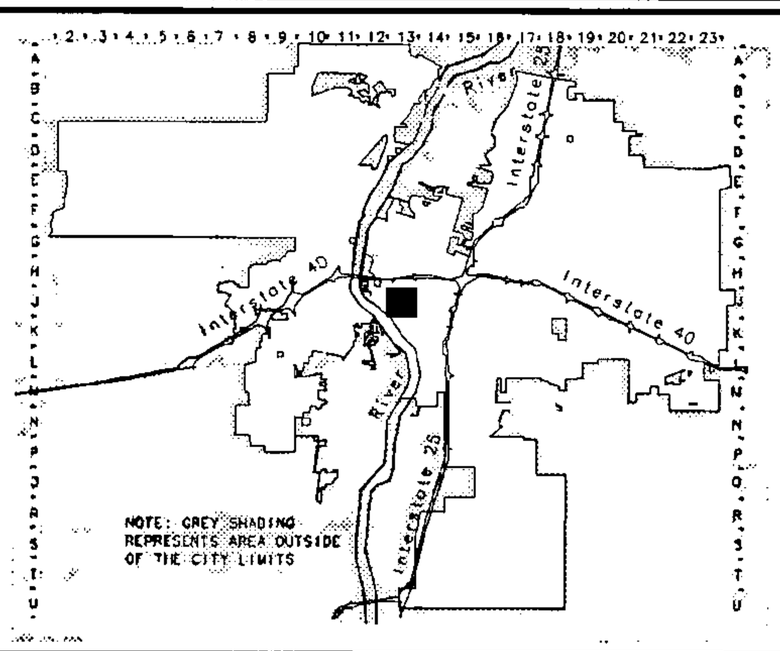
Form revised **October 2007**

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

Application case numbers
10DRB - 70183
- -
- -

Sandy Handley 06/29/10
Planner signature / date

Project # 1004677



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

J-13-Z

Map Amended through August 01, 2003

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

June 29, 2010

Mr. Jack Cloud, Chair
Development Review Board
Planning Development Services Division
600 2nd Street NW
Albuquerque, NM 87102

RE: REQUEST FOR APPROVAL OF MINOR SUBDIVISION TO REPLAT 5 M.R.G.C.D. TRACTS AND 1 PLATTED LOT INTO 1 NEW TRACT AND TO GRANT EASEMENTS. ZONE ATLAS PAGE J-13

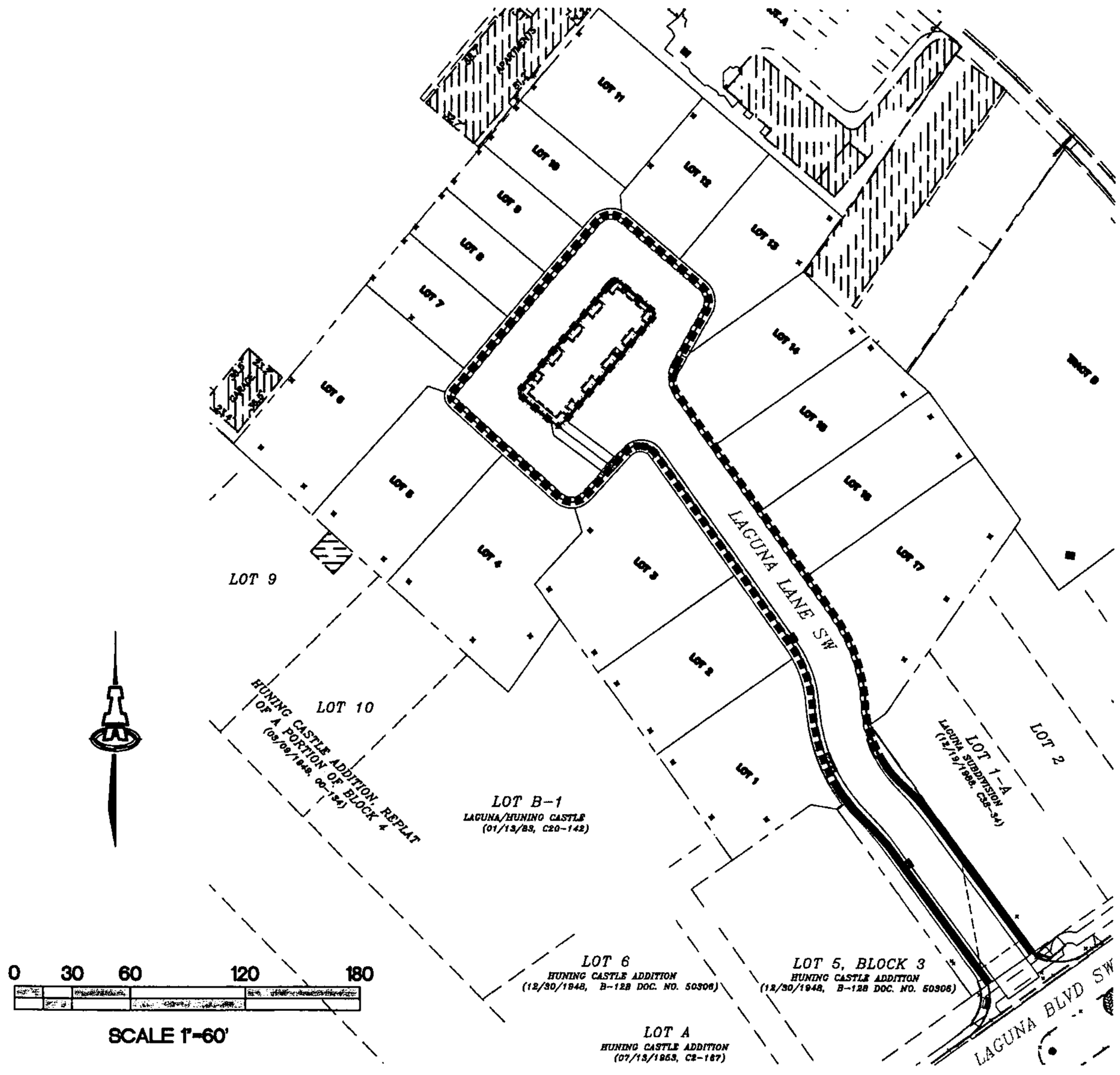
Dear Mr. Cloud:

On behalf of our client, Rembe Lofts, LLC and Rembe Country Club, LLC, we submit this application for Minor Subdivision for Country Club Place.

Enclosed are the required submittals. If you have any questions or need additional information, please do not hesitate to contact me at 856-5700.

Sincerely,

Larry W. Medrano



LEGEND

- STANDARD C&G PER COA SPECIFICATIONS
- MOUNTABLE C&G PER VARIANCE DETAIL
- MEDIAN C&G PER VARIANCE DETAIL

CURB VARIANCE EXHIBIT

A.1

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1462EXH–VARIANCE FOR CURB 29/2008

M:\CAD FILES\1400-1499\1462\dwg\1462EXH-VARIANCE FOR CURB.dwg, 7/29/2008 4:48:34 PM, Kyocera Mita KM-2050 KX.pc3

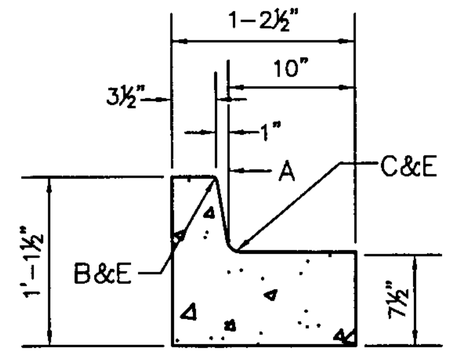
KEYED CONSTRUCTION NOTES

A THEORETICAL FACE OF CURB OR FLOWLINE
B ¾" RADUIS.
C 1-½" RADIUS
D 24" RADIUS
E DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.

A.2

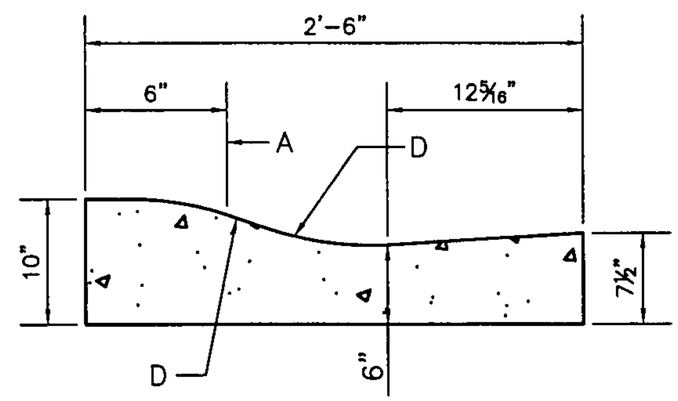
GENERAL NOTES

1. CURB AND CUTTER WILL BE CONSTRUCTED OF 4,000 PSI PORTLAND CEMENT CONCRETE (PCC).
2. FOR STANDARD C&G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING, CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. ½" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.
3. FOR MOUNTABLE C&G PROVIDE CONTRACTION JOINTS AT 10' MAX SPACING, ½" EXP. JTS. AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIM OF 1" DEEP AT ALL FINISHED FACES.
4. ALL EDGES SHALL BE EDGED WITH A ⅜" RADIUS EDGING TOOL.
5. REMOVE & REPLACE PAVEMENT 12" WIDE ADJACENT TO LIP OF GUTTER WHEN CONSTRUCTING C&G ADJACENT TO EXISTING AC PAVEMENT.
6. ¼" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND C&G WHEN CAST ADJACENT TO EACH OTHER.
7. ADA= AMERICANS WITH DISABILITY ACT.



MEDIAN CURB & GUTTER DETAIL

1"=1'

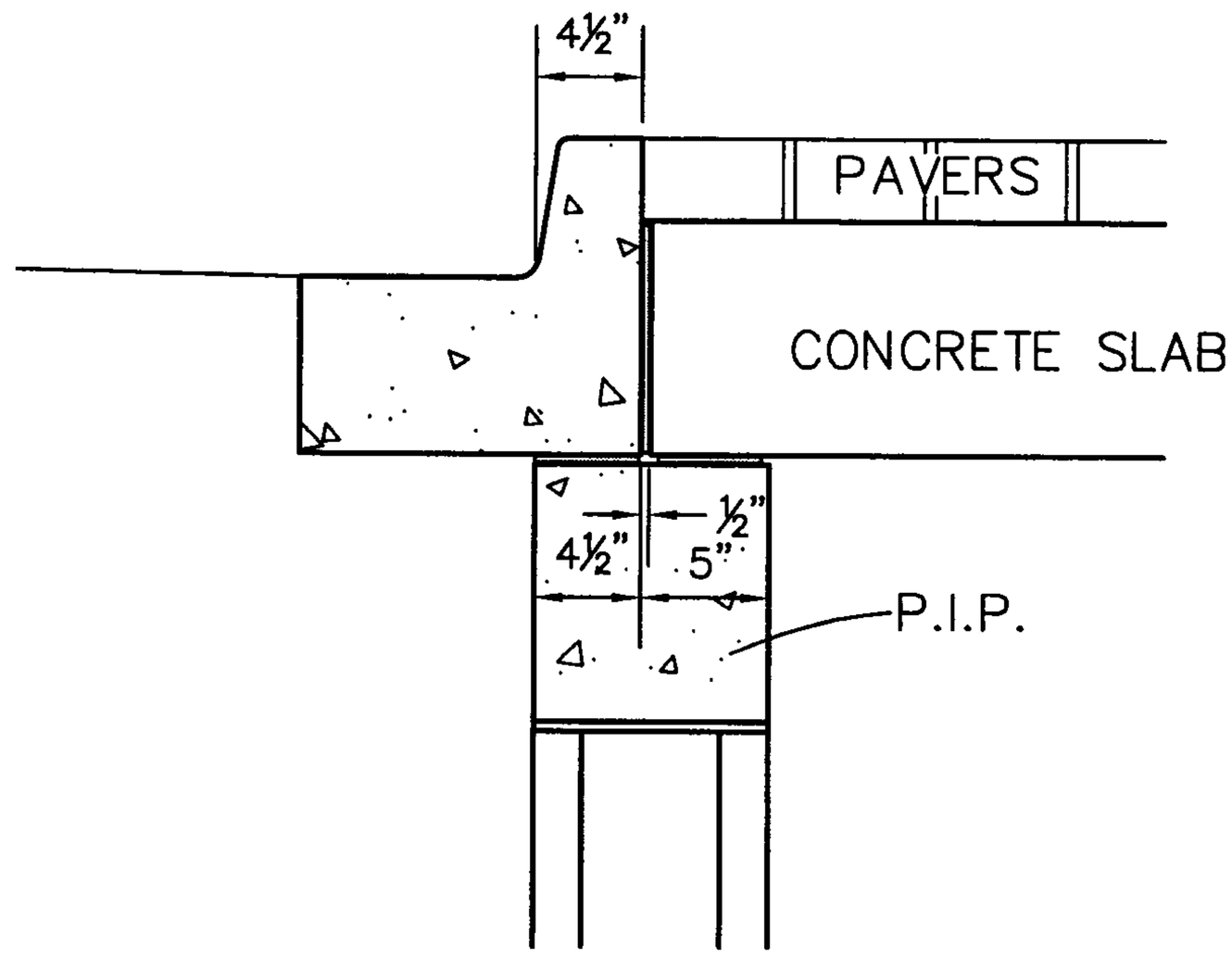


MOUNTABLE CURB ROLL TYPE

1"=1'

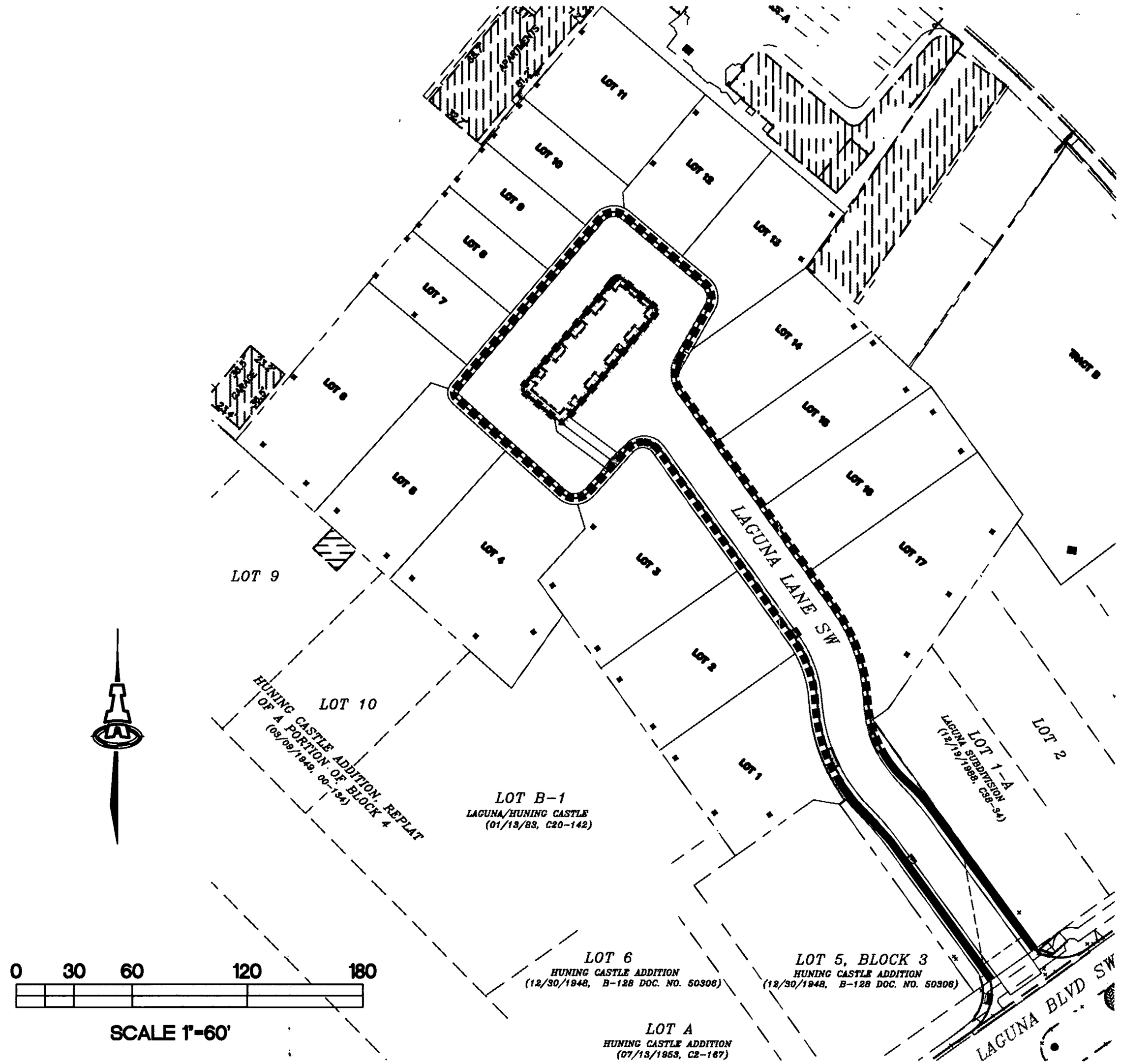
M:\CAD FILES\1400-1499\1462\dwg\1462PV-DTL.dwg, 7/29/2008 4:53:29 PM, Kyocera Mita KM-2050 KX.pc3

A.3



MEDIAN CURB OVER DETENTION FACILITY EXHIBIT A.3

1"=1'



LEGEND

- STANDARD C&G PER COA SPECIFICATIONS
- MOUNTABLE C&G PER VARIANCE DETAIL
- MEDIAN C&G PER VARIANCE DETAIL

CURB VARIANCE EXHIBIT

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque *New Mexico*

1462EXH–VARIANCE FOR CURB 7/29/2008

M:\CAD FILES\1400-1499\1462\dwg\1462EXH-VARIANCE FOR CURB.dwg, 7/29/2008 4:48:34 PM, Kyocera Mita KM-2050 KX.pc3

KEYED CONSTRUCTION NOTES

A THEORETICAL FACE OF CURB OR FLOWLINE
B ¾" RADUIS.
C 1-½" RADIUS
D 24" RADIUS
E DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.

GENERAL NOTES

1. CURB AND CUTTER WILL BE CONSTRUCTED OF 4,000 PSI PORTLAND CEMENT CONCRETE (PCC).
2. FOR STANDARD C&G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING, CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. ½" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.
3. FOR MOUNTABLE C&G PROVIDE CONTRACTION JOINTS AT 10' MAX SPACING, ½" EXP. JTS. AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIM OF 1" DEEP AT ALL FINISHED FACES.
4. ALL EDGES SHALL BE EDGED WITH A ⅜" RADIUS EDGING TOOL.
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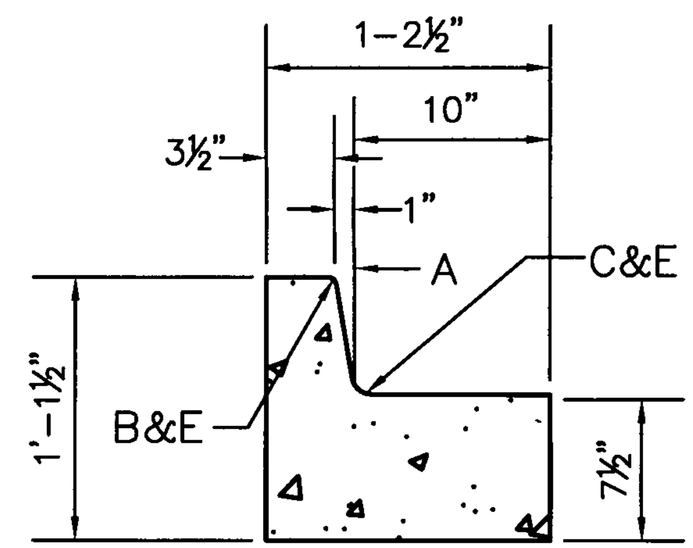
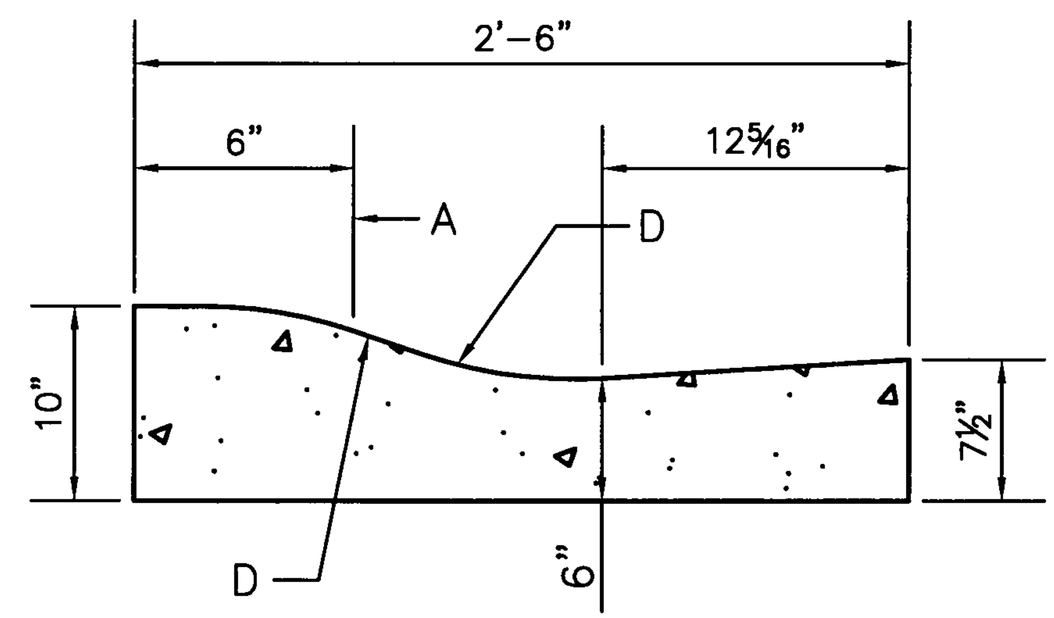


MEDIAN CURB & GUTTER DETAIL

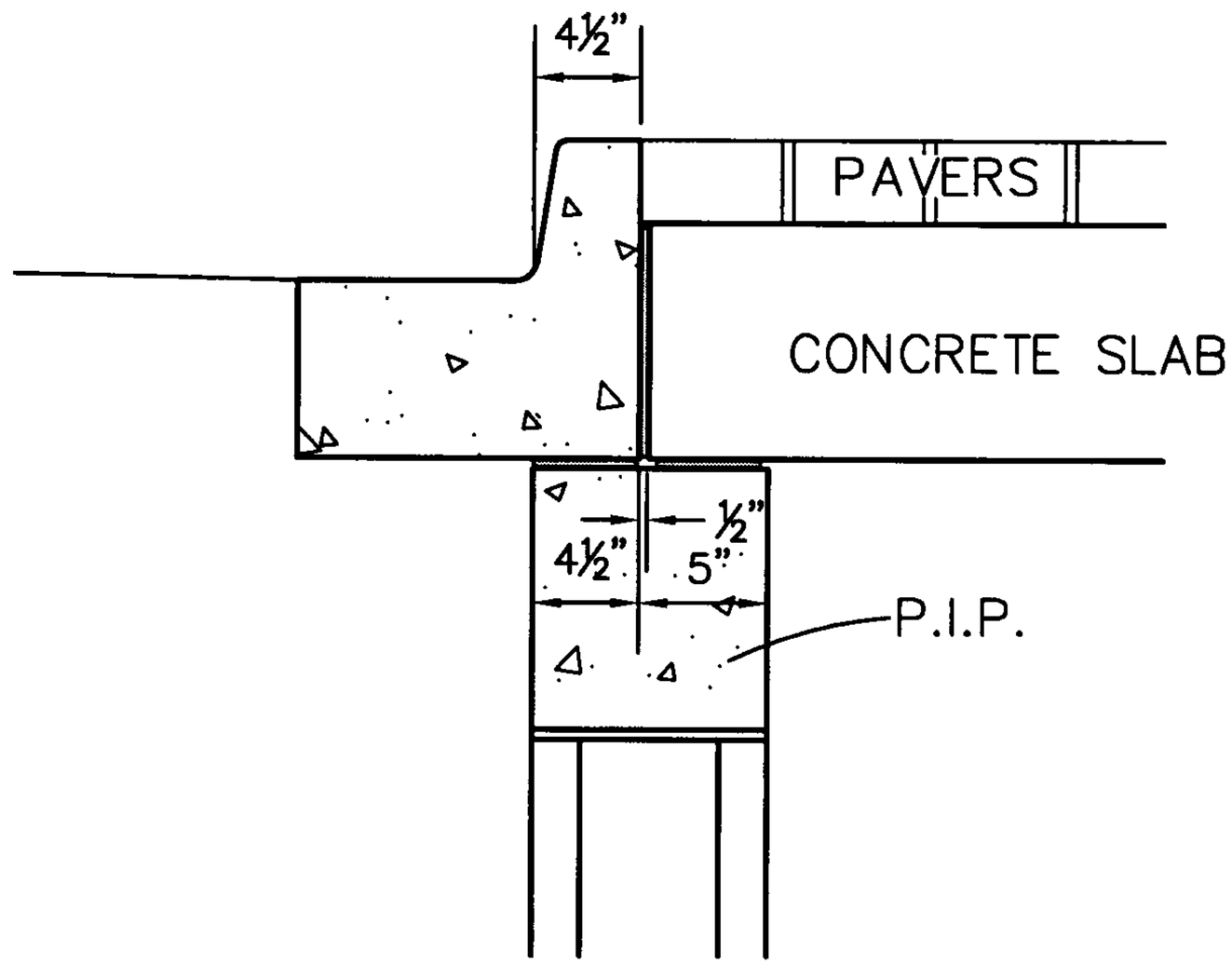
1"=1'



MOUNTABLE CURB ROLL TYPE

1"=1'

M:\CAD FILES\1400-1499\1462\dwg\1462PV-DTL.dwg, 7/29/2008 4:53:29 PM, Kyocera Mita KM-2050 KX.pc3



MEDIAN CURB OVER DETENTION FACILITY EXHIBIT

1"=1'

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
ADDRESS: 128 MONROE NE FAX: 268-2632
CITY: ALBUQ. STATE NM ZIP 87108 E-MAIL: GENNYD@IACIVIL.COM

APPLICANT: INFILL SOLUTIONS, LLC PHONE: 242-1871
ADDRESS: 723-B SILVER SW FAX:
CITY: ALBUQ. STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: REQUEST FOR SUBDIVISION DESIGN VARIANCE

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

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

Lot or Tract No. SEE ATTACHED SHEET Block: Unit:
Subdiv/Addn/TBKA:
Existing Zoning: SU-2/CLD Proposed zoning: SAME
Zone Atlas page(s): J-13 UPC Code: SEE ATTACHED SHEET MRGCD Map No 38

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): PROJ# 1004607 07DRB-70221, -70358, -70359, -70361, -70362; 08DRB-70194

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 5 No. of **proposed** lots: 17 Total area of site (acres): 3.1303
LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE SW
Between: LAGUNA BLVD SW and SAN PASQUALE AVE SW

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

SIGNATURE Genevieve Donart DATE 7/29/08
(Print) GENEVIEVE DONART Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB - - 70346	SDV		$ 0
- -	CMC		$ 20
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date August 27, 2008

7-30-08
Planner signature / date

Project # 1004607

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☒ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

✓ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the variance
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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.

GENEVIEVE DONAR
Applicant ~~name~~ (print)

Genevieve Donar
Applicant signature / date

ALBUQUERQUE NEW MEXICO 1706

Form revised 4/07

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

Application case numbers
08DRB - ____ - 70346
____ - ____ - ____
____ - ____ - ____

7.30.08
Planner signature / date

Project # 1004667

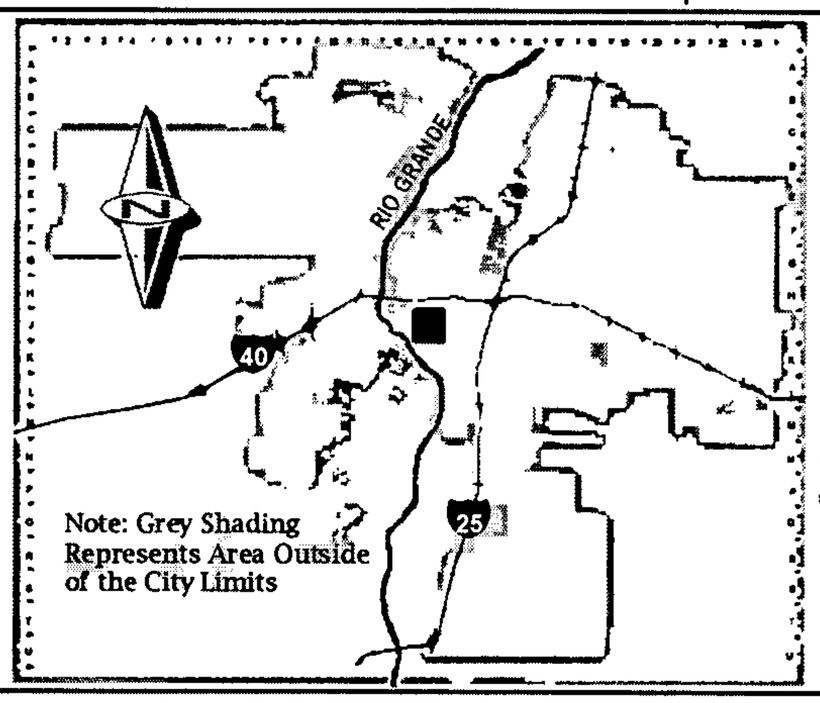
COUNTRY CLUB PLAZA UPC NUMBERS

PARCEL	UPC#
Tract A, HB&Calvin Horn	101305824819330908
Tract B, HB&Calvin Horn	101305823612630907
Tract 129B1A, MRGCD Map #35	101305824911230905
Remaining Portion of Tract B, Huning Castle Addition	101305826511830903
Lot A1A, Laguna Subdivision	101305825309630931

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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

J-13-Z

Selected Symbols

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

0 750 1,500 Feet

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

July 29, 2008

Mr. Jack Cloud
DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

RE: Country Club Plaza, Phase 1 (DRB Project #1004667)
Design Variance Request – curb & gutter

Dear Mr. Cloud:

Isaacson & Arfman, P.A., as agents for the owners of the above mentioned project, requests a design variance for the mountable and median curb & gutter within the site.

The variance essentially affects the flowline to back-of-curb distance. In the City Specifications, mountable curb & gutter is 7½" from flowline to back-of-curb. We are requesting it be 6". (See the attached detail.) The City median curb has 8" for that dimension, but we are requesting it be 4½". All curb will be required to be built of 4,000 psi concrete (not 3,000 psi).

The mountable curb & gutter is throughout most of the internal roads. This will allow the mountable curb to fit in the tight dimensions around the cul-de-sac without compromising road width or creating a need for setback encroachments.

The median curb will be above the wall of the underground storm drain detention facility – a large concrete structure – and will have concrete structural slabs and pavers behind it. (See the attached details.)

All internal roads on this project are to be privately maintained by the Homeowner's Association.

Thank you for your consideration of this matter.

Sincerely Yours,
Isaacson & Arfman, P.A.

Genny Donart, PE
GD/gld

Attachments

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

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

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

July 30, 2008

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of July 30, 2008 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS A&B, HB HORN AND CALVIN HORN, TRACT 129BIA MRGCD MAP 35, REMAINING PORTION OF TRACT B, HUNING CASTLE ADDITION, LOT A1A, LAGUNA SUBDIVISION, LOCATED ON CENTRAL AVENUE SW BETWEEN LAGUNA BOULEVARD SW AND SAN PASQUALE AVENUE SW** zone map **J-13**.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

HUNING CASTLE N.A. (HCS) "R"
Ab Potter, 1705 Chacoma Pl. SW/87104 298-1534 (h)
Rex Throckmorton, 201 Laguna SW/87104 244-9066 (h)

DOWNTOWN N.A. (DNA) "R"
Terry Brunner, 601 Luna NW/87102 842-8364 (h)
Jennifer DeGarmo, 1021 Forrester NW/87102 224-9393 (h)

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

Sincerely,

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

planningrnaform(07/23/07)

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

July 30, 2008 Certified Mail 7005 1160 0001 1329 7559

Mr. Ab Potter
Huning Castle Neighborhood Association
1705 Chacoma Pl. SW
Albuquerque, NM 87104

RE: Country Club Plaza Unit 1
(Present Legal Description:
Remaining Portion Tract B, Huning Castle Addition;
Tract A-1-A Laguna Subdivision;
Tracts A and B, Lands of HB & Calvin Horn;
MRGCD Tract 129-B-1-A, Property Map No. 38)

Dear Mr. Potter:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Huning Castle Neighborhood Association that a request for approval of a subdivision design variance will be submitted to the City of Albuquerque Review Development Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genevieve

Genevieve Donart, PE
GLD/gld
Attachment

7005 1160 0001 1329 7559

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ALBUQUERQUE NM 87104 **OFFICIAL USE**

Postage	$ $0.42
Certified Fee	$2.70
Return Receipt Fee (Endorsement Required)	$2.20
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.32

0108 15 Postmark Here 30 2008 07/30/2008

Sent To: Ab Potter
Street, Apt. No.; or PO Box No.: Huning Castle N.A.
City, State, ZIP+4: 1705 Chacoma Pl. SW, Albuquerque, NM 87104

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

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ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

July 30, 2008 Certified Mail 7005 1160 0001 1329 7566

Mr. Rex Throckmorton
Huning Castle Neighborhood Association
201 Laguna SW
Albuquerque, NM 87104

RE: Country Club Plaza Unit 1
(Present Legal Description:
Remaining Portion Tract B, Huning Castle Addition;
Tract A-1-A Laguna Subdivision;
Tracts A and B, Lands of HB & Calvin Horn;
MRGCD Tract 129-B-1-A, Property Map No. 38)

Dear Mr. Throckmorton:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Huning Castle Neighborhood Association that a request for approval of a subdivision design variance will be submitted to the City of Albuquerque Review Development Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genevieve

Genevieve Donart, PE
GLD/gld
Attachment

7005 1160 0001 1329 7566

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Return Receipt Fee (Endorsement Required)	$2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	07/30/2008

Sent To: Rex Throckmorton
Street, Apt. No.; or PO Box No.: Huning Castle N.A.
City, State, ZIP+4: 201 Laguna SW, Albuquerque, NM 87104

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632
M:\PROJECT DOCUMENTS\1400-1499\1462\CORRESPONDENCE\OUT\1462 NA-ltr 07-30-08 curb variance.doc

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

July 30, 2008 Certified Mail 7005 1160 0001 1329 7573

Mr. Terry Brunner
Downtown Neighborhood Association
601 Luna Blvd. NW
Albuquerque, NM 87102

RE: Country Club Plaza Unit 1
(Present Legal Description:
Remaining Portion Tract B, Huning Castle Addition;
Tract A-1-A Laguna Subdivision;
Tracts A and B, Lands of HB & Calvin Horn;
MRGCD Tract 129-B-1-A, Property Map No. 38)

Dear Mr. Brunner:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Downtown Neighborhood Association that a request for approval of a subdivision design variance will be submitted to the City of Albuquerque Review Development Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genevieve Donart

Genevieve Donart, PE
GLD/gld
Attachment

7005 1160 0001 1329 7573

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Postage	$ $0.42	0108
Certified Fee	$2.70	Postmark Here
Return Receipt Fee (Endorsement Required)	$2.20	JUL 30 2008
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.32	07/30/2008

Sent To: Terry Brunner
Street, Apt. No.; or PO Box No.: Downtown N.A. 601 Luna NW
City, State, ZIP+4: Albuquerque, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

July 30, 2008 Certified Mail 7005 1160 0001 1329 7580

Ms. Jennifer DeGarmo
Downtown Neighborhood Association
1021 Forrester NW
Albuquerque, NM 87102

RE: Country Club Plaza Unit 1
(Present Legal Description:
Remaining Portion Tract B, Huning Castle Addition;
Tract A-1-A Laguna Subdivision;
Tracts A and B, Lands of HB & Calvin Horn;
MRGCD Tract 129-B-1-A, Property Map No. 38)

Dear Ms. DeGarmo:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Downtown Castle Neighborhood Association that a request for approval of a subdivision design variance will be submitted to the City of Albuquerque Review Development Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Genevieve

Genevieve Donart, PE
GLD/gld
Attachment

7005 1160 0001 1329 7580

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87102 OFFICIAL USE

Postage	$ $0.42	0108
Certified Fee	$2.70	15
Return Receipt Fee (Endorsement Required)	$2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	30 '08
Total Postage & Fees	$ $5.32	07/30/2008

Sent To: Jennifer DeGarmo
Street, Apt. No.; or PO Box No.: Downtown N.A.
City, State, ZIP+4: 1021 Forrester NW
Albuquerque, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

M:\PROJECT DOCUMENTS\1400-1499\1462\CORRESPONDENCE\OUT\1462 NA-ltr 07-30-08 curb variance.doc

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from August 12, 2008 To August 27, 2008

5. REMOVAL

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

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

for Ruth Zorno (Applicant or Agent) Isaacson & Artman, P.A. — 7/30/08 (Date)

I issued 2 signs for this application, 7-30-08 (Date) — (Staff Member)

DRB PROJECT NUMBER: 1004677

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
ADDRESS: 128 MONROE NE FAX: 268-2632
CITY: ALBUQ. STATE NM ZIP 87108 E-MAIL: GENNYD@IACIVIL.COM

APPLICANT: INFILL SOLUTIONS, LLC PHONE: 242-1871
ADDRESS: 723-B SILVER SW FAX:
CITY: ALBUQ STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNERS List all owners:

DESCRIPTION OF REQUEST: REQUEST FOR SIDEWALK VARIANCE

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

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

Lot or Tract No. A & B, 129B1A OF MRGCD #35, B Block: Unit:
Subdiv/Addn/TBKA: HB & CALVIN HORN HUNING CASTLE ADDITION, LT. A1A LUGUNA SUBD
Existing Zoning: SU-2/CLD Proposed zoning: SAME
Zone Atlas page(s): J-13 UPC Code: 101305824819330908 MRGCD Map No 38
TBK: COUNTRY CLUB PLAZA, UNIT 1

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07-DRB 70221, Proj#1004677, Appl#07DRB-70358, -70359, -70361, -70362

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 5 No. of **proposed** lots: 17 Total area of site (acres): 3.1303
LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE SW
Between: LAGUNA BLVD SW and SAN PASQUALE AVE SW

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

SIGNATURE Genevieve Donart DATE 4/22/08
(Print) GENEVIEVE DONART Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB-70194	SV	V	$ 0
	CMF		$ 20.00
			$
			$
			$
			$
			Total $ 20.00

Hearing date 04/30/08

Sandy Handley 04/22/08 Project # 1004677
Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the variance or waiver
X List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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.

GENEVIEVE DONART
Applicant name (print)

Genevieve Donart 04/22/08
Applicant signature / date

Form revised 4/07

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

Application case numbers
08DRB - 70194
___ - ___ - ___
___ - ___ - ___

Sandy Handley 04/22/08
Planner signature / date

Project # 1004677

Remaining Portion Tract B, Huning Castle Addition;
Tract A-1-A Laguna Subdivision;
Tracts A and B, Lands of HB & Calvin Horn;
MRGCD Tract 129-B-1-A, Property Map No. 38

(tbka Country Club Plaza, Unit 1)

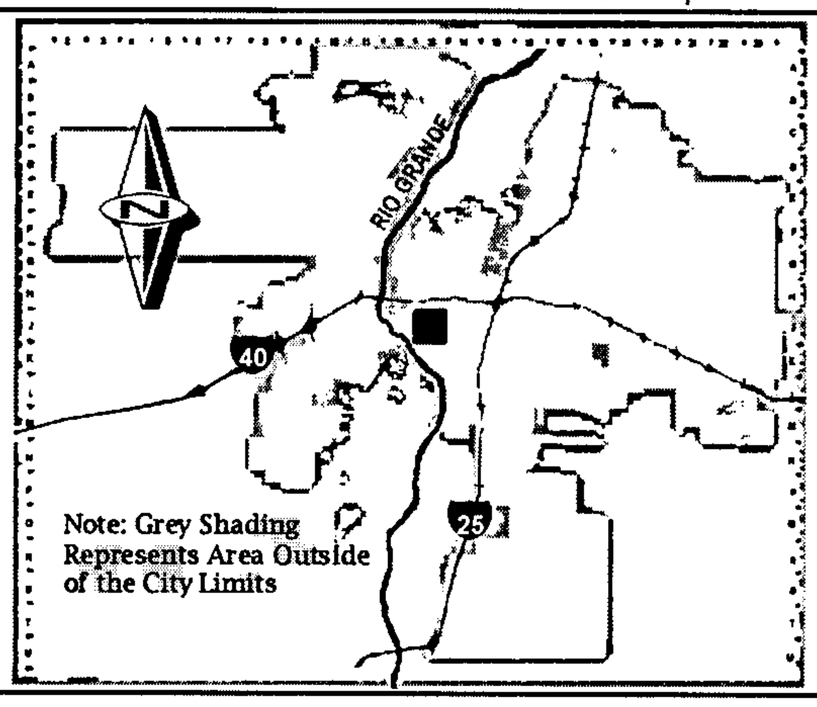
COUNTRY CLUB PLAZA UPC NUMBERS

PARCEL	UPC#
Tract A, HB&Calvin Horn	101305824819330908
Tract B, HB&Calvin Horn	101305823612630907
Tract 129B1A, MRGCD Map #35	101305824911230905
Remaining Portion of Tract B, Huning Castle Addition	101305826511830903
Lot A1A, Laguna Subdivision	101305825309630931

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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

J-13-Z

Selected Symbols

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

0 750 1,500 Feet

April 21, 2008

Mr. Jack Cloud, DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

RE: Country Club Plaza, Phase 1 (DRB Project #1004667)
Request for Design Variance

Dear Mr. Cloud:

Attached is a request for Design Variance for the Country Club Plaza, Phase I project. This site is a 17-lot, single-family residential subdivision, which has already been approved for Preliminary Plat and Site Development Plan. On the infrastructure list for this site, there is a requirement for a 4' wide sidewalk.

In the course of design review, we found that the site is laid out with a 3' wide sidewalk instead of the 4' called for in the infrastructure list. Because this site is intended as a high density infill project, there is no additional room around the cul-de-sac to allow for this extra space. Therefore, we are requesting a design variance to make this sidewalk 3' wide around the cul-de-sac.

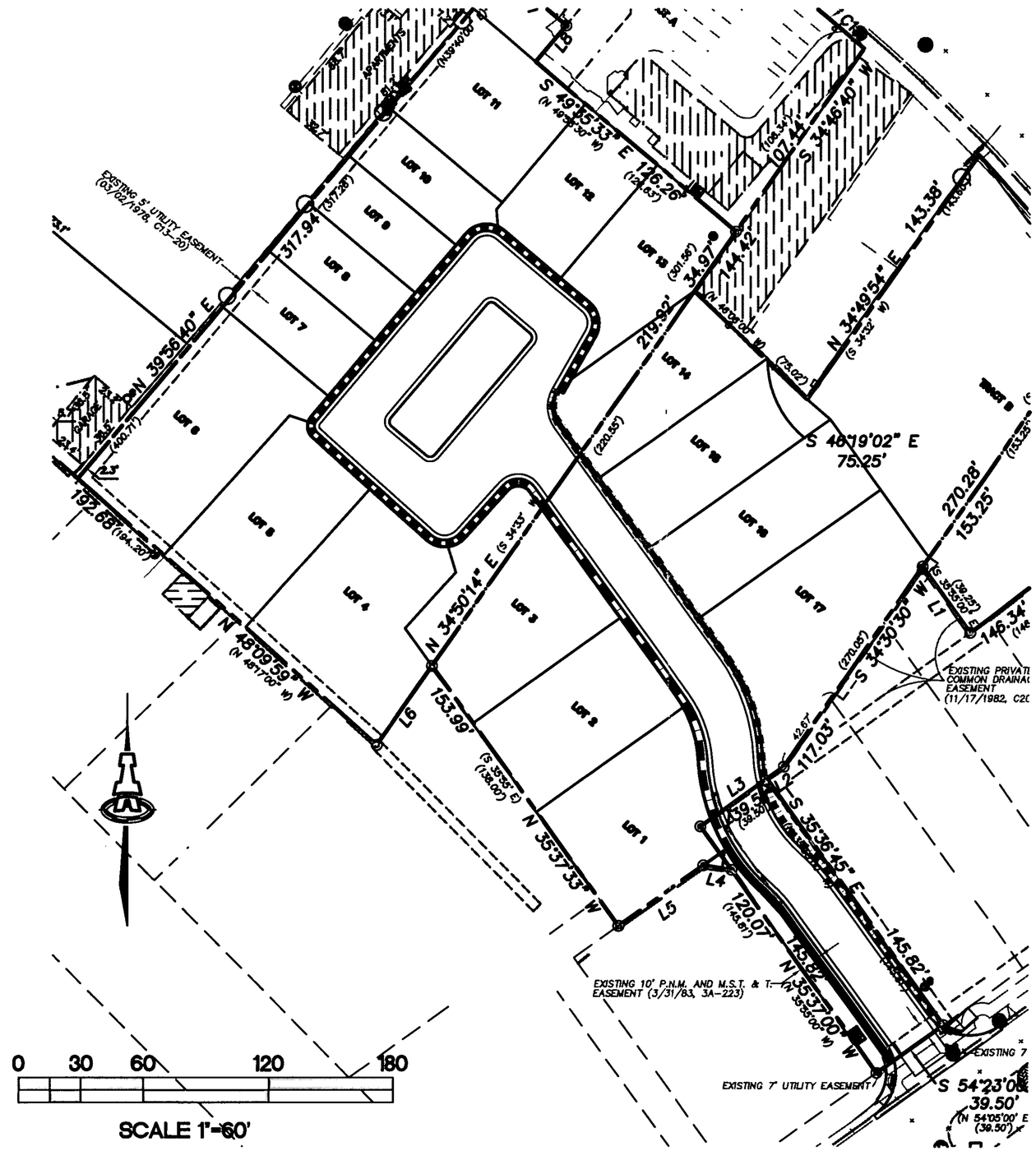
We feel that the urban character of this site provides a more intimate neighborhood. The Plaza in the middle of the cul-de-sac will be a pedestrian gathering space and focal point. Neighbors will be more likely to travel towards the Plaza than walk around the cul-de-sac. It also provides additional walking area to offset the reduced width of the sidewalk. We believe that reducing the width of these sidewalks will not detract from the pedestrian-friendly nature of the neighborhood.

Thank you for your consideration of this matter.

Sincerely Yours,
Infill Solutions, LLC

Genevieve Dt for Chris Calott

Chris Calott, Managing Member



LEGEND

- SIDEWALKS TO BE WAIVED
- 4' WIDE SIDEWALK TO BE CONSTRUCTED
- 3' WIDE DEFERRED SIDEWALKS
- 4' WIDE DEFERRED SIDEWALKS

SIDEWALK EXHIBIT

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque *New Mexico*

1462EXH-SDWK.dwg Oct 31,2007

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/18/2008 Issued By: PLNSDH

Permit Number: **2008 070 143** **Category Code 910**

Application Number: 08DRB-70143, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: CENTRAL AVE SW BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW

Project Number: 1004677

Applicant
Country Club Partners Llc

723-B Silver Ave Sw
Albuquerque NM 87102
242-1871

Agent / Contact
Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque NM 87108

iamengrs@swcp.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$845.00
	TOTAL:	**$865.00**

City Of Albuquerque
Treasury Division

3/18/2008 2:06PM LOC: ANNX
WS# 006 TRANS# 0021
RECEIPT# 00089347-00089347
PERMIT# 2008070143 TRSCCS
Trans Amt $865.00
Conflict Manag. Fee $20.00
DRB Actions $845.00
CK

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70143 Project # 1004677

Project Name: LANDS OF ALBUQUERQUE LITTLE THEATER TBKA COUNTRY CLUB PLAZA

Agent: ISAACSON & ARFMAN PA Phone No.:268-8828

Your request was approved on _____ 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):
- ☐ **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.**

Created On:

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: March 18, 2008
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

COUNTRY CLUB PLAZA, UNIT TWO

PROPOSED NAME OF PLAT

MRGCD TRACTS 131, 132, 133-A-1, 133-A-2, 133-B, 134, & 135-A, MAP #38, & TRACT B-2-A, LANDS OF ALBUQUERQUE LITTLE THEATER

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	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		40' E-E (Two 1-Way Isles)	Residential Paving	Drive Isle 'A'	Central Ave.	Drive Isle 'C'	/	/	/
		24' E-E	Residential Paving	Drive Isle 'B'	Central Ave.	Drive Isle 'C'	/	/	/
		24' E-E	Residential Paving	Drive Isle 'C'	San Pasquale Ave.	Drive Isle 'D'	/	/	/
		24' E-E or F-F	Residential Paving	Drive Isle 'D'	Drive Isle 'C'	Drive Isle 'E'	/	/	/
		24' E-E	Residential Paving	Drive Isle 'E'	San Pasquale Ave.	Drive Isle 'D'	/	/	/
		6-10'	PCC Sidewalk (Remove & Replace)	Central Ave. (Southside)	NW Property Corner	Drive Isle 'B'	/	/	/
							/	/	/
		6"	Waterline	Drive Isle 'A'	Central Ave.	Drive Isle 'C'	/	/	/
		6"	Waterline	Drive Isle 'C'	W Property Line	Drive Isle 'D'	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6"	Waterline	Drive Isle 'D'	Drive Isle 'C'	Drive Isle 'E'	/	/	/
		6"	Waterline	Drive Isle 'E'	San Pasquale Ave.	Drive Isle 'D'	/	/	/
			Private Irrigation Meter	Drive Isle 'C'	Drive Isle 'B'		/	/	/
		8"	Sanitary Sewer (Private)	Drive Isle 'E'	San Pasquale Ave.	Drive Isle 'D'	/	/	/
		6"	Sanitary Sewer (Private)	Offset 10' East of West Property Line	Drive Isle 'E'	Drive Isle 'C'	/	/	/
		6"	Sanitary Sewer (Private)	Drive Isle 'D'	Drive Isle 'E'	Drive Isle 'C'	/	/	/
		10-12"	Storm Drain Outfall	Drive Isle 'E'	W Property Line	San Pasquale Ave.	/	/	/
			Permiter Wall per Site Development Plan				/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

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. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
2. All water to include fire hydrants, valves, and appurtenances per DPM.
3. All storm drains to incliude catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. .
   Storm drain sizes and location are approximate and subject to change per final DRC determination.
4. Residential lighting per DPM.
5. Perimeter walls per DRB.
6.

AGENT / OWNER

Genevieve L. Donart
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Genevieve L. Donart
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/18/2008 Issued By: E08375

Permit Number: **2008 070 101** **Category Code 910**

Application Number: **08DRB-70101**, Epc Approved Sdp For Subdivision

Address:

Location Description: CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW

Project Number: 1004677

Applicant
Jay Rembe And/Or His Assigns

733 B. Silver Ave Nw
Albuquerque NM 87102
242-1875

Agent / Contact
C David Day, Moule & Polyzoides Architects

1913 Gabaldon Ct Nw
Albuquerque NM 87104
515-1333

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions Deferral	$100.00
	TOTAL:	**$100.00**

City Of Albuquerqu
Treasury Division

3/10/2008 11:23AM LOC: ANNX
WS# 006 TRANS# 0016
RECEIPT# 00089335-00089335
PERMIT# 200807010 TRSCCS
Tran. Amt $100.00
DRB Action
CK $100.00
$100.00
CHANGE

Jay Rembe

From: Jon Aase [jaase3@comcast.net]
Sent: Tuesday, April 01, 2008 10:25 PM
To: Jay Rembe
Subject: Parking Agreement

Dear Jay -

As you and I have discussed over the past two weeks, Albuquerque Little Theatre (ALT) is willing to continue to work with you and your company to establish a shared parking agreement which will apply to the existing ALT parking lot and the contiguous segment which you purchased from us earlier. The final form of the agreement will require the approval of the full Board of Directors, and our next available meeting time is on 12 April, 2008. Because of your forthcoming meeting with the DRB, I hope that this message will serve as an indication of our intention to work with you in good faith, with the expectation that a mutually agreeable shared parking arrangement can be completed in the near future.

Yours sincerely,

Jon M. Aase, M.D.
President, Board of Directors
Albuquerque Little Theatre

Jay Rembe

From: Jon Aase [jaase3@comcast.net]
Sent: Tuesday, April 01, 2008 10:25 PM
To: Jay Rembe
Subject: Parking Agreement

Dear Jay -

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Yours sincerely,

Jon M. Aase, M.D.
President, Board of Directors
Albuquerque Little Theatre

Jay Rembe

From: Jon Aase [jaase3@comcast.net]
Sent: Tuesday, April 01, 2008 10:25 PM
To: Jay Rembe
Subject: Parking Agreement

Dear Jay -

As you and I have discussed over the past two weeks, Albuquerque Little Theatre (ALT) is willing to continue to work with you and your company to establish a shared parking agreement which will apply to the existing ALT parking lot and the contiguous segment which you purchased from us earlier. The final form of the agreement will require the approval of the full Board of Directors, and our next available meeting time is on 12 April, 2008. Because of your forthcoming meeting with the DRB, I hope that this message will serve as an indication of our intention to work with you in good faith, with the expectation that a mutually agreeable shared parking arrangement can be completed in the near future.

Yours sincerely,

Jon M. Aase, M.D.
President, Board of Directors
Albuquerque Little Theatre

Jay Rembe

From: Jon Aase [jaase3@comcast.net]
Sent: Tuesday, April 01, 2008 10:25 PM
To: Jay Rembe
Subject: Parking Agreement

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President, Board of Directors
Albuquerque Little Theatre

Jay Rembe

From: Contreras, Andrea [Andrea.Contreras@pnm.com]
Sent: Friday, February 29, 2008 4:27 PM
To: Jay Rembe
Subject: RE: Country Club Plaza Phase II
Attachments: Commercial_SR.doc; DS-13-2_0p1.pdf; DS-13-2_0p2.pdf; DS-13-2_0p3.pdf

Jay,

I have received the site plan from David, thank you for getting that to me. In regards to what we discussed at the site meeting, it is more of a zoning issue on how wide the curb cuts and entry way are required to be that would determine if any poles would need to be removed or relocated. As discussed as long as the poles are not within the curb cuts they should be out of the way of the drive. In regards to the clearances from the existing overhead lines to the new proposed buildings, I have included all the clearance spec's for the overhead lines. There may be more of an issue with clearances to those overhead lines. I will need to measure because we discussed the 7' clearance and it is 7.5' horizontal clearance from the phase closest to the building. If we are unable to meet that clearance than we have to meet the vertical clearance of 12.5'-13.5'. Which could require us to change out the poles to taller poles to meet that clearance. If both of those clearances are met than we look at the open wire secondary clearances of 5.5' horizontally or 10.5'-11.5' vertical. I am attaching the drawing and distribution standard tables showing the clearances that I discussed above. Please let me know if you have any further questions. Also attached is the commercial service application to be filled out and returned.

Thank you and have a good weekend.

Andrea Contreras
Engineer - Project Leader
PNM - New Service Delivery
Office - (505)241-3666
Cell - (505)401-7632
E-mail - acontre@pnm.com

-----Original Message-----
From: Jay Rembe [mailto:rembe@infillsolutions.com]
Sent: Friday, February 29, 2008 1:07 PM
To: Contreras, Andrea
Cc: 'David Day'
Subject: Country Club Plaza Phase II

Andrea, thank you for meeting me so quickly today as I truly appreciate your help. I will have David Day email you a copy of the site plan in auto cad format which will have all the project data as well. I look

forward to your email outlining the items we discussed today.

Thanks again and have a great weekend!

Jay Rembe
Infill Solutions
Innovative Urban Design & Development
723 B Silver SW
Albuquerque, NM 87102
Phone: 505-242-1871
Fax: 505-242-1872
Cell: 505-453-7164
Email: rembe@infillsolutions.com
Website: www.infillsolutions.com

Attached Sheet A

Legal Description:

FOR ALL OR A PORTION OF TRACTS 129-A, 131, 133-A-1, 133-A-2, 133-B, 134 AND 135-A M.R.G.C.D. PROPERTY MAP NO. 38; TRACT B-2-A, LANDS OF ALBUQUERQUE LITTLE THEATRE; TRACT A-1-A AND TRACT 129 B-1-A LAGUNA SUBDVISION; AND TRACTS A & B LANDS OF H.B. AND CALVIN HORN.

Central Avenue Properties Site Development Plan is comprised of the five properties listed below for EPC Submittal October 29, 2007:

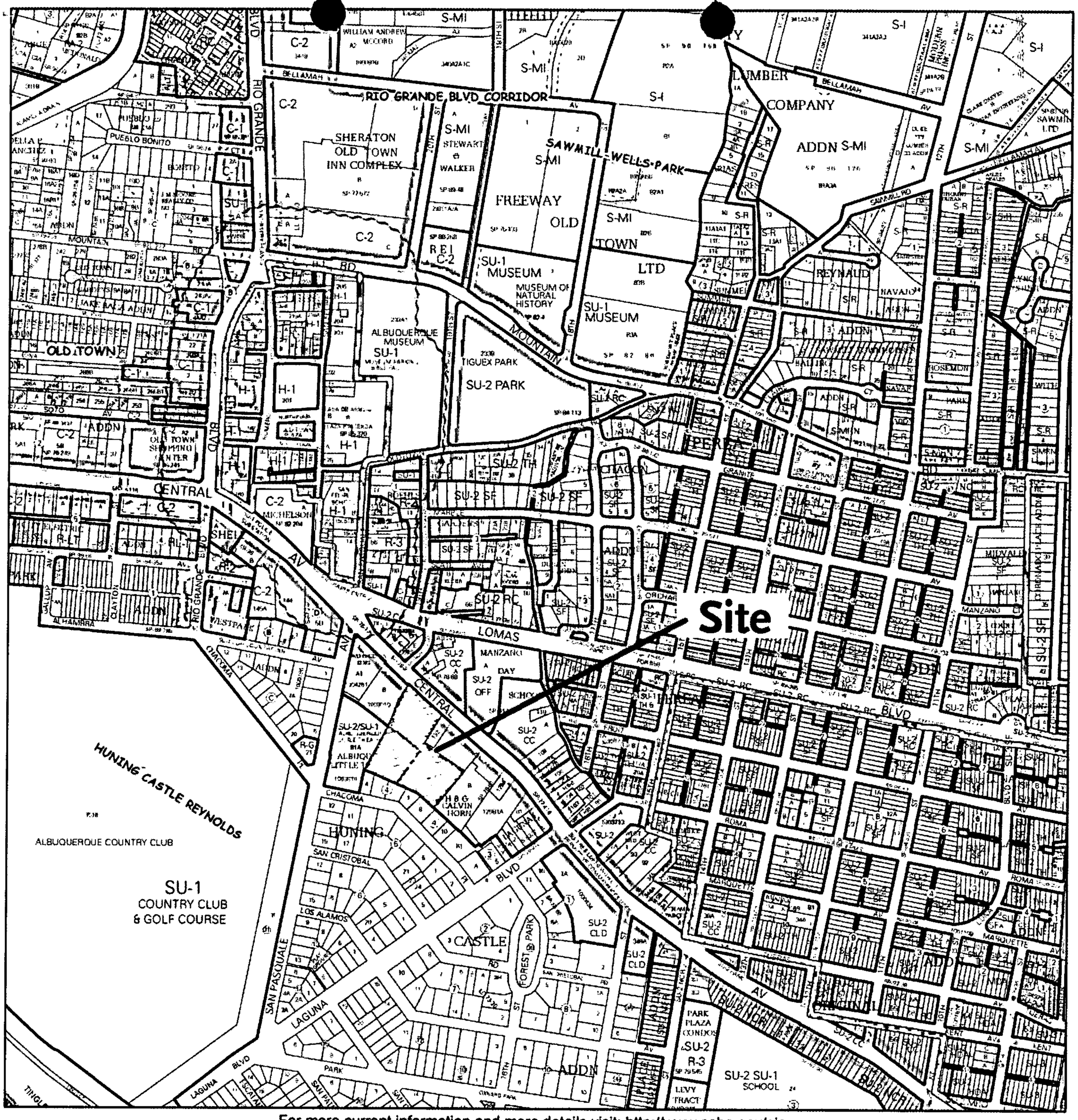
Property: Portion of MRGCD Tract 131, Map No. 38
UPC#: 101305822314330909

Property: Tract B-2-A, Lands of Albuquerque Little Theatre
UPC#: 101305818014030922

Property: M.R.G.C.D. Tract 133-A-1, Map No. 38
UPC#: 101305820716630911

Property: M.R.G.C.D. 133-A-2 and 134, Map No. 38
UPC#: 101305820417830912

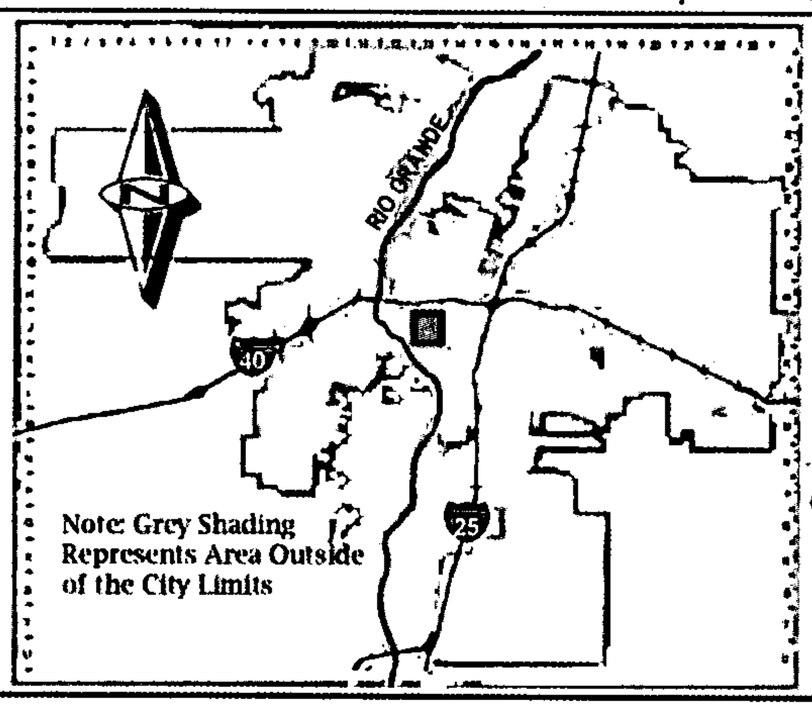
Property: M.R.G.C.D. 135-A and 133-B, Map No. 38
UPC#: 101305820417830912



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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

J-13-Z

Selected Symbols

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

0 750 1,500 Feet

180 EAST CALIFORNIA BOULEVARD AT PICHER ALLEY, PASADENA, CALIFORNIA 91105

626 844.2400 PHONE 626 844.2410 FAX
info@mparchitects.com

ELIZABETH MOULE & STEFANOS POLYZOIDES

ARCHITECTS AND URBANISTS

January 17, 2008 (with revisions 2/25/08, 3/7/08)

Mr. Jack Cloud
Chairman, Development Review Board
600 2nd Street N.W.
Albuquerque, New Mexico 87102

Regarding: Development Review Board Letter
Project 1004677/07EPC-40073,40074,40075

Dear Chairman Cloud,

This letter accompanies and supplements updated drawings addressing the conditions resulting from the E.P.C. approval December 20th, 2007 of the above referenced project. The City's Findings and Conditions are included in reference in black text, with our notations of meeting the Conditions in red text. We look forward to our meeting with you at the formal D.R.B. meeting to review the case and conditions and finish the review process.

FILE: Project# 1004677
-07EPC-40073 SITE DEVELOPMENT – SUBDIVISION
-07EPC-40074 AMEND SITE DEVELOPMENT PLAN – SUBDVN
-07EPC-40075 AMNDT TO SECTOR DEVELOPMENT PLAN (ZONE CHG)

LEGAL DESCRIPTION: for all or a portion of Tracts 129A, 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater; Tract A-1-A and Tract 129B-1-A Laguna Subdivision; and Tracts A & B, Lands of H.B. and Calvin Horn, from SU-2/SU-1 CLD and SU-2/ SU-1 Albuquerque Little Theater to SU-2/SU-1 for a Mixed Use Development, located on Central Ave. SW between Laguna Blvd. and San Pasquale Ave., approximately 9 acres. Catalina Lehner, Staff Planner.

On December 20, 2007 the Environmental Planning Commission voted to approve Project 1004677/ 07EPC 40075, a request for a sector development plan map amendment from SU-2/CLD (Commercial and/or Low-Density Apartments) and SU-2/SU-1 for Albuquerque Little Theater to SU-2/SU-1 for a mixed use development for all or a portion of Tracts 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater, located on Central Avenue SW, based on the following Findings:

FINDINGS:
1. This request is for a sector development plan map amendment for all or a portion of Tracts 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater, an approximately 4 acre site located on Central Avenue SW, between Laguna Boulevard and San Pasquale Avenue.
2. A request for a site development plan for subdivision amendment (07EPC-40073) and a site development plan for subdivision (07EPC-40074) accompany this request.
3. The applicant proposes to change the subject site's zoning from SU-2/CLD (Commercial and/or Low-Density Apartments) and SU-2/SU-1 for Albuquerque Little Theater to "SU-2/SU-1 for a mixed use development" in order to develop a mixed-use commercial and residential project to consist of two restaurants with full-service liquor, four office/retail buildings, a larger office/retail building (possible grocery store/deli) and a complex of residential units (3 live/work, 44 apartments or condos).

CONDITIONS:
1. The City Council delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all 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 development plan since the City Council hearing, including how the plan has been modified to meet each of the Conditions.

This letter accompanies our submittal to DRB, and it represents and details all modifications items to the site plan since the EPC hearing.

2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planners to ensure that all conditions of approval are met.
The Developer met with the Staff Planner, Catalina Lehner on Tuesday 1/15/08, 2/19/08, and Friday March 7, 2008 to ensure all the conditions of approval were met.

3. The applicant shall add a new sheet to the Country Club Plaza I site development plan for subdivision (06EPC 00143) to clearly demonstrate that the use proposed for the approximately 1.3 tract in the northwestern corner has changed as a result of this request.
Please see drawing sheet A-1b, Site Plan – Prior Site Plan Comparison.

4. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:Conditions of approval for the proposed Amendment to the Sector Development Plan, Amendment to Site Development Plan for Subdivision and Site Development Plan for Subdivision shall include:

A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.
   The Developer agrees to this.
B. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

   The Developer agrees to this.

C. Platting to be a concurrent DRB action.

The platting is occurring concurrent to the EPC hearings.

D. Site plan shall comply and be designed per DPM Standards.

The Developer agrees to this.

On December 20, 2007 the Environmental Planning Commission voted to approve Project 1004677/ 07EPC 40074, a Site Development Plan for Subdivision for all or a portion of Tracts 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater, zoned SU-2/CLD (Commercial and/or Low-Density Apartments) and SU-2/SU-1 for Albuquerque Little Theater, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for all or a portion of Tracts 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater, an approximately 4 acre site located on Central Avenue SW, between Laguna Boulevard and San Pasquale Avenue (the "subject site").

2. The applicant proposes to construct twelve townhomes (three clusters of four units) on individual lots. The site development plan for subdivision will to eliminate the lot line between Tracts A-2-C and A-2-D, shift the eastern portion of the northern property line southward to align with the proposed private street, and create twelve individual lots.

3. A request for a sector development plan map amendment (07EPC 40075) and an amendment to an existing site development plan for subdivision (07EPC 40073) are associated with this request.

CONDITIONS:

1. The City Council delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all 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 development plan since the City Council hearing, including how the plan has been modified to meet each of the Conditions.

This letter accompanies our submittal to DRB, and it represents and details all modifications items to the site plan since the EPC hearing.

2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planners to ensure that all conditions of approval are met.

The Developer met with the Staff Planner, Catalina Lehner on Tuesday 1/15/08 and 2/19/08 to ensure all the conditions of approval were met.

3. The site development plan for subdivision shall address pedestrian and vehicular ingress and egress, internal circulation, minimum building setback on Sheet A-1 to comply with the definition of site development plan for subdivision in Zoning Code §14-16-1-5.

Please see drawing sheet A-1, Site Development Plan: note, upper right of plan regarding circulation is added.

Please see drawing sheet A-1, Site Development Plan: notes on site plan and at right side chart at COMMERCIAL LOTS and Mixed-Use RESIDENTIAL LOTS lists all setbacks, which are also shown on A-2, A-3, and A-6 section D.

4. The following R-2 permissive use shall be prohibited: Community residential program.

Please see drawing sheet A-1, Site Development Plan: at Development Plan notes on lower right side of drawing, Uses: Prohibited uses are added.

5. The phrase "the developer shall administer these design standards" shall be deleted and replaced with language stating that since subsequent site development plans for building permit will be reviewed by a decision making board and enforced by the Code Enforcement Division.

Please see drawing sheet A-5, Design Standards, Introduction, has been re-written to clarify reviews.

6. Future submittals for site development plans for building permit shall be reviewed for compliance with the design standards by the Planning Director.

Please see drawing sheet A-5, Design Standards, Introduction, has been re-written to clarify reviews.

7. The land use concept and intentions regarding site layout shall be elaborated upon in Design Theme/Land Use Concept section of the introduction.

Please see drawing sheet A-5, Design Standards, Design Theme/Land Use Concept, has been re-written to clarify understanding of the themes and concepts used in design.

8. An explanation of "walkable" and "neighborhood scale" shall be provided in the Design Theme/Land Use Concept section of the introduction.

Please see drawing sheet A-5, Design Standards, Design Theme/Land Use Concept, has been re-written to clarify understanding of what walkability and neighborhood scale mean, and further explanation about the way in which these urban standards (used by the Congress of the New Urbanism) apply specifically to this particular site in actual distances in feet and walking distance times.

9. Uses with drive-thru service windows shall be prohibited.

Please see drawing sheet A-1, Site Development Plan: at Development Plan notes on lower right side of drawing, Uses: Prohibited uses are added.

10. The building height diagram called for in the Huning Castle-Raynolds Addition sector development plan shall be provided prior to application to the Development Review Board (DRB).

Please see drawing sheet A-3, Site Plan – Enlarged-East – height diagram is added to the lower left part of the drawing and labeled.

11. Any and all wireless telecommunication facilities (WTFs) on the subject site shall be architecturally integrated WTFs.

Please see drawing sheet A-7, Design Standards, I. Mechanical Equipment and Utilities, I5 addresses this concern

12. <u>Architecture</u>
A. "Sympathetic contemporary interpretations" of the Moderne, Mediterranean Revival, Pueblo Revival and Territorial architecture shall be defined and/or illustrated and shall comply with the design standards.

Please see drawing sheet A-5, Design Standards, A. Architectural Character & Styles – it has been re-written to clarify the design intent of the plan by removing the term 'sympathetic contemporary interpretations'. The renderings are provided to illustrate the design intentions.

B. Generic, franchise architecture shall be prohibited.

Please see drawing sheet A-5, Design Standards, A. Architectural Character & Styles – it has been re-written to prohibit generic, franchise architecture.

13. Density
A. The maximum Floor Area Ratio (FAR) for the residential portion of the development, without the mixed use component, shall be specified in the design standards.

Please see drawing sheet A-6, Design Standards, C1, Building Density – it has been adjusted to list 2 FAR's, one for the residential project, and one for the residential project without the live/work space.

B. The word "primarily" shall be removed from Section C2 regarding building heights.

Please see drawing sheet A-6, Design Standards, C2, Building Heights – it has been adjusted to remove the word 'primarily'.

14. Setbacks
A. The phrase "internal setbacks to be controlled by the developer" shall be removed, since setbacks in an SU-1 zone are as determined by the Environmental Planning Commission (EPC).

Please see drawing sheet A-6, Design Standards, D. Building Setbacks – it has been adjusted to remove the phrase 'internal setbacks to be controlled by the developer'.

B. The minimum setbacks indicated on the site development plan shall be used to establish the minimum setbacks in the design standards for all lots.

Please see drawing sheet A-6, Design Standards, D. Building Setbacks – it has been adjusted to list the minimum setbacks in for all the lots based on the site development plan. Sheet A-3 Site Plan-Enlarged-East changes the eastern setback from 'rear setback' to 'side setback' to correct a terminology error.

15. Parking-Strategy
A. The design standards shall explain, in the parking section, how the parking strategy is consistent with the overall intentions of the development.

Please see drawing sheet A-6, Design Standards, E. Parking – it has been adjusted to clarify the design strategy and its relation to the design theme for the project. Additional explanatory notes on Ingress and Egress have been added to A-1, A-2, and A-6, Design Standards, E. Parking.

B. The design standards shall address vehicular ingress, egress and circulation patterns to comply with Zoning Code §14-16-1-5.

Please see drawing sheet A-6, Design Standards, E. Parking – it has been adjusted to clarify the connectivity and circulation on site.

16. Parking-Calculations
A. The applicant shall verify the occupancy calculations with Planning Staff and shall include such calculations in the parking section.

Please see drawing sheet A-6, Design Standards, E. Parking – it has been adjusted to show the parking calculations for each lot.

B. Parking calculations shall be provided for each lot. The updated parking calculations, found in the December 19, 2007 letter from the applicant, shall be incorporated into the design standards.

Please see drawing sheet A-6, Design Standards, E. Parking – it has been adjusted to show the updated parking calculations.

17. Parking-Shared
A. Pursuant to the Zoning Code, the 10% transit reduction shall apply to both commercial and residential uses. The mixed-use reduction shall apply only to non-residential uses.

B. Pursuant to the Zoning Code, the maximum allowable reduction for transit and mixed-use shall be 25%.

Please see drawing sheet A-6, Design Standards, E. Parking – it has been adjusted to show the transit reduction and mixed-use reduction adjustments.

C. Evidence of the "parking arrangement with Albuquerque Little Theater" mentioned in the design standards shall be provided prior to final sign-off at the Development Review Board (DRB).

Please see attached letter from Owner for parking arrangement with Albuquerque Little Theater.

18. Landscape Theme
A. The landscape theme for this neighborhood center shall be developed and explained in the design standards.

Please see drawing sheet A-6, Design Standards, G. Landscaping – it has been adjusted to re-elaborate the theme.

B. The plant palette for the landscape plan shall be included in the design standards.

Please see drawing sheet A-6, Design Standards, G. Landscaping – it has been adjusted to include the plant palette.

19. Landscape-General
A. Coverage with living, vegetative material of landscape areas shall be 80% at full maturity and specified as such in the design standards and on the landscaping plan.

Please see drawing sheet A-6, Design Standards, G. Landscaping – it has been adjusted to require 80% coverage.
Please see Sheet L-1, Landscape, 5th note under "NOTE" on right side page.

B. The landscape plan shall include an irrigation detail and tree planting detail and/or detailed descriptions of such.

Please see drawing sheet L-1, Landscape plan – it has been adjusted to include the requested details.

20. Landscape-Requirements
A. Pursuant to Zoning Code 14-16-3-10(G)(3), tree canopies shall not count toward the minimum requirement for landscape area coverage with living, vegetative materials.

Please see drawing sheet A-6, Design Standards, G. Landscaping – it has been adjusted to require 80% coverage by plants other than tree canopy.
Please see drawing sheet L-1, Landscape plan – it has been adjusted for plant coverage.

B. The design standards and the landscaping plan shall comply with the City's pollen ordinance.

Please see drawing sheet A-6, Design Standards, G. Landscaping – the pollen ordinance is referenced as a requirement.

21. Landscape-Buffer
A. Pursuant to Zoning Code 14-16-3-10(E)(4), the buffer landscaping in the southern landscape buffer shall consist primarily of trees, at least 8 feet high at time of planting and spaced apart to equal 75% of the trees' mature canopy diameter.

Please see drawing sheet L-1, Landscape plan – it shows the required buffer and plantings, which are noted under 10th note under "NOTE" that "All trees are shown at 75% of mature canopy size".

B. The landscape buffer along the southern property line adjacent to residential lots shall be a minimum of 10 feet wide pursuant to the Zoning Code 14-16-3-10(E)(4).

Please see drawing sheet A-1, 2, & 3, Site plans – buffer has been noted and dimensioned.

22. Landscape Plan-Plants
A. The turf blend shall not exceed 20% high water use turf content.

Please see drawing sheet L-1, Landscape plan – 3rd note under "Plantings Restrictions Approach", states that "The turf blend shall not exceed 20% content of high water use varieties".

B. Juniper species, prohibited by the City's Pollen Ordinance, shall not be used in the landscaping plan or the design standards.

Please see drawing sheet L-1, Landscape plan – juniper species are corrected – with all due respect to Planning Staff, evergreen junipers are critical to our Mediterranean courtyard garden theme, and therefore an allowable female species (skyrocket juniper) is listed in the palette on L-1 and A-6.

C. The plant totals specified as zero for Trumpet Vine, Deer Grass, Blue Avena Grass and Fountain Grass shall be corrected to reflect the actual plant totals in the landscaping plan.

Please see drawing sheet L-1, Landscape plan – plant totals are corrected.

D. All Scotch Broom shall be replaced with another variety of Broom such as Lena Broom.

Please see drawing sheet L-1, Landscape plan – broom variety is corrected.

23. Landscape Plan-Consistency
A. The pedestrian pathways shall also be depicted on the landscape plan in locations identical to the site development plan.
Please see drawing sheet A-1, 2, & 3 & L-1, Site plans – pedestrian paths are coordinated between Landscape and Architecture drawings.

B. The plaza area shown on the landscape plan shall be shown and called out as such on the site development plan for subdivision.

Please see drawing sheet A-2, & 3, Site plans – plaza area is shown and called out in front of Building 7. Intra-office memo referred to the commercial courtyards next to Buildings 1 & 2, this was clarified in meeting 3/7/08.

24. Pedestrian Plan
A. A pedestrian plan that aims to minimize pedestrian/vehicle conflict shall be included. This diagram shall depict the location of pedestrian pathways throughout the site.

Please see drawing sheet A-3, Pedestrian Diagram.

B. The design standards shall discuss transit and bicycle access, both into the site and from it.

Please see drawing sheet A-6, Design Standards, F. Pedestrian & Bicycle Circulation which addresses pedestrian & bicycle access from transit stop and streets.

25. Pedestrian Circulation
A. The design standards shall explain the intent that pedestrian circulation is a fundamental design element.

Please see drawing sheet A-6, Design Standards, F. Pedestrian & Bicycle Circulation which addresses the fundamental nature of pedestrian circulation.

B. Pedestrian pathways within the site shall be clearly delineated and connect sidewalks with sidewalks, and not end in landscape areas or parking spaces.

Please see drawing sheet A-2 & A-3 Site Plans Enlarged & Pedestrian Diagram for dimensioned and connected sidewalks, and changes to 2 parking spaces to allow walks to connect. It should be noted in one location that the tree still exists within the walkway, and will have a tree grate to allow pedestrians to co-utilize the walk as in any urban streetscape.

26. Pedestrian Pathways-Details
A. Pedestrian pathways shall be made of textured, colored concrete or pre-formed thermoplastic with Vizigrip or other comparable, durable material such as brick or stone.

Please see drawing sheet A-6, Design Standards, F. Pedestrian & Bicycle Circulation, F2. Which discusses sidewalk materials. It should be noted that elaboration of texture and color will be on the cross walks which guide pedestrians over internal streets. The sidewalks along buildings and landscape will be broom finish concrete or salt-pocked finish – for both safety and retail sales reasons. Our retail experience (in particular, the restoration of Beverly Hills & Rodeo drive), in association with national retail experts, have a standard of plain sidewalks to keep shoppers focused on the architecture and storefronts for retails sales and safety.

B. Pedestrian scale lighting, not higher than 4 feet, shall be provided at key pedestrian gathering areas.

Please see drawing sheet A-7, Design Standards, J. Lighting-Site, J3. Site Lighting-Pedestrian which was added to describe the lighting at key pedestrian gathering areas, as well as a descriptions of where the key gathering areas are located.

27. Sidewalks
A. The sidewalk along the principal arterial (Central Avenue) shall be a minimum of 6 feet wide with a 4 foot setback from back of curb.

Please see drawing sheet A-1 & 2, Site plans – sidewalk at Central is noted as 6' wide with 4' planter in the setback from back of curb.

28. Plaza area
A. The outdoor seating/plaza area shall have a minimum of two benches.

Please see drawing sheet A-2 & 3, Site plans – Enlarged – the outdoor seating plaza area at the east end of the east-west internal drive, attached to Building #7 - Mixed use residential shows a new note which clarifies the location of the 2 benches there.

29. Walls/Fences
A. Walls and fences shall be compatible with the nearby buildings and architectural themes in terms of color, materials and style.

Please see drawing sheet A-7, Design Standards, H. Walls & Fences, H2 – note has been modified to re-iterate the compatibility of walls with nearby buildings.

30. Lighting-Light Poles
A. At least one light pole design, including the fixtures and pedestrian lighting, shall be included in the design standards.

Please see drawing sheet A-7, Design Standards, J. Lighting – some photos of light pole and bollard designs are included to illustrate the intended aesthetic of the designs that would apply to the site.

B. Light poles shall be measured from top to grade and not exceed 16 feet tall.

Please see drawing sheet A-7, Design Standards, J. Lighting-Site, J2. Site lighting for light poles was adjusted to reflect the 16'-0" height.

31. Lighting-General
A. Parking lot lighting, building mounted lighting and pedestrian lighting shall be clearly discussed in the design standards.

Please see drawing sheet A-7, Design Standards, J. Lighting-Site, J2 & J3. Site lighting for building-mounted and pedestrian lighting is outlined in theme and detail. References to uplighting are removed.

B. All light fixtures shall be fully shielded. High-pressure sodium lighting and uplighting shall be prohibited.

Please see drawing sheet A-7, Design Standards, J. Lighting-Site, J4. Prohibitions on un-shielded uplighting and high-pressure sodium lighting are included.

32. Signage-Monument
A. The entry sign facing Central Avenue, between buildings 1 and 2, shall be specified as a monument sign.

Please see drawing sheet A-1, Site Development Plan: entry sign is noted as a monument sign.

B. Monument signs in this pedestrian scale development shall not exceed 100 square feet of sign face area and have a maximum height of 18 feet.

Please see drawing sheet A-7, Design Standards, K. Signs & Signage, K2 outlines the monument sign face area and height, which is limited to this amount and reference to Zoning Code conditions of arterial or collector streets is removed.

C. Pole-mounted signs and signs supported with wires shall be prohibited.

Please see drawing sheet A-7, Design Standards, K. Signs & Signage, K2 prohibits pole-mounted and wire supported signage.

D. Page A6 of the design standards, item J: Signs and signage shall be amended to state that no sign shall exceed 18 feet in height.

Please see drawing sheet A-7, Design Standards, K. Signs & Signage, K2 outlines signage area and height. Language was clarified to distinguish between monument and building-mounted signage. A general statement of height for monument signage was added.

33. Signage-Building Mounted
No building mounted signage shall face the adjacent R-1 lots. Building mounted signage shall be limited to 9% of the façade to which it is applied.

Please see drawing sheet A-7, Design Standards, K. Signs & Signage, K3 prohibits building-mounted signage facing R-1 lots.

Please see drawing sheet A-7, Design Standards, K. Signs & Signage, K2 was adjusted to limit building-mounted signage to 9% of the façade.

34. Refuse Enclosures
A. All refuse enclosures shall be gated.

Please see drawing sheet A-7, Design Standards, L. Solid Waste, L2 was adjusted to reference sheet A-2 details which indicate the type and design of gates intended.

B. The refuse enclosure walls shall be finished and compatible with the development in terms of materials and color. Unfinished CMU shall be prohibited.

Please see drawing sheet A-7, Design Standards, L. Solid Waste, L2 was adjusted to reference sheet A-2 details which indicate the materials and colors for enclosure walls, and unfinished cmu exteriors are prohibited.

35. Utilities
Transformers, utility pads, telephone and cable boxes shall be screened with walls or plant material to the greatest degree possible.

Please see drawing sheet A-7, Design Standards, I. Mechanical Equipment & Utilities, I4. Details the screening of these items.

36. Clean-Up
A. Instances of "per code" and "by code" shall be changed to read "pursuant to the Zoning Code".

Please see drawing sheets A-5, 6, & 7 Design Standards which were adjusted to replace instances of 'per code' or 'by code' with 'pursuant to the Zoning Code.

B. In paragraphs B1 and B6, instances of "should" shall be changed to "shall".

Please see drawing sheets A-5 Design Standards, sections B1 and B6 instances of 'should' were changed to 'shall'. Line 9, column 3 changed to 'shall'. Line 34, column 4 changed to 'shall'.

C. The word "shall" shall be added to the first line of paragraph B2.

Please see drawing sheets A-5 Design Standards, section B2 the word 'shall' was added to the first line and paragraph.

37. CONDITION FROM PNM

The applicant shall meet with PNM regarding the overhead line along the north side of the property (Central Ave SW).

The Developer agrees to this.

38. CONDITIONS FROM THE TRANSIT DEPARTMENT

The applicant shall install a shelter and associated bench and trash can at the existing transit stop on Central Avenue. The stop may need to be relocated within the same vicinity. The installation of the shelter may also require additional right-of-way or a public access easement to provide enough room for both the shelter and adequate clear space for pedestrians. Final placement of the stop and shelter shall be approved by the Transit Department prior to final sign-off at the DRB.

Please see drawing sheets A-1, A-2 for plan and note of shelter, bench, and trash can.

39. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:Conditions of approval for the proposed Amendment to the Sector Development Plan, Amendment to Site Development Plan for Subdivision and Site Development Plan for Subdivision shall include:

A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.

The Developer agrees to responsibility for permanent improvements to the transportation facilities adjacent to the site.

B. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

The Developer agrees to responsibility for improvements identified in the TIS.

C. Platting to be a concurrent DRB action.

The Developer agrees to finish platting during DRB.

D. Site plan shall comply and be designed per DPM Standards.

The Developer agrees to follow DRB.

40. The site development plan for subdivision and the design standards shall comply with Council Bill R-07-10, which includes the West Downtown Corridor Interim Regulations.

41. The buildings that front Central Avenue (Retail 1 and Retail 2) shall comply with (F) Frontage types, Shop front by adding "substantial glazing on the sidewalk level and an awning." This shall be noted in the design standards.

Please see drawing sheets A-7 Design Standards, M. Building Frontage, M1. For requirement for glazing and awnings on Central frontage.

42. The design standards shall incorporate the following language from the West Downtown Corridor Interim Regulations:
A. Glazing of ground floor frontage-75% of the frontage length on the ground floor glazed between 2 feet 8 inches and 7 feet 10 inches above floor.
B. Ground story clear height-A ground floor story shall include a minimum 10 feet clear height for commercial uses and 9 feet clear height for residential uses. All other stories shall include a minimum 9 feet clear height.

Please see drawing sheets A-7 Design Standards, M. Building Frontage, M1 which includes items A & B above.

In conclusion, we respectfully submit this letter and the updated drawings which address and meet the conditions generated at the E.P.C. hearing. We look forward to the D.R.B. hearing to finalize approval of this project.

Thank you and best regards,

C. david day

C. David Day
Senior Project Manager
Moule & Polyzoides Architects & Urbanists
1913 Gabaldon Ct. N.W.
Albuquerque, New Mexico 87104
505.768.0865 office, 505.515.1333 mobile

xc: File

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — L A

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): Isaacson + Artman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: COUNTRY CLUB PARTNERS, LLC PHONE: 242-1871
ADDRESS: 723-B SILVER AVE SW FAX: 242-1872
CITY: ABQ STATE NM ZIP 87102 E-MAIL: REMBE@INFILL SOLUTIONS.COM
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary Plat Approval

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

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

Lot or Tract No. MRGCD Trs. 131, 132, 133-A-1, 133-A-2, 133-B, 134, + 135-A, Map # 38 + Tract B-2-A Block: Unit:
Subdiv/Addn/TBKA: Lands of Albuquerque Little Theater (AKA Country Club Plaza SD Phase Two)
Existing Zoning: SU-2/SU-1 FOR MIXED USE Proposed zoning: SAME
Zone Atlas page(s): J-13 UPC Code: See Attached Sheet MRGCD Map No 38
101305822314330909

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07EPC-40073; 07EPC-40074; 07EPC-40075; Proj # 1004677

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 8 No. of **proposed** lots: 10 Total area of site (acres): 4.7322 Ac
LOCATION OF PROPERTY BY STREETS: On or Near: Central Ave. SW
Between: San Pasquale Ave. SW and Laguna Blvd. SW

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

SIGNATURE Genevieve Dnart DATE 3/18/08
(Print) Genevieve Donart Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB - 70143	P&F	5(3)	$ 845.00
	CME		$ 20.00
			$
			$
			$
			Total $ 865.00

Hearing date 04/02/08

Sandy Handley 03/18/08
Planner signature / date

Project # 1004677

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

Genevieve Donart
Applicant name (print)

Genevieve Donart 3/18/08
Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
08DRB - 70143
- -
- -

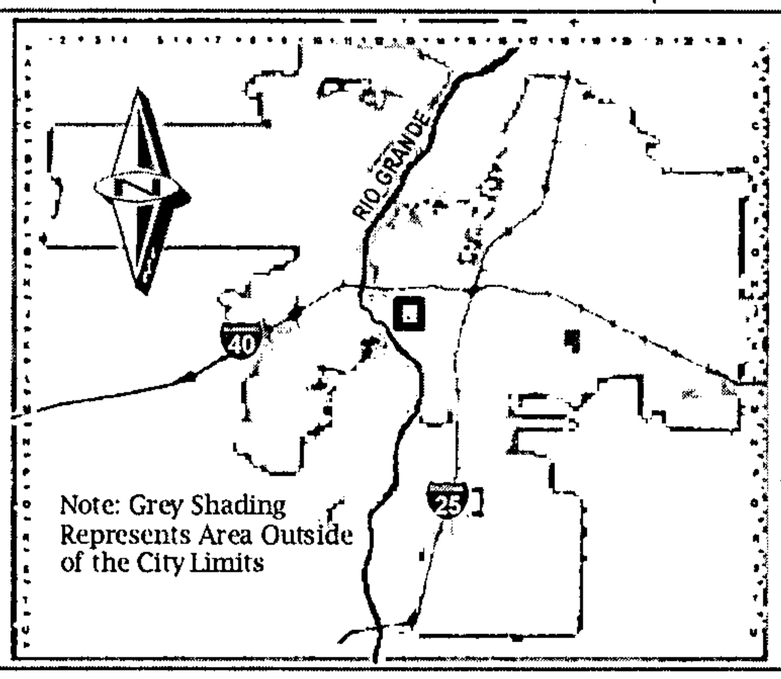
Sandy Hadley 03/18/08
Planner signature / date

Project # 1004677

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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

J-13-Z

Selected Symbols

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

0 750 1,500 Feet

County Club Plaza Phase 2

UPC#:

1013058223143309 09
1013058220159309 10
1013058207166309 11
1013058204178309 12
1013058180140309 22

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

March 18, 2008

Mr. Jack Cloud, DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

RE: Country Club Plaza Phase 2 (Project #1004677)
Minor Preliminary Plat Submittal

Dear Mr. Cloud:

Please find attached a submittal for the minor preliminary plat for Country Club Plaza Phase 2. This project is zoned SU-2/SU-1for Mixed-Use, and is planned to have both commercial and multi-family residential. The Site Development Plan for this site was approved at EPC, and this preliminary plat should be heard concurrently with the DRB hearing for approval of the Site Development Plan.

This project consists of 4.73 acres on the south side of Central Ave. There are 3 existing buildings onsite; 2 commercial buildings, and a small garage. The garage will be demolished, but the existing commercial will remain on Tracts 9 & 10. Tracts 1-7 will be retail/commercial buildings & Tract 8 will have multi-family residential.

Please contact myself or Fred Arfman if you have any questions at 268-8828 or FredA@iacivil.com. Thank you.

Sincerely Yours,
Isaacson & Arfman, P.A.

Genevieve Donart, PE
Design Engineer

GD/gld

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

Project # (if already assigned by DRB/EPC)_____

Please check one:

☐ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

☒ Final PDFF (Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☒ Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information
Subdivision Name_____
Legal Description Tracts 129-A, 131, 133-A-1, 133-A-2, 133-B, 134 and 135-A MRGCD Map No. 38; Tract B-2-A, Lands of Albuquerque Little Theatre; Tract A-1-A and Tract 129 B-1-A Laguna Subdivision, and Tracts A and B Lands of H.B. and Calvin Horn
Location of Project (address or major cross streets) Central SW between San Pasqual SW and Laguna SW
Proposed Number of Units: _____ Single-Family 44 Multi-Family 44 Total Units
Note: A single-family unit is a single-family, detached dwelling unit.

Comments _____

Waiver Information
Property Owner Jay Rembe Legal Description See above. Zoning SU-2
Reason for Waiver/Deferral the original development consisted of nine (9) units, the new development will consist of forty-four (44) units, causing a net gain of 35 units. Since the developer has chosen to use three (3) units that were previously waived concerning the Country Club Plaza development, and the original development of the above property consisted of nine (9) units, twelve (12) of the forty-four (44) new units will be waived

Contact Information
Name Jay Rembe
Company_____
Phone 242-1871
E-mail rembe@infillsolutions.com

Please include with your submittal:
☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined
☒ Copy of a plat or plan for the proposed project
☒ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
☐ Please include project number on the top right corner of all documents
☒ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY
APS Cluster Albuquerque Date Submitted 2/29/2008 Date Completed 3/3/2008

APS Project # 555
APS Cluster Albuquerque

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tracts 129-A, 131, 133-A-1, 133-A-2, 133-B, 134 and 135-A MRGCD Map No. 38; Tract B-2-A, Lands of Albuquerque Little Theatre; Tract A-1-A and Tract 129 B-1-A Laguna Subdivision, and Tracts A and B Lands of H.B. and Calvin Horn, which is zoned as SU-2, on February 29, 2008 submitted by Jay Rembe, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the original development consisted of nine (9) units, the new development will consist of forty-four (44) units, causing a net gain of 35 units. Since the developer has chosen to use three (3) units that were previously waived concerning the Country Club Plaza development, and the original development of the above property consisted of nine (9) units, twelve (12) of the forty-four (44) new units will be waived.

ALBUQUERQUE PUBLIC SCHOOLS

By:_____
Signature

_____
Betty King, Planner, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3-3-08, by Betty King as Planner, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

April L. Whites
Notary Public

(Seal)

My commission expires: May 18, 2011

D[illegible] Project #_____

APS Cluster Albuquerque

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Jay Rembe ("Developer") effective as of this 29 day of February, 2008, and pertains to the subdivision commonly known as MRGCD map 38, Lands of ABQ Little Theater and more particularly described as Tracts 129-A, 131, 133-A-1, 133-A-2, 133-B, and 135-A MRGCD 38 [use new legal description of subdivision] Tract A-1-A and Tract 129 B-1-A Laguna Subdivision, and Tracts A & B lands of H.B. & Calvin Horn (the "Subdivision".) The following individual lots comprise the subdivision:

lds of H.B. & Calvin Horn, and Laguna Subdiv.

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

D Project #_____

APS Cluster Albuquerque

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project #_____

APS Cluster Albuquerque

Signature

JAY REMBE

Name (typed or printed) and title

JAY REMBE

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2-29-08, by Jay Rembe as Developer of ___, a corporation.

(Seal)

Notary Public

My commission expires: May 18, 2011

ALBUQUERQUE PUBLIC SCHOOLS

By:

Signature

BETTY KING, PLANNER, APS CMP

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3-3-08, by Betty King as Planner, AP, CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Notary Public

My commission expires: May 18, 2011

Attached Sheet A

Legal Description:

FOR ALL OR A PORTION OF TRACTS 129-A, 131, 133-A-1, 133-A-2, 133-B, 134 AND 135-A M.R.G.C.D. PROPERTY MAP NO. 38; TRACT B-2-A, LANDS OF ALBUQUERQUE LITTLE THEATRE; TRACT A-1-A AND TRACT 129 B-1-A LAGUNA SUBDVISION; AND TRACTS A & B LANDS OF H.B. AND CALVIN HORN.

Central Avenue Properties Site Development Plan is comprised of the five properties listed below for EPC Submittal October 29, 2007:

Property: Portion of MRGCD Tract 131, Map No. 38
UPC#: 101305822314330909

Property: Tract B-2-A, Lands of Albuquerque Little Theatre
UPC#: 101305818014030922

Property: M.R.G.C.D. Tract 133-A-1, Map No. 38
UPC#: 101305820716630911

Property: M.R.G.C.D. 133-A-2 and 134, Map No. 38
UPC#: 101305820417830912

Property: M.R.G.C.D. 135-A and 133-B, Map No. 38
UPC#: 101305820417830912

LOT KEY MAP

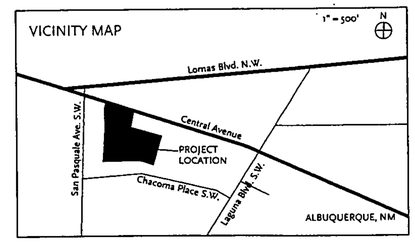
1. LOT 1 - RETAIL 1
2. LOT 2 - RETAIL 2
3. LOT 3 - RETAIL 3
4. LOT 4 - RETAIL 4
5. LOT 5 - RETAIL 5
6. LOT 6 - RETAIL & OFFICE 6
7. LOT 7 - RETAIL & OFFICE 6 - MIXED USE
8. LOT 8 - MIXED USE 7

RESIDENTIAL UNIT COUNT

UNIT SIZE	COUNT	SQ. FOOTAGE (NET)
600 S.F. UNIT	27	16,200
650 S.F. UNIT	1	650
740 S.F. UNIT	7	5,180
760 S.F. UNIT	1	760
900 S.F. UNIT	2	1,800
1024 S.F. UNIT	2	2,048
1200 S.F. UNIT	4	4,800
	44	31,438 x 15% net/gross = 37,000 gross s.f.

VICINITY MAP

1" = 500'



LEGAL DESCRIPTION

M.R.G.C.D. TRACTS 129-B-1-A, 131, 133-A-1, 133-A-2, 133-B, 134 AND 135-A PROPERTY MAP NO. 38, TRACT 8-2-A, LANDS OF ALBUQUERQUE LITTLE THEATRE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILLED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 04, 2007, IN MAP BOOK 2007C, PAGE 81, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: (SEE LEGAL SURVEY FOR BEARINGS & DISTANCES).

ZONE ATLAS PAGE:		J-13-Z
ZONE (EXISTING):	SU-2/SU-1 ABQ LITTLE THEATRE & SU-2/CLD	

TOTAL SITE AREA

AREA - TOTAL SITE DEVELOPMENT PLAN:	3.86 ACRES	167,962 S.F.

COUNTRY CLUB PLAZA

at Laguna Boulevard and Central Avenue, S. W.

DRB Project #

Zone Atlas Page: J-13

Perimeter Walls: All new perimeter walls (indicated in red) to be 8' – 0" CMU, plastered both sides, cream color. All new perimeter walls are internal to this site and do not front onto any public streets. All other existing perimeter walls to remain.

KEY

New perimeter walls

SITE DEVELOPMENT PLAN

FOR SUBDIVISION & AMENDMENT

0 40' 80' 120'

- Existing Building
- Proposed Building - by others
- Proposed Building - this application
- Landscaped Areas

CENTRAL AVE PROPERTIES ABQ
ALBUQUERQUE, NEW MEXICO
REMBE COUNTRY CLUB L.L.C.

SITE DEVELOPMENT PLAN
FOR SUBDIVISION & ADMENDMENT

A-1

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS
29 OCTOBER 2007

LOT KEY MAP

1. LOT 1 - RETAIL 1
2. LOT 2 - RETAIL 2
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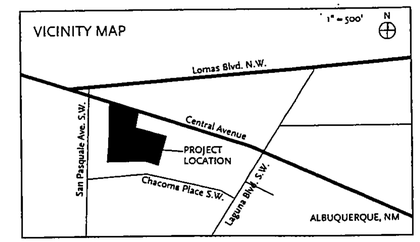

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ALBUQUERQUE, NEW MEXICO
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SITE DEVELOPMENT PLAN
FOR SUBDIVISION & ADMENDMENT

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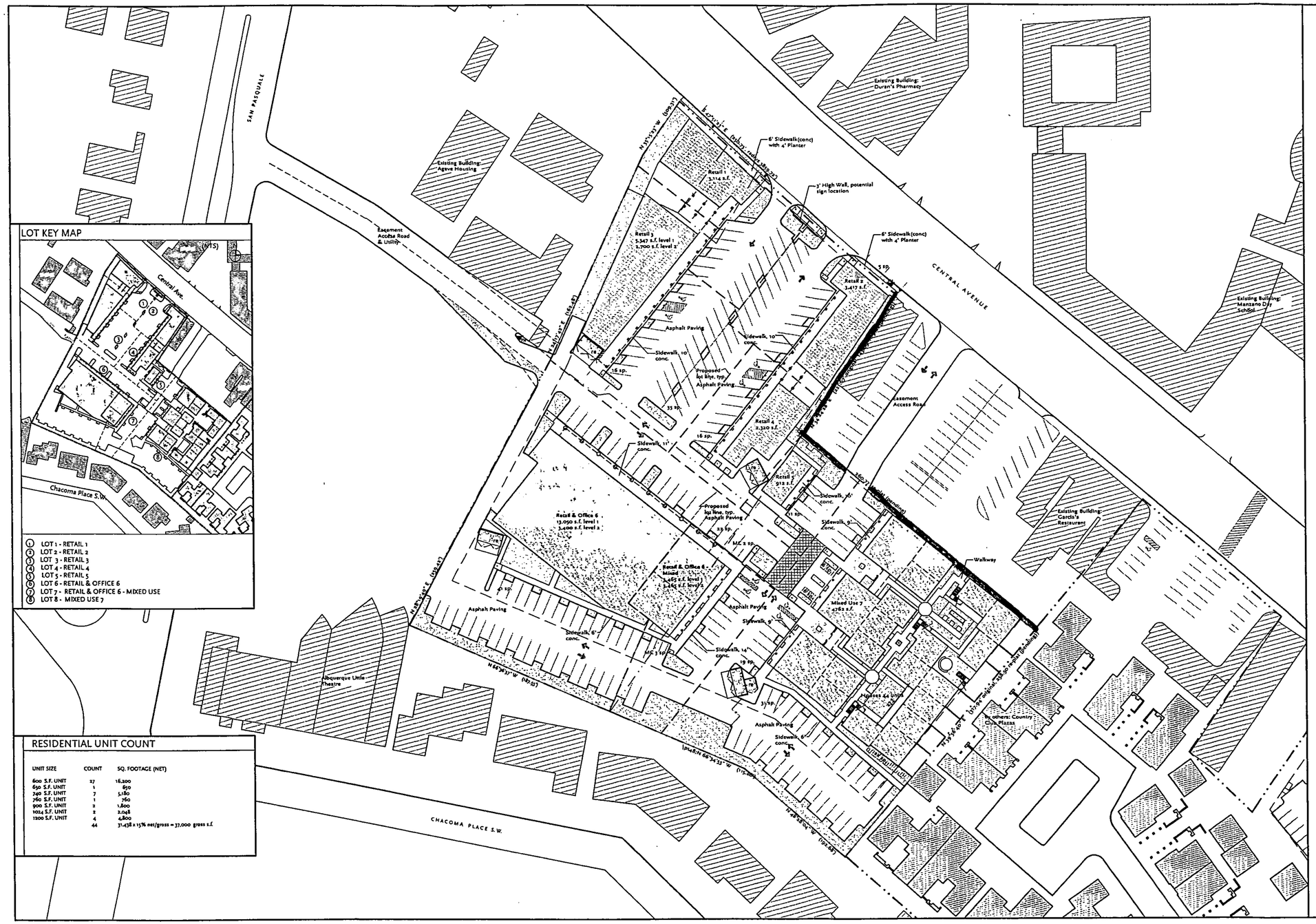
ARCHITECTS AND URBANISTS
29 OCTOBER 2007



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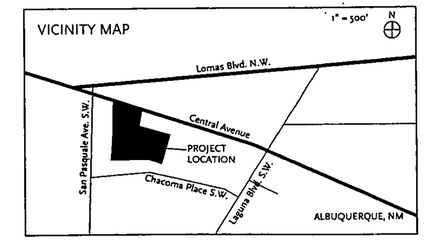

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CENTRAL AVE PROPERTIES ABQ
ALBUQUERQUE, NEW MEXICO
REMBE COUNTRY CLUB L.L.C.

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS
29 OCTOBER 2007

180 EAST CALIFORNIA BOULEVARD AT PICHER ALLEY, PASADENA, CALIFORNIA 91105

626 844.2400 PHONE 626 844.2410 FAX
info@mparchitects.com

ELIZABETH MOULE & STEFANOS POLYZOIDES
ARCHITECTS AND URBANISTS

March 17, 2008

Angela Gomez, City of Albuquerque Development Review Board
600 2nd Street N.W.
Albuquerque, New Mexico 87102
505.924.3864 fax, agomez@cabq.gov.

Regarding: Development Review Board Case
Project 1004677/07 EPC- 40073,40074,40075
08 DRB-70101 EPC approved SDP for Subdivision

Dear Ms. Gomez,

I write to you today to request a deferral for the above DRB case. I would request that the DRB hearing be moved to Wednesday April 2, 2008. Please confirm acceptance by call or email.

Case information:
FILE: Project# 1004677
-07EPC-40073 SITE DEVELOPMENT – SUBDIVISION
-07EPC-40074 AMEND SITE DEVELOPMENT PLAN – SUBDVN
-07EPC-40075 AMNDT TO SECTOR DEVELOPMENT PLAN (ZONE CHG)

LEGAL DESCRIPTION: for all or a portion of Tracts 129A, 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater; Tract A-1-A and Tract 129B-1-A Laguna Subdivision; and Tracts A & B, Lands of H.B. and Calvin Horn, zoned SU-2/ SU-1 Albuquerque Little Theater & SU-2/SU-1 CLD, located on Central Ave. SW between Laguna Blvd. and San Pasquale SW containing approximately 3.86 acres.

Thank you and best regards,

C. david day

C. David Day
Senior Project Manager
Moule & Polyzoides Architects & Urbanists
1913 Gabaldon Ct. N.W.
Albuquerque, New Mexico 87104.
505.515.1333, dday@mparchitects.com

xc: File

180 EAST CALIFORNIA BOULEVARD AT FICHER ALLEY. PASADENA, CALIFORNIA 91105

626 844.2400 PHONE 626 844.2410 FAX
info@mparchitects.com

ELIZABETH MOULE & STEFANOS POLYZOIDES
ARCHITECTS AND URBANISTS

March 3, 2008

Angela Gomez, City of Albuquerque Development Review Board
600 2nd Street N.W.
Albuquerque, New Mexico 87102
505.924.3864 fax, agomez@cabq.gov.

Regarding: Development Review Board Case
Project 1004677/07 EPC- 40073,40074,40075
08 DRB-70101 EPC approved SDP for Subdivision

Dear Ms. Gomez,

I write to you today to request a deferral for the above DRB case. I would request that the DRB hearing be moved to Wednesday March 19, 2008 in order to respond to Staff Planner Catalina Lehner's comments which were receieved today. Please confirm acceptance by call or email.

Case information:
FILE: Project# 1004677
-07EPC-40073 SITE DEVELOPMENT – SUBDIVISION
-07EPC-40074 AMEND SITE DEVELOPMENT PLAN – SUBDVN
-07EPC-40075 AMNDT TO SECTOR DEVELOPMENT PLAN (ZONE CHG)

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505.515.1333, dday@mparchitects.com

xc: File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW DIVISION

INTRA-OFFICE MEMO

DATE: March 3, 2008

TO: Jack Cloud, AICP- DRB Chairman
FROM: Catalina Lehner, AICP- Senior Planner CL

RE: Project #1004677, Central Avenue Properties

On December 20th, 2008, the Environmental Planning Commission (EPC) voted to approve a sector development plan map amendment (07EPC-40075), a site development plan for subdivision amendment (07EPC-40074) and a site development plan for subdivision (07EPC-40073) for an approximately 9 acre site located on Central Ave. SW, between Laguna Blvd. and San Pasquale Ave.

Staff met with the agent, David Day of Moule & Polyzoides architects and the applicant, Jay Rembe, on January 5th, and February 19, 2008, respectively, to discuss compliance with the EPC's Conditions of Approval.

1) Site development plan for subdivision amendment (07EPC-40074)
The site development plan for subdivision amendment (07EPC-40074) satisfactorily meets the EPC conditions of approval 1 through 3 as elaborated in the Official Notification of Decision. Note: Planning Staff did not check for compliance with Condition #4, which was written by Transportation Staff.

2) Site development plan for subdivision (07EPC-40073)
The site development plan for subdivision (07EPC-40073) does not satisfactorily meet the EPC Conditions of Approval in the Official Notification of Decision, as explained below. Note: Planning Staff did not check for compliance with Condition #39, which was written by Transportation Staff.

Condition #3: As discussed with Staff, the applicant was supposed to add a note to the "Commercial Lots" table and the "Mixed Use Residential Lot" table to fulfill this condition.

Condition #10: The height diagram was supposed to have been provided "prior to application to the DRB". However, Staff has checked it and it seems to be correct.

Condition #15B: Section E, Parking, has been added to Sheet A-6 and addresses circulation. However, ingress and egress are not addressed.

Condition #17C: Staff looked in the DRB folder on March 3, 2008 and did not find evidence of the parking arrangement with the Albuquerque Little Theater, which is required to be provided prior to final sign-off at DRB.

Condition #19A: The requirement for 80% coverage shall be specified on both the design standards (ok) and on the landscaping plan (not ok since the landscaping plan has no note to indicate this requirement).

Condition #20A: Though corrected on the landscaping plan, the design standards (Sheet A-6) state that the 80% coverage requirement is "calculated based on the mature canopy size of all plant materials." To comply with this condition and pursuant to the Zoning Code, trees canopy shall not be used to calculate the 80%.

Condition #21A: Staff's understanding is that, to equal 75% of the trees' mature canopy diameter, the trees on the site plan would be depicted as slightly overlapping. The landscape plan shows tree canopies touching, which is 100% of their mature canopy. In other words, more trees need to be added to the southern buffer to fulfill this condition.

Condition #22A: The turf blend, not turf area, shall not exceed 20% high water use content. Ex. A "park blend" of grass that has no more than 20% Kentucky blue grass would suffice.

Condition #22B: Staff checked the Pollen Ordinance. Apparently, male juniper are prohibited but female juniper are allowed. [see A(2)(a)]. Staff believes that it would be better to not use juniper rather than have to field verify that the juniper is female.

Condition #23B: Staff cannot find a label for the small plaza area near the subject site's northwestern corner on Sheet A-1 or Sheet A1-B.

Condition #30B: The phrase "light poles shall not exceed 16 feet from top to grade" has not been incorporated into the design standards. The mounting height for luminaries, which is mentioned, is not the same thing.

Conditions #31B: The condition states that uplighting shall be prohibited, meaning all uplighting. The design standards only prohibit unshielded uplighting and therefore do not meet the intent of this condition.

Condition #32B: All monument signs, not just those facing collector or arterial streets, shall not exceed 100 sf of sign face area.

Condition #32D: An overarching statement that "no signage shall exceed 18 ft. in height" needs to be added to fulfill this condition.

Condition #36B: The ninth line of text on Sheet A-5, Column 3 still says "should" and needs to be changed to "shall." Same goes for the 34th line in Column 4 on Sheet A-5.

Condition #37: Evidence of the meeting with PNM regarding the overhead line along the property's north side has not been included in the file.

Condition #38: Note that the "final placement of the stop and shelter shall be approved by the Transit Department prior to final sign-off at DRB." Evidence of Transit approval has not been included in the file.

Though progress has been made, there is a large number of EPC conditions that remain inadequately addressed at this time. If you have any questions regarding this case, please call me at 924-3935.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN
- X for Subdivision ($ amendment)
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ 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)

V

P
- ____ 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 D 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:

Professional/Agent (if any): C. david day, moule & polyzoides architects PHONE: 505.515.1333
ADDRESS: 1913 rabalden ct. nw FAX: ____
CITY: albuquerque STATE NM ZIP 87104 E-MAIL: dday@mparchitects.com

APPLICANT: Jay Rembe and/or his assigns PHONE: 505.242.1871
ADDRESS: 723 b. silver ave s.w. FAX: 505.242.1872
CITY: albuquerque STATE NM ZIP 87102 E-MAIL: rembe@infillsolutions.com
Proprietary interest in site: owner/purchaser List all owners: jay rembe, jolene rembe, dan garcia

DESCRIPTION OF REQUEST: 1. site development plan for subdivision; 2. site development plan for subdivision amendment; 3. zone map amendment.

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

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

Lot or Tract No. See attached sheet 'A' Block: ____ Unit: ____
Subdiv/Addn/TBKA: SU-2/SU-1 albuquerque little theater
Existing Zoning: SU-2/SU-1 C1d Proposed zoning: SU-2/SU-1 for a mixed use development
Zone Atlas page(s): J-13-Z UPC Code: see attached sheet 'B' MRGCD Map No sheet 'A'

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Proj. 1004677, 07EPC-40073, 07EPC-40074, 07EPC-40075

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? no
No. of existing lots: 5 No. of proposed lots: 8 Total area of site (acres): 3.86
LOCATION OF PROPERTY BY STREETS: On or Near: Central ave s.w.
Between: laguna blvd. sw. and San pasquale s.w.
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: 8/9/07

SIGNATURE [signature] DATE 2/26/08
(Print) charles david day Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
NA ☐		08DRB-70101	SPS		$ 8
☒	All checklists are complete		CMF		$ 20.00
☒	All fees have been collected				$
☒	All case #s are assigned				$
NA ☐	AGIS copy has been sent				$
☒	Case history #s are listed				Total
NA ☐	Site is within 1000ft of a landfill				$ 20.00
NA ☐	F.H.D.P. density bonus				
NA ☐	F.H.D.P. fee rebate				

Hearing date March 5, 2008

[signature] 2/26/08 Project # 1004677
Planner signature / date

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

__ 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) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

N/A 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
X Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
NA Solid Waste Management Department signature on Site Plan for Building Permit
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
NA Infrastructure List, if relevant to the site plan
NA Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
X List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

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

E. David Day
Applicant name (print)

E. David Day
Applicant signature / date

Form revised **October 2007**

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

Application case number
OSDRB - - 70101
- -
- -

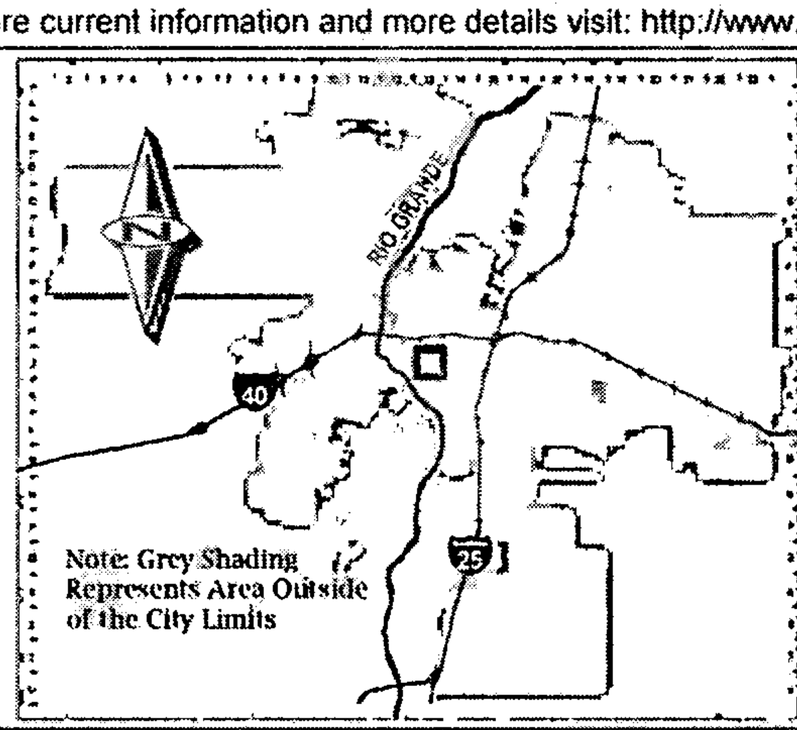
2/26/08
Planner signature / date

Project # 1004677

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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

J-13-Z

Selected Symbols

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

0 750 1,500 Feet

Attached Sheet A

Legal Description:

FOR ALL OR A PORTION OF TRACTS 129-A, 131, 133-A-1, 133-A-2, 133-B, 134 AND 135-A M.R.G.C.D. PROPERTY MAP NO. 38; TRACT B-2-A, LANDS OF ALBUQUERQUE LITTLE THEATRE; TRACT A-1-A AND TRACT 129 B-1-A LAGUNA SUBDVISION; AND TRACTS A & B LANDS OF H.B. AND CALVIN HORN.

Central Avenue Properties Site Development Plan is comprised of the five properties listed below for EPC Submittal October 29, 2007:

Property: Portion of MRGCD Tract 131, Map No. 38
UPC#: 101305822314330909

Property: Tract B-2-A, Lands of Albuquerque Little Theatre
UPC#: 101305818014030922

Property: M.R.G.C.D. Tract 133-A-1, Map No. 38
UPC#: 101305820716630911

Property: M.R.G.C.D. 133-A-2 and 134, Map No. 38
UPC#: 101305820417830912

Property: M.R.G.C.D. 135-A and 133-B, Map No. 38
UPC#: 101305820417830912

180 EAST CALIFORNIA BOULEVARD AT PICHER ALLEY, PASADENA, CALIFORNIA 91105

626 844.2400 PHONE 626 844.2410 FAX
info@mparchitects.com

ELIZABETH MOULE & STEFANOS POLYZOIDES

ARCHITECTS AND URBANISTS

January 17, 2008

Mr. Jack Cloud
Chairman, Development Review Board
600 2nd Street N.W.
Albuquerque, New Mexico 87102

Regarding: Development Review Board Letter
Project 1004677/07EPC-40073,40074,40075

Dear Chairman Cloud,

This letter accompanies and supplements updated drawings addressing the conditions resulting from the E.P.C. approval December 20th, 2007 of the above referenced project. The City's Findings and Conditions are included in reference in black text, with our notations of meeting the Conditions in red text. We look forward to our meeting with you at the formal D.R.B. meeting to review the case and conditions and finish the review process.

FILE: Project# 1004677
-07EPC-40073 SITE DEVELOPMENT – SUBDIVISION
-07EPC-40074 AMEND SITE DEVELOPMENT PLAN – SUBDVN
-07EPC-40075 AMNDT TO SECTOR DEVELOPMENT PLAN (ZONE CHG)

LEGAL DESCRIPTION: for all or a portion of Tracts 129A, 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater; Tract A-1-A and Tract 129B-1-A Laguna Subdivision; and Tracts A & B, Lands of H.B. and Calvin Horn, from SU-2/SU-1 CLD and SU-2/ SU-1 Albuquerque Little Theater to SU-2/SU-1 for a Mixed Use Development, located on Central Ave. SW between Laguna Blvd. and San Pasquale Ave., approximately 9 acres. Catalina Lehner, Staff Planner.

On December 20, 2007 the Environmental Planning Commission voted to approve Project 1004677/ 07EPC 40075, a request for a sector development plan map amendment from SU-2/CLD (Commercial and/or Low-Density Apartments) and SU-2/SU-1 for Albuquerque Little Theater to SU-2/SU-1 for a mixed use development for all or a portion of Tracts 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater, located on Central Avenue SW, based on the following Findings:

FINDINGS:
1. This request is for a sector development plan map amendment for all or a portion of Tracts 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater, an approximately 4 acre site located on Central Avenue SW, between Laguna Boulevard and San Pasquale Avenue.
2. A request for a site development plan for subdivision amendment (07EPC-40073) and a site development plan for subdivision (07EPC-40074) accompany this request.
3. The applicant proposes to change the subject site's zoning from SU-2/CLD (Commercial and/or Low-Density Apartments) and SU-2/SU-1 for Albuquerque Little Theater to "SU-2/SU-1 for a mixed use development" in order to develop a mixed-use commercial and residential project to consist of two restaurants with full-service liquor, four office/retail buildings, a larger office/retail building (possible grocery store/deli) and a complex of residential units (3 live/work, 44 apartments or condos).

CONDITIONS:
1. The City Council delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all 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 development plan since the City Council hearing, including how the plan has been modified to meet each of the Conditions.

This letter accompanies our submittal to DRB, and it represents and details all modifications items to the site plan since the EPC hearing.

2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planners to ensure that all conditions of approval are met.

The Developer met with the Staff Planner, Catalina Lehner on Tuesday 1/15/08 and 2/19/08 to ensure all the conditions of approval were met.

3. The applicant shall add a new sheet to the Country Club Plaza I site development plan for subdivision (06EPC 00143) to clearly demonstrate that the use proposed for the approximately 1.3 tract in the northwestern corner has changed as a result of this request.

Please see drawing sheet A-1b, Site Plan – Prior Site Plan Comparison.

4. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:Conditions of approval for the proposed Amendment to the Sector Development Plan, Amendment to Site Development Plan for Subdivision and Site Development Plan for Subdivision shall include:

A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.
   The Developer agrees to this.

B. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

The Developer agrees to this.

C. Platting to be a concurrent DRB action.

The platting is occurring concurrent to the EPC hearings.

D. Site plan shall comply and be designed per DPM Standards.

The Developer agrees to this.

On December 20, 2007 the Environmental Planning Commission voted to approve Project 1004677/ 07EPC 40074, a Site Development Plan for Subdivision for all or a portion of Tracts 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater, zoned SU-2/CLD (Commercial and/or Low-Density Apartments) and SU-2/SU-1 for Albuquerque Little Theater, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for all or a portion of Tracts 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater, an approximately 4 acre site located on Central Avenue SW, between Laguna Boulevard and San Pasquale Avenue (the "subject site").

2. The applicant proposes to construct twelve townhomes (three clusters of four units) on individual lots. The site development plan for subdivision will to eliminate the lot line between Tracts A-2-C and A-2-D, shift the eastern portion of the northern property line southward to align with the proposed private street, and create twelve individual lots.

3. A request for a sector development plan map amendment (07EPC 40075) and an amendment to an existing site development plan for subdivision (07EPC 40073) are associated with this request.

CONDITIONS:

1. The City Council delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all 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 development plan since the City Council hearing, including how the plan has been modified to meet each of the Conditions.

This letter accompanies our submittal to DRB, and it represents and details all modifications items to the site plan since the EPC hearing.

2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planners to ensure that all conditions of approval are met.

The Developer met with the Staff Planner, Catalina Lehner on Tuesday 1/15/08 and 2/19/08 to ensure all the conditions of approval were met.

3. The site development plan for subdivision shall address pedestrian and vehicular ingress and egress, internal circulation, minimum building setback on Sheet A-1 to comply with the definition of site development plan for subdivision in Zoning Code §14-16-1-5.

Please see drawing sheet A-1, Site Development Plan: note, upper right of plan regarding circulation is added.

Please see drawing sheet A-1, Site Development Plan: note, upper left, middle of plan regarding setbacks has been added. Setback reference shown again at Development Plan notes on lower right side of drawing, same page has been added.

4. The following R-2 permissive use shall be prohibited: Community residential program.

Please see drawing sheet A-1, Site Development Plan: at Development Plan notes on lower right side of drawing, Uses: Prohibited uses are added.

5. The phrase "the developer shall administer these design standards" shall be deleted and replaced with language stating that since subsequent site development plans for building permit will be reviewed by a decision making board and enforced by the Code Enforcement Division.

Please see drawing sheet A-5, Design Standards, Introduction, has been re-written to clarify reviews.

6. Future submittals for site development plans for building permit shall be reviewed for compliance with the design standards by the Planning Director.

Please see drawing sheet A-5, Design Standards, Introduction, has been re-written to clarify reviews.

7. The land use concept and intentions regarding site layout shall be elaborated upon in Design Theme/Land Use Concept section of the introduction.

Please see drawing sheet A-5, Design Standards, Design Theme/Land Use Concept, has been re-written to clarify understanding of the themes and concepts used in design.

8. An explanation of "walkable" and "neighborhood scale" shall be provided in the Design Theme/Land Use Concept section of the introduction.

Please see drawing sheet A-5, Design Standards, Design Theme/Land Use Concept, has been re-written to clarify understanding of what walkability and neighborhood scale mean, and further explanation about the way in which these urban standards (used by the Congress of the New Urbanism) apply specifically to this particular site in actual distances in feet and walking distance times.

9. Uses with drive-thru service windows shall be prohibited.

Please see drawing sheet A-1, Site Development Plan: at Development Plan notes on lower right side of drawing, Uses: Prohibited uses are added.

10. The building height diagram called for in the Huning Castle-Raynolds Addition sector development plan shall be provided prior to application to the Development Review Board (DRB).

Please see drawing sheet A-3, Site Plan – Enlarged-East – height diagram is added to the lower left part of the drawing and labeled.

11. Any and all wireless telecommunication facilities (WTFs) on the subject site shall be architecturally integrated WTFs.

Please see drawing sheet A-7, Design Standards, I. Mechanical Equipment and Utilities, I5 addresses this concern

12. <u>Architecture</u>
A. "Sympathetic contemporary interpretations" of the Moderne, Mediterranean Revival, Pueblo Revival and Territorial architecture shall be defined and/or illustrated and shall comply with the design standards.

Please see drawing sheet A-5, Design Standards, A. Architectural Character & Styles – it has been re-written to clarify the design intent of the plan by removing the term 'sympathetic contemporary interpretations'. The renderings are provided to illustrate the design intentions.

B. Generic, franchise architecture shall be prohibited.

Please see drawing sheet A-5, Design Standards, A. Architectural Character & Styles – it has been re-written to prohibit generic, franchise architecture.

13. Density
A. The maximum Floor Area Ratio (FAR) for the residential portion of the development, without the mixed use component, shall be specified in the design standards.

Please see drawing sheet A-6, Design Standards, C1, Building Density – it has been adjusted to list 2 FAR's, one for the residential project, and one for the residential project without the live/work space.

B. The word "primarily" shall be removed from Section C2 regarding building heights.

Please see drawing sheet A-6, Design Standards, C2, Building Heights – it has been adjusted to remove the word 'primarily'.

14. Setbacks
A. The phrase "internal setbacks to be controlled by the developer" shall be removed, since setbacks in an SU-1 zone are as determined by the Environmental Planning Commission (EPC).

Please see drawing sheet A-6, Design Standards, D. Building Setbacks – it has been adjusted to remove the phrase 'internal setbacks to be controlled by the developer'.

B. The minimum setbacks indicated on the site development plan shall be used to establish the minimum setbacks in the design standards for all lots.

Please see drawing sheet A-6, Design Standards, D. Building Setbacks – it has been adjusted to list the minimum setbacks in for all the lots based on the site development plan. Sheet A-3 Site Plan-Enlarged-East changes the eastern setback from 'rear setback' to 'side setback' to correct a terminology error.

15. Parking-Strategy
A. The design standards shall explain, in the parking section, how the parking strategy is consistent with the overall intentions of the development.

Please see drawing sheet A-6, Design Standards, E. Parking – it has been adjusted to clarify the design strategy and its relation to the design theme for the project.

B. The design standards shall address vehicular ingress, egress and circulation patterns to comply with Zoning Code §14-16-1-5.

Please see drawing sheet A-6, Design Standards, E. Parking – it has been adjusted to clarify the connectivity and circulation on site.

16. Parking-Calculations
A. The applicant shall verify the occupancy calculations with Planning Staff and shall include such calculations in the parking section.

Please see drawing sheet A-6, Design Standards, E. Parking – it has been adjusted to show the parking calculations for each lot.

B. Parking calculations shall be provided for each lot. The updated parking calculations, found in the December 19, 2007 letter from the applicant, shall be incorporated into the design standards.

Please see drawing sheet A-6, Design Standards, E. Parking – it has been adjusted to show the updated parking calculations.

17. Parking-Shared
A. Pursuant to the Zoning Code, the 10% transit reduction shall apply to both commercial and residential uses. The mixed-use reduction shall apply only to non-residential uses.

B. Pursuant to the Zoning Code, the maximum allowable reduction for transit and mixed-use shall be 25%.

Please see drawing sheet A-6, Design Standards, E. Parking – it has been adjusted to show the transit reduction and mixed-use reduction adjustments.

C. Evidence of the "parking arrangement with Albuquerque Little Theater" mentioned in the design standards shall be provided prior to final sign-off at the Development Review Board (DRB).

Please see attached letter from Owner for parking arrangement with Albuquerque Little Theater.

18. Landscape Theme
A. The landscape theme for this neighborhood center shall be developed and explained in the design standards.

Please see drawing sheet A-6, Design Standards, G. Landscaping – it has been adjusted to re-elaborate the theme.

B. The plant palette for the landscape plan shall be included in the design standards.

Please see drawing sheet A-6, Design Standards, G. Landscaping – it has been adjusted to include the plant palette.

19. Landscape-General
A. Coverage with living, vegetative material of landscape areas shall be 80% at full maturity and specified as such in the design standards and on the landscaping plan.

Please see drawing sheet A-6, Design Standards, G. Landscaping – it has been adjusted to require 80% coverage.

B. The landscape plan shall include an irrigation detail and tree planting detail and/or detailed descriptions of such.

Please see drawing sheet L-1, Landscape plan – it has been adjusted to include the requested details.

20. Landscape-Requirements
A. Pursuant to Zoning Code 14-16-3-10(G)(3), tree canopies shall not count toward the minimum requirement for landscape area coverage with living, vegetative materials.

Please see drawing sheet L-1, Landscape plan – it has been adjusted for plant coverage.

B. The design standards and the landscaping plan shall comply with the City's pollen ordinance.

Please see drawing sheet A-6, Design Standards, G. Landscaping – the pollen ordinance is referenced as a requirement.

21. Landscape-Buffer
A. Pursuant to Zoning Code 14-16-3-10(E)(4), the buffer landscaping in the southern landscape buffer shall consist primarily of trees, at least 8 feet high at time of planting and spaced apart to equal 75% of the trees' mature canopy diameter.

Please see drawing sheet L-1, Landscape plan – it shows the required buffer and plantings.

B. The landscape buffer along the southern property line adjacent to residential lots shall be a minimum of 10 feet wide pursuant to the Zoning Code 14-16-3-10(E)(4).

Please see drawing sheet A-1, 2, & 3, Site plans – buffer has been noted and dimensioned.

22. Landscape Plan-Plants
A. The turf blend shall not exceed 20% high water use turf content.

Please see drawing sheet L-1, Landscape plan – the turf blend note is corrected.

B. Juniper species, prohibited by the City's Pollen Ordinance, shall not be used in the landscaping plan or the design standards.

Please see drawing sheet L-1, Landscape plan – juniper species are corrected.

C. The plant totals specified as zero for Trumpet Vine, Deer Grass, Blue Avena Grass and Fountain Grass shall be corrected to reflect the actual plant totals in the landscaping plan.

Please see drawing sheet L-1, Landscape plan – plant totals are corrected.

D. All Scotch Broom shall be replaced with another variety of Broom such as Lena Broom.

Please see drawing sheet L-1, Landscape plan – broom variety is corrected.

23. Landscape Plan-Consistency
A. The pedestrian pathways shall also be depicted on the landscape plan in locations identical to the site development plan.
Please see drawing sheet A-1, 2, & 3 & L-1, Site plans – pedestrian paths are coordinated between Landscape and Architecture drawings.

B. The plaza area shown on the landscape plan shall be shown and called out as such on the site development plan for subdivision.

Please see drawing sheet A-2, & 3, Site plans – plaza area is shown and called out.

24. Pedestrian Plan
A. A pedestrian plan that aims to minimize pedestrian/vehicle conflict shall be included. This diagram shall depict the location of pedestrian pathways throughout the site.

Please see drawing sheet A-3, Pedestrian Diagram.

B. The design standards shall discuss transit and bicycle access, both into the site and from it.

Please see drawing sheet A-6, Design Standards, F. Pedestrian & Bicycle Circulation which addresses pedestrian & bicycle access from transit stop and streets.

25. Pedestrian Circulation
A. The design standards shall explain the intent that pedestrian circulation is a fundamental design element.

Please see drawing sheet A-6, Design Standards, F. Pedestrian & Bicycle Circulation which addresses the fundamental nature of pedestrian circulation.

B. Pedestrian pathways within the site shall be clearly delineated and connect sidewalks with sidewalks, and not end in landscape areas or parking spaces.

Please see drawing sheet A-2 & A-3 Site Plans Enlarged & Pedestrian Diagram for dimensioned and connected sidewalks, and changes to 2 parking spaces to allow walks to connect. It should be noted in one location that the tree still exists within the walkway, and will have a tree grate to allow pedestrians to co-utilize the walk as in any urban streetscape.

26. Pedestrian Pathways-Details
A. Pedestrian pathways shall be made of textured, colored concrete or pre-formed thermoplastic with Vizigrip or other comparable, durable material such as brick or stone.

Please see drawing sheet A-6, Design Standards, F. Pedestrian & Bicycle Circulation, F2. Which discusses sidewalk materials. It should be noted that elaboration of texture and color will be on the cross walks which guide pedestrians over internal streets. The sidewalks along buildings and landscape will be broom finish concrete or salt-pocked finish – for both safety and retail sales reasons. Our retail experience (in particular, the restoration of Beverly Hills & Rodeo drive), in association with national retail experts, have a standard of plain sidewalks to keep shoppers focused on the architecture and storefronts for retails sales and safety.

B. Pedestrian scale lighting, not higher than 4 feet, shall be provided at key pedestrian gathering areas.

Please see drawing sheet A-7, Design Standards, J. Lighting-Site, J3. Site Lighting-Pedestrian which was added to describe the lighting at key pedestrian gathering areas, as well as a descriptions of where the key gathering areas are located.

27. Sidewalks
A. The sidewalk along the principal arterial (Central Avenue) shall be a minimum of 6 feet wide with a 4 foot setback from back of curb.

Please see drawing sheet A-1 & 2, Site plans – sidewalk at Central is noted as 6' wide with 4' planter in the setback from back of curb.

28. Plaza area
A. The outdoor seating/plaza area shall have a minimum of two benches.

Please see drawing sheet A-2 & 3, Site plans – Enlarged – the outdoor seating plaza area at the east end of the east-west internal drive, attached to Building #7 - Mixed use residential shows a new note which clarifies the location of the 2 benches there.

29. Walls/Fences
A. Walls and fences shall be compatible with the nearby buildings and architectural themes in terms of color, materials and style.

Please see drawing sheet A-7, Design Standards, H. Walls & Fences, H2 – note has been modified to re-iterate the compatibility of walls with nearby buildings.

30. Lighting-Light Poles
A. At least one light pole design, including the fixtures and pedestrian lighting, shall be included in the design standards.

Please see drawing sheet A-7, Design Standards, J. Lighting – some photos of light pole and bollard designs are included to illustrate the intended aesthetic of the designs that would apply to the site.

B. Light poles shall be measured from top to grade and not exceed 16 feet tall.

Please see drawing sheet A-7, Design Standards, J. Lighting-Site, J2. Site lighting for light poles was adjusted to reflect the 16'-0" height.

31. Lighting-General
A. Parking lot lighting, building mounted lighting and pedestrian lighting shall be clearly discussed in the design standards.

Please see drawing sheet A-7, Design Standards, J. Lighting-Site, J2 & J3. Site lighting for building-mounted and pedestrian lighting is outlined in theme and detail.

B. All light fixtures shall be fully shielded. High-pressure sodium lighting and uplighting shall be prohibited.

Please see drawing sheet A-7, Design Standards, J. Lighting-Site, J4. Prohibitions on un-shielded uplighting and high-pressure sodium lighting are included. It should be noted that we want some uplighting as a potential, especially in the pedestrian covered portales, and the portales would shield the uplights to prevent light pollution.

32. Signage-Monument
A. The entry sign facing Central Avenue, between buildings 1 and 2, shall be specified as a monument sign.

Please see drawing sheet A-1, Site Development Plan: entry sign is noted as a monument sign.

B. Monument signs in this pedestrian scale development shall not exceed 100 square feet of sign face area and have a maximum height of 18 feet.

Please see drawing sheet A-7, Design Standards, K. Signs & Signage, K2 outlines the monument sign face area and height.

C. Pole-mounted signs and signs supported with wires shall be prohibited.

Please see drawing sheet A-7, Design Standards, K. Signs & Signage, K2 prohibits pole-mounted and wire supported signage.

D. Page A6 of the design standards, item J: Signs and signage shall be amended to state that no sign shall exceed 18 feet in height.

Please see drawing sheet A-7, Design Standards, K. Signs & Signage, K2 outlines the monument sign face area and height.

33. Signage-Building Mounted
No building mounted signage shall face the adjacent R-1 lots. Building mounted signage shall be limited to 9% of the façade to which it is applied.

Please see drawing sheet A-7, Design Standards, K. Signs & Signage, K3 prohibits building-mounted signage facing R-1 lots.

Please see drawing sheet A-7, Design Standards, K. Signs & Signage, K2 was adjusted to limit building-mounted signage to 9% of the façade.

34. Refuse Enclosures
A. All refuse enclosures shall be gated.

Please see drawing sheet A-7, Design Standards, L. Solid Waste, L2 was adjusted to reference sheet A-2 details which indicate the type and design of gates intended.

B. The refuse enclosure walls shall be finished and compatible with the development in terms of materials and color. Unfinished CMU shall be prohibited.

Please see drawing sheet A-7, Design Standards, L. Solid Waste, L2 was adjusted to reference sheet A-2 details which indicate the materials and colors for enclosure walls, and unfinished cmu exteriors are prohibited.

35. Utilities
Transformers, utility pads, telephone and cable boxes shall be screened with walls or plant material to the greatest degree possible.

Please see drawing sheet A-7, Design Standards, I. Mechanical Equipment & Utilities, I4. Details the screening of these items.

36. Clean-Up
A. Instances of "per code" and "by code" shall be changed to read "pursuant to the Zoning Code".

Please see drawing sheets A-5, 6, & 7 Design Standards which were adjusted to replace instances of 'per code' or 'by code' with 'pursuant to the Zoning Code.

B. In paragraphs B1 and B6, instances of "should" shall be changed to "shall".

Please see drawing sheets A-5 Design Standards, sections B1 and B6 instances of 'should' were changed to 'shall'.

C. The word "shall" shall be added to the first line of paragraph B2.

Please see drawing sheets A-5 Design Standards, section B2 the word 'shall' was added to the first line and paragraph.

37. CONDITION FROM PNM

The applicant shall meet with PNM regarding the overhead line along the north side of the property (Central Ave SW).

The Developer agrees to this.

38. CONDITIONS FROM THE TRANSIT DEPARTMENT
The applicant shall install a shelter and associated bench and trash can at the existing transit stop on Central Avenue. The stop may need to be relocated within the same vicinity. The installation of the shelter may also require additional right-of-way or a public access easement to provide enough room for both the shelter and adequate clear space for pedestrians. Final placement of the stop and shelter shall be approved by the Transit Department prior to final sign-off at the DRB.

Please see drawing sheets A-1, A-2 for plan and note of shelter, bench, and trash can.

39. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:Conditions of approval for the proposed Amendment to the Sector Development Plan, Amendment to Site Development Plan for Subdivision and Site Development Plan for Subdivision shall include:
A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.

The Developer agrees to responsibility for permanent improvements to the transportation facilities adjacent to the site.

B. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

The Developer agrees to responsibility for improvements identified in the TIS.

C. Platting to be a concurrent DRB action.

The Developer agrees to finish platting during DRB.

D. Site plan shall comply and be designed per DPM Standards.

The Developer agrees to follow DRB.

40. The site development plan for subdivision and the design standards shall comply with Council Bill R-07-10, which includes the West Downtown Corridor Interim Regulations.

41. The buildings that front Central Avenue (Retail 1 and Retail 2) shall comply with (F) Frontage types, Shop front by adding "substantial glazing on the sidewalk level and an awning." This shall be noted in the design standards.

Please see drawing sheets A-7 Design Standards, M. Building Frontage, M1. For requirement for glazing and awnings on Central frontage.

42. The design standards shall incorporate the following language from the West Downtown Corridor Interim Regulations:
A. Glazing of ground floor frontage-75% of the frontage length on the ground floor glazed between 2 feet 8 inches and 7 feet 10 inches above floor.
B. Ground story clear height-A ground floor story shall include a minimum 10 feet clear height for commercial uses and 9 feet clear height for residential uses. All other stories shall include a minimum 9 feet clear height.

Please see drawing sheets A-7 Design Standards, M. Building Frontage, M1 which includes items A & B above.

In conclusion, we respectfully submit this letter and the updated drawings which address and meet the conditions generated at the E.P.C. hearing. We look forward to the D.R.B. hearing to finalize approval of this project.

Thank you and best regards,

C. david day

C. David Day
Senior Project Manager
Moule & Polyzoides Architects & Urbanists
1913 Gabaldon Ct. N.W.
Albuquerque, New Mexico 87104
505.768.0865 office, 505.515.1333 mobile

xc: File

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

Date: December 21, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1004677**
07EPC-40073 SITE DEVELOPMENT - SUBDIVISION
07EPC-40074 AMEND SITE DEVELOPMENT PLAN - SUBDVN
07EPC-40075 AMNDT TO SECTOR DEVELOPMENT PLAN (ZONE CHG)

Jay Rembe
723 Silver Ave. SuiteB
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of Tracts 129A, 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater; Tract A-1-A and Tract 129B-1-A Laguna Subdivision; and Tracts A & B, Lands of H.B. and Calvin Horn, from SU-2/SU-1 CLD and SU-2/ SU-1 Albuquerque Little Theater to SU-2/SU-1 for a Mixed Use Development, located on Central Ave. SW between Laguna Blvd. and San Pasquale Ave., approximately 9 acres. Catalina Lehner, Staff Planner

On December 20, 2007 the Environmental Planning Commission voted to approve Project 1004677/ 07EPC 40075, a request for a sector development plan map amendment from SU-2/CLD (Commercial and/or Low-Density Apartments) and SU-2/SU-1 for Albuquerque Little Theater to SU-2/SU-1 for a mixed use development for all or a portion of Tracts 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater, located on Central Avenue SW, based on the following Findings:

FINDINGS:

1. This request is for a sector development plan map amendment for all or a portion of Tracts 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater, an approximately 4 acre site located on Central Avenue SW, between Laguna Boulevard and San Pasquale Avenue.

2. A request for a site development plan for subdivision amendment (07EPC-40073) and a site development plan for subdivision (07EPC-40074) accompany this request.

3. The applicant proposes to change the subject site's zoning from SU-2/CLD (Commercial and/or Low-Density Apartments) and SU-2/SU-1 for Albuquerque Little Theater to "SU-2/SU-1 for a mixed use development" in order to develop a mixed-use commercial and residential project to consist of two restaurants with full-service liquor, four office/retail buildings, a larger office/retail building (possible grocery store/deli) and a complex of residential units (3 live/work, 44 apartments or condos).

4. The subject site is located within the boundaries of the Established Urban Area and the Huning Castle-Raynolds Addition Sector Development Plan, which uses SU-2 zoning to indicate sector plan control of sites within its boundaries. A change of zoning would affect the sector plan's zoning map. Therefore, this request is referred to as a sector development plan map amendment instead of a zone map amendment.

5. The proposal generally *furthers* the following relevant Comprehensive Plan Goal and policies:

   A. Community Identity and Urban Design Goal. The architectural detail in the proposed design standards would ensure that the buildings are compatible with the existing built environment in the area.
   B. Policy II.B.5h-higher density housing. Though not in a designated Activity Center, a mixed density pattern is already established in the area and the current zoning allows higher density housing. Access to the major street network is excellent, though non-vehicle access and circulation would benefit from improvement.
   C. Policy II.B.5l-design quality/innovation. The proposed design standards contain great architectural detail that will ensure quality building design that is appropriate for the area, though some of the site standards needs strengthening.
   D. Policy II.D.4c-dwelling units/transit streets. The additional dwelling units would be close to a Major Transit corridor and are likely to add transit ridership.
   E. Policy II.B.5o-redevelopment and rehabilitation of older neighborhoods. The proposal would be a redevelopment effort in an older neighborhood in the Established Urban area.

6. The proposal *partially furthers* the following relevant Comprehensive Plan policies:

   A. Policy II.B.5a-full range of urban land uses. The proposal would facilitate additional commercial, residential and possibly office uses thus contributing to variety. However, a variety of land uses already exists in the area and is allowed under the current zoning.
   B. Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is contiguous to existing urban services, though the integrity of the existing neighborhood could possibly be affected.
   C. Policy II.B.5d-new development/neighborhood values, resources. Some neighbors generally support the proposal, but others have concerns. The intensity contrasts with the adjacent single-family homes, but there are other relatively intense projects in the area.

D. Policy II.B.5m-site design/visual environment. Though the proposed development will generally improve the quality of the visual environment, the urban and site design may not maintain and enhance unique vistas for some.
E. Policy II.D.4g-pedestrian opportunities/safe and pleasant conditions. Some pedestrian opportunities would be provided, but improved internal circulation is needed since the subject site would function as a de facto neighborhood activity center.

7. The proposal *partially furthers* the Activity Center Goal. It would facilitate a mixed-use development that would create high-density mixed land use, which would generally reduce urban sprawl and auto travel needs. The subject site is located between two designated Activity Centers, but already has zoning for commercial and residential uses and would function as a *de facto* neighborhood activity center.

8. The Transportation and Transit Goal of the Comprehensive Plan is *partially furthered.* The proposed mixed-use development would place employment, services and housing in proximity to Central Avenue and facilitate alternatives to auto travel, though improved pedestrian connections are needed to encourage walking, bicycling and transit usage to take advantage of the location.

9. The proposal *partially furthers* the following objectives of the Huning Castle-Raynolds Addition Sector Development Plan:
A. Land Use & Zoning Objective 2: Mixed use development is encouraged on Central Avenue. However, better non-auto circulation is needed to fulfill the Plan's intent regarding neighborhood oriented development.
B. Land Use & Zoning Objective 3: The proposed residential density is higher than what was envisioned. The proposed site development plan would provide for distinctive architecture but is somewhat weaker with respect to landscaping and human scale elements.
C. Economic Development Objective 2: The proposal would provide a variety of commercial uses, but is not as pedestrian oriented and connected to the neighborhood as it should be.

10. Overall the proposal *generally furthers* the ideas of the Central Avenue Streetscape Plan (CASP) in an overarching sense, but non-vehicle opportunities, connectivity and internal circulation need to be improved so the development's specifics comport with the Plan's objectives and thereby make the Plan's vision a reality.

11. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:
A. Section A: The applicant cited several Goals and policies. The explanations of how they relate to the proposal are generally acceptable. Therefore, the proposal is generally consistent with the City's Health, safety and welfare.
B. Section B: Stability of land use and zoning is generally addressed, though the departures from setback, height, parking and density are not. Overall, the proposal will maintain land use stability because the proposed uses are not new and are allowed under the subject site's current zoning.

C. Section C: The applicant cited several Goals and policies in applicable Plans. Many of the explanations of how each relates to the proposal are acceptable, though others need to be more thoroughly elaborated upon and some cited policies are not applicable.
D. Section D: The applicant refers to the recently approved Country Club Plaza I project to demonstrate "changed neighborhood or community conditions" in the area. The approval of this project brought attention to the area and made it apparent that revitalization is needed.
E. Section E: A discussion of the permissive uses in the proposed zone is required. The proposed uses, which are not new and are allowed under the subject site's current zoning, would not be harmful to the neighborhood and have already been considered with the sector plan.
F. Section F: The applicant states that the no City funds or capital outlay are required or anticipated for this development project.
G. Section G: Although economic considerations are not the primary justification for this zone change, they are a factor. Under the current zoning, the applicant can pursue a mixed-use development, just not with the height, density, setbacks and parking desired which make the project economically feasible in the applicant's opinion.
H. Section H: The applicant states that this zone change does not rely upon its location on a major street (Central Avenue) for its justification.
I. Section I: The applicant stated that the request would not result in a spot zone.
J. Section J: The applicant stated that the request would not result in a strip zone.

12. A facilitated meeting was held on November 27, 2007. The affected neighborhoods are the Huning Castle Neighborhood Association (NA) and the Downtown NA. The neighborhoods generally support the idea of a mixed use development, but have concerns about traffic, building height and zoning.

On December 20, 2007 the Environmental Planning Commission voted to approve Project 1004677/ 07EPC 40073, a Site Development Plan for Subdivision Amendment for all or a portion of Tracts 129A, 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater; Tract A-1-A and Tract 129B1A Laguna Subdivision; and Tracts A & B, Lands of H.B. and Calvin Horn, zoned SU-2/CLD (Commercial and/or Low-Density Apartments), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to an existing site development plan for subdivision known as Country Club Plaza I, an approximately 4.5 acre site located on Central Avenue SW, between Laguna Boulevard and San Pasquale Avenue. The EPC approved the Country Club Plaza I site development plan for subdivision in March 2006 (06EPC-00143).

2. This request is accompanied by a request for a sector development plan map amendment (07EPC-40075) and a request for a site development plan for subdivision (07EPC-40074).

3. The applicant proposes to amend the approximately 1.3 acre northwestern corner of the Country Club Plaza I site development plan for subdivision, which shows 37 loft residences at this location. The amendment consists of changing a residential use to commercial uses. The applicant now proposes, in lieu of the residences, two commercial buildings that are intended for restaurant uses.

4. Except for the change in use (see 3 above), the existing the Country Club Plaza I site development plan for subdivision will continue to apply to the remainder of the Country Club Plaza I site. The 1.3 acre northwestern corner is the only portion of the Country Club Plaza I site that overlaps with the proposed site development plan for subdivision for Country Club Plaza II (07EPC-40074).

5. The subject site lies within the boundaries of the Established Urban Area of the Comprehensive Plan and the Huning Castle-Raynolds Addition Sector Development Plan.

6. The proposal generally *furthers* the following relevant Comprehensive Plan Goal and policies:

   A. Community Identity and Urban Design Goal. The architectural detail in the proposed design standards would ensure that the buildings are compatible with the existing built environment in the area.
   B. Policy II.B.5h-higher density housing. Though not in a designated Activity Center, a mixed density pattern is already established in the area and the current zoning allows higher density housing. Access to the major street network is excellent, though non-vehicle access and circulation would benefit from improvement.
   C. Policy II.B.5l-design quality/innovation. The proposed design standards contain great architectural detail that will ensure quality building design that is appropriate for the area, though some of the site standards needs strengthening.
   D. Policy II.D.4c-dwelling units/transit streets. The additional dwelling units would be close to a Major Transit corridor and are likely to add transit ridership.
   E. Policy II.B.5o-redevelopment and rehabilitation of older neighborhoods. The proposal would be a redevelopment effort in an older neighborhood in the Established Urban area.

7. The proposal *partially furthers* the following relevant Comprehensive Plan policies:

   A. Policy II.B.5a-full range of urban land uses. The proposal would facilitate additional commercial, residential and possibly office uses thus contributing to variety. However, a variety of land uses already exists in the area and is allowed under the current zoning.
   B. Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is contiguous to existing urban services, though the integrity of the existing neighborhood could possibly be affected.

C. Policy II.B.5d-new development/neighborhood values, resources. Some neighbors generally support the proposal, but others have concerns. The intensity contrasts with the adjacent single-family homes, but there are other relatively intense projects in the area.
D. Policy II.B.5m-site design/visual environment. Though the proposed development will generally improve the quality of the visual environment, the urban and site design may not maintain and enhance unique vistas for some.
E. Policy II.D.4g-pedestrian opportunities/safe and pleasant conditions. Some pedestrian opportunities would be provided, but improved internal circulation is needed since the subject site would function as a de facto neighborhood activity center.

8. The proposal *partially furthers* the Activity Center Goal. It would facilitate a mixed-use development that would create high-density mixed land use, which would generally reduce urban sprawl and auto travel needs. The subject site is located between two designated Activity Centers, but already has zoning for commercial and residential uses and would function as a *de facto* neighborhood activity center.

9. The Transportation and Transit Goal of the Comprehensive Plan is *partially furthered.* The proposed mixed-use development would place employment, services and housing in proximity to Central Avenue and facilitate alternatives to auto travel, though improved pedestrian connections are needed to encourage walking, bicycling and transit usage to take advantage of the location.

10. The proposal *partially furthers* the following objectives of the Huning Castle-Raynolds Addition Sector Development Plan:
    A. Land Use & Zoning Objective 2: Mixed use development is encouraged on Central Avenue. However, better non-auto circulation is needed to fulfill the Plan's intent regarding neighborhood oriented development.
    B. Land Use & Zoning Objective 3: The proposed residential density is higher than what was envisioned. The proposed site development plan would provide for distinctive architecture but is somewhat weaker with respect to landscaping and human scale elements.
    C. Economic Development Objective 2: The proposal would provide a variety of commercial uses, but is not as pedestrian oriented and connected to the neighborhood as it should be.

11. Overall the proposal *generally furthers* the ideas of the Central Avenue Streetscape Plan (CASP) in an overarching sense, but non-vehicle opportunities, connectivity and internal circulation need to be improved so the development's specifics comport with the Plan's objectives and thereby make the Plan's vision a reality.

12. The required Traffic Impact Study (TIS) has been completed. The proposal is expected to generate approximately 6,923 vehicle trip ends per day. The TIS concludes that there will be no significant impact provided that the mitigation recommendations are implemented.

13. The required Air Quality Impact Analysis (AQIA), a study of CO levels at a given intersection, has been completed. Zoning Code §14-16-3-14 remains in place despite Federal approval of the Limited Maintenance Plan for Carbon Monoxide (2006-2016), which contains no local CO emission budgets to which transportation projects must conform.

14. The proposed amendment to the existing site development plan for subdivision for Country Club Plaza I (06EPC-00143) is closely associated with the proposed site development plan for subdivision for Country Club Plaza II, which is currently under consideration (07EPC-40074). The latter contains design standards which need to be strengthened in order to ensure that the applicant's vision for a balanced and walkable neighborhood center becomes reality.

15. A facilitated meeting was held on November 27, 2007. The affected neighborhoods are the Huning Castle Neighborhood Association (NA) and the Downtown NA. The neighborhoods generally support the idea of a mixed use development, but have concerns about traffic, building height and zoning.

16. The subject site is located within the boundaries of the future West Central Corridor Plan. Council Bill R-07-10, which consists of a 6 month moratorium on roadway facility projects and interim design regulations, applies to the subject site. The proposal must comply with the West Downtown Corridor interim Regulations contained in Exhibit A of the Bill.

CONDITIONS:

1. The City Council delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all 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 development plan since the City Council hearing, including how the plan has been modified to meet each of the Conditions.

2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planners to ensure that all conditions of approval are met.

3. The applicant shall add a new sheet to the Country Club Plaza I site development plan for subdivision (06EPC 00143) to clearly demonstrate that the use proposed for the approximately 1.3 tract in the northwestern corner has changed as a result of this request.

4. <u>CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:</u>

Conditions of approval for the proposed Amendment to the Sector Development Plan, Amendment to Site Development Plan for Subdivision and Site Development Plan for Subdivision shall include:

A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.

B. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

C. Platting to be a concurrent DRB action.

On December 20, 2007 the Environmental Planning Commission voted to approve Project 1004677/ 07EPC 40074, a Site Development Plan for Subdivision for all or a portion of Tracts 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater, zoned SU-2/CLD (Commercial and/or Low-Density Apartments) and SU-2/SU-1 for Albuquerque Little Theater, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for all or a portion of Tracts 131, 133A1, 133A2, 133B, 134 and 135A, MRGCD Map 38; Tract B2A Lands of Albuquerque Little Theater, an approximately 4 acre site located on Central Avenue SW, between Laguna Boulevard and San Pasquale Avenue (the "subject site").

2. The applicant proposes to construct twelve townhomes (three clusters of four units) on individual lots. The site development plan for subdivision will to eliminate the lot line between Tracts A-2-C and A-2-D, shift the eastern portion of the northern property line southward to align with the proposed private street, and create twelve individual lots.

3. A request for a sector development plan map amendment (07EPC 40075) and an amendment to an existing site development plan for subdivision (07EPC 40073) are associated with this request.

4. The subject site lies within the boundaries of the Established Urban Area of the Comprehensive Plan and the Huning Castle-Raynolds Addition Sector Development Plan.

5. The proposal generally *furthers* the following relevant Comprehensive Plan Goal and policies:

   A. Community Identity and Urban Design Goal. The architectural detail in the proposed design standards would ensure that the buildings are compatible with the existing built environment in the area.

B. Policy II.B.5h-higher density housing. Though not in a designated Activity Center, a mixed density pattern is already established in the area and the current zoning allows higher density housing. Access to the major street network is excellent, though non-vehicle access and circulation would benefit from improvement.
C. Policy II.B.5l-design quality/innovation. The proposed design standards contain great architectural detail that will ensure quality building design that is appropriate for the area, though some of the site standards needs strengthening.
D. Policy II.D.4c-dwelling units/transit streets. The additional dwelling units would be close to a Major Transit corridor and are likely to add transit ridership.
E. Policy II.B.5o-redevelopment and rehabilitation of older neighborhoods. The proposal would be a redevelopment effort in an older neighborhood in the Established Urban area.

6. The proposal *partially furthers* the following relevant Comprehensive Plan policies:

A. Policy II.B.5a-full range of urban land uses. The proposal would facilitate additional commercial, residential and possibly office uses thus contributing to variety. However, a variety of land uses already exists in the area and is allowed under the current zoning.
B. Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is contiguous to existing urban services, though the integrity of the existing neighborhood could possibly be affected.
C. Policy II.B.5d-new development/neighborhood values, resources. Some neighbors generally support the proposal, but others have concerns. The intensity contrasts with the adjacent single-family homes; but there are other relatively intense projects in the area.
D. Policy II.B.5m-site design/visual environment. Though the proposed development will generally improve the quality of the visual environment, the urban and site design may not maintain and enhance unique vistas for some.
E. Policy II.D.4g-pedestrian opportunities/safe and pleasant conditions. Some pedestrian opportunities would be provided, but improved internal circulation is needed since the subject site would function as a de facto neighborhood activity center.

7. The proposal *partially furthers* the Activity Center Goal. It would facilitate a mixed-use development that would create high-density mixed land use, which would generally reduce urban sprawl and auto travel needs. The subject site is located between two designated Activity Centers, but already has zoning for commercial and residential uses and would function as a *de facto* neighborhood activity center.

8. The Transportation and Transit Goal of the Comprehensive Plan is *partially furthered*. The proposed mixed-use development would place employment, services and housing in proximity to Central Avenue and facilitate alternatives to auto travel, though improved pedestrian connections are needed to encourage walking, bicycling and transit usage to take advantage of the location.

9. The proposal *partially furthers* the following objectives of the Huning Castle-Raynolds Addition Sector Development Plan:

A. Land Use & Zoning Objective 2: Mixed use development is encouraged on Central Avenue. However, better non-auto circulation is needed to fulfill the Plan's intent regarding neighborhood oriented development.
B. Land Use & Zoning Objective 3: The proposed residential density is higher than what was envisioned. The proposed site development plan would provide for distinctive architecture but is somewhat weaker with respect to landscaping and human scale elements.
C. Economic Development Objective 2: The proposal would provide a variety of commercial uses, but is not as pedestrian oriented and connected to the neighborhood as it should be.

10. Overall the proposal *generally furthers* the ideas of the Central Avenue Streetscape Plan (CASP) in an overarching sense, but non-vehicle opportunities, connectivity and internal circulation need to be improved so the development's specifics comport with the Plan's objectives and thereby make the Plan's vision a reality.

11. The required Traffic Impact Study (TIS) has been completed. The proposal is expected to generate approximately 6,923 vehicle trip ends per day. The TIS concludes that there will be no significant impact provided that the mitigation recommendations are implemented.

12. The required Air Quality Impact Analysis (AQIA), a study of CO levels at a given intersection, has been completed. Zoning Code §14-16-3-14 remains in place despite Federal approval of the Limited Maintenance Plan for Carbon Monoxide (2006-2016), which contains no local CO emission budgets to which transportation projects must conform.

13. The design standards in the proposed site development plan for subdivision need to be strengthened in order to ensure that the applicant's vision for a balanced and walkable neighborhood center becomes reality. A deferral will allow the applicant time to provide additional information.

14. Pursuant to Zoning Code §14-16-3-1(D)(6)(b)(2), shared parking calculations must clearly demonstrate the feasibility of shared parking. Also, the parking calculations need to reflect that the reduction for Transit proximity (10%) is taken from residential and non-residential uses and the mixed-use reduction (15% in this case) is taken for non-residential uses.

15. A facilitated meeting was held on November 27, 2007. The affected neighborhoods are the Huning Castle Neighborhood Association (NA) and the Downtown NA. The neighborhoods generally support the idea of a mixed use development, but have concerns about traffic, building height and zoning.

16. The subject site is located within the boundaries of the future West Central Corridor Plan. Council Bill R-07-10, which consists of a 6 month moratorium on roadway facility projects and interim design regulations, applies to the subject site. The proposal must comply with the West Downtown Corridor interim Regulations contained in Exhibit A of the Bill.

CONDITIONS:

1. The City Council delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all 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 development plan since the City Council hearing, including how the plan has been modified to meet each of the Conditions.

2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planners to ensure that all conditions of approval are met.

3. The site development plan for subdivision shall address pedestrian and vehicular ingress and egress, internal circulation, minimum building setback on Sheet A-1 to comply with the definition of site development plan for subdivision in Zoning Code §14-16-1-5.

4. The following R-2 permissive use shall be prohibited: Community residential program.

5. The phrase "the developer shall administer these design standards" shall be deleted and replaced with language stating that since subsequent site development plans for building permit will be reviewed by a decision making board and enforced by the Code Enforcement Division.

6. Future submittals for site development plans for building permit shall be reviewed for compliance with the design standards by the Planning Director.

7. The land use concept and intentions regarding site layout shall be elaborated upon in Design Theme/Land Use Concept section of the introduction.

8. An explanation of "walkable" and "neighborhood scale" shall be provided in the Design Theme/Land Use Concept section of the introduction.

9. Uses with drive-thru service windows shall be prohibited.

10. The building height diagram called for in the Huning Castle-Raynolds Addition sector development plan shall be provided prior to application to the Development Review Board (DRB).

11. Any and all wireless telecommunication facilities (WTFs) on the subject site shall be architecturally integrated WTFs.

12. Architecture
    A. "Sympathetic contemporary interpretations" of the Moderne, Mediterranean Revival, Pueblo Revival and Territorial architecture shall be defined and/or illustrated and shall comply with the design standards.
    B. Generic, franchise architecture shall be prohibited.

13. Density
    A. The maximum Floor Area Ratio (FAR) for the residential portion of the development, without the mixed use component, shall be specified in the design standards.
    B. The word "primarily" shall be removed from Section C2 regarding building heights.

14. Setbacks
    A. The phrase "internal setbacks to be controlled by the developer" shall be removed, since setbacks in an SU-1 zone are as determined by the Environmental Planning Commission (EPC).
    B. The minimum setbacks indicated on the site development plan shall be used to establish the minimum setbacks in the design standards for all lots.

15. Parking-Strategy
    A. The design standards shall explain, in the parking section, how the parking strategy is consistent with the overall intentions of the development.
    B. The design standards shall address vehicular ingress, egress and circulation patterns to comply with Zoning Code §14-16-1-5.

16. Parking-Calculations
    A. The applicant shall verify the occupancy calculations with Planning Staff and shall include such calculations in the parking section.
    B. Parking calculations shall be provided for each lot.
    C. The updated parking calculations, found in the December 19, 2007 letter from the applicant, shall be incorporated into the design standards.

17. Parking-Shared
    A. Pursuant to the Zoning Code, the 10% transit reduction shall apply to both commercial and residential uses. The mixed-use reduction shall apply only to non-residential uses.
    B. Pursuant to the Zoning Code, the maximum allowable reduction for transit and mixed-use shall be 25%.
    C. Evidence of the "parking arrangement with Albuquerque Little Theater" mentioned in the design standards shall be provided prior to final sign-off at the Development Review Board (DRB).

18. Landscape Theme
    A. The landscape theme for this neighborhood center shall be developed and explained in the design standards.
    B. The plant palette for the landscape plan shall be included in the design standards.

19. Landscape-General
    A. Coverage with living, vegetative material of landscape areas shall be 80% at full maturity and specified as such in the design standards and on the landscaping plan.
    B. The landscape plan shall include an irrigation detail and tree planting detail and/or detailed descriptions of such.

20. Landscape-Requirements
    A. Pursuant to Zoning Code 14-16-3-10(G)(3), tree canopies shall not count toward the minimum requirement for landscape area coverage with living, vegetative materials.
    B. The design standards and the landscaping plan shall comply with the City's pollen ordinance.

21. Landscape-Buffer
    A. Pursuant to Zoning Code 14-16-3-10(E)(4), the buffer landscaping in the southern landscape buffer shall consist primarily of trees, at least 8 feet high at time of planting and spaced apart to equal 75% of the trees' mature canopy diameter.
    B. The landscape buffer along the southern property line adjacent to residential lots shall be a minimum of 10 feet wide pursuant to the Zoning Code 14-16-3-10(E)(4).

22. Landscape Plan-Plants
    A. The turf blend shall not exceed 20% high water use turf content.
    B. Juniper species, prohibited by the City's Pollen Ordinance, shall not be used in the landscaping plan or the design standards.
    C. The plant totals specified as zero for Trumpet Vine, Deer Grass, Blue Avena Grass and Fountain Grass shall be corrected to reflect the actual plant totals in the landscaping plan.
    D. All Scotch Broom shall be replaced with another variety of Broom such as Lena Broom.

23. Landscape Plan-Consistency
    A. The pedestrian pathways shall also be depicted on the landscape plan in locations identical to the site development plan.
    B. The plaza area shown on the landscape plan shall be shown and called out as such on the site development plan for subdivision.

24. Pedestrian Plan
    A. A pedestrian plan that aims to minimize pedestrian/vehicle conflict shall be included. This diagram shall depict the location of pedestrian pathways throughout the site.
    B. The design standards shall discuss transit and bicycle access, both into the site and from it.

25. Pedestrian Circulation
    A. The design standards shall explain the intent that pedestrian circulation is a fundamental design element.
    B. Pedestrian pathways within the site shall be clearly delineated and connect sidewalks with sidewalks, and not end in landscape areas or parking spaces.

26. Pedestrian Pathways-Details
    A. Pedestrian pathways shall be made of textured, colored concrete or pre-formed thermoplastic with Vizigrip or other comparable, durable material such as brick or stone.
    B. Pedestrian scale lighting, not higher than 4 feet, shall be provided at key pedestrian gathering areas.

27. Sidewalks
    ~~The sidewalk along the principal arterial (Central Avenue) shall be a minimum of 6 feet wide with a 4 foot setback from back of curb.~~

28. Plaza area
    The outdoor seating/plaza area shall have a minimum of two benches.

29. Walls/Fences
    Walls and fences shall be compatible with the nearby buildings and architectural themes in terms of color, materials and style.

30. Lighting-Light Poles
    A. At least one light pole design, including the fixtures and pedestrian lighting, shall be included in the design standards.
    B. Light poles shall be measured from top to grade and not exceed 16 feet tall.

31. Lighting-General
    A. Parking lot lighting, building mounted lighting and pedestrian lighting shall be clearly discussed in the design standards.
    B. All light fixtures shall be fully shielded. High-pressure sodium lighting and uplighting shall be prohibited.

32. Signage-Monument
    A. The entry sign facing Central Avenue, between buildings 1 and 2, shall be specified as a monument sign.
    B. Monument signs in this pedestrian scale development shall not exceed 100 square feet of sign face area and have a maximum height of 18 feet.
    C. Pole-mounted signs and signs supported with wires shall be prohibited.
    D. Page A6 of the design standards, item J: Signs and signage shall be amended to state that no sign shall exceed 18 feet in height.

33. Signage-Building Mounted
No building mounted signage shall face the adjacent R-1 lots. Building mounted signage shall be limited to 9% of the façade to which it is applied.

34. Refuse Enclosures
A. All refuse enclosures shall be gated.
B. The refuse enclosure walls shall be finished and compatible with the development in terms of materials and color. Unfinished CMU shall be prohibited.

35. Utilities
Transformers, utility pads, telephone and cable boxes shall be screened with walls or plant material to the greatest degree possible.

36. Clean-Up
A. Instances of "per code" and "by code" shall be changed to read "pursuant to the Zoning Code".
B. In paragraphs B1 and B6, instances of "should" shall be changed to "shall".
C. The word "shall" shall be added to the first line of paragraph B2.

37. CONDITION FROM PNM

The applicant shall meet with PNM regarding the overhead line along the north side of the property (Central Ave SW).

38. CONDITIONS FROM THE TRANSIT DEPARTMENT

The applicant shall install a shelter and associated bench and trash can at the existing transit stop on Central Avenue. The stop may need to be relocated within the same vicinity. The installation of the shelter may also require additional right-of-way or a public access easement to provide enough room for both the shelter and adequate clear space for pedestrians. Final placement of the stop and shelter shall be approved by the Transit Department prior to final sign-off at the DRB.

39. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Amendment to the Sector Development Plan, Amendment to Site Development Plan for Subdivision and Site Development Plan for Subdivision shall include:

A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.

B. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

C. Platting to be a concurrent DRB action.

40. The site development plan for subdivision and the design standards shall comply with Council Bill R-07-10, which includes the West Downtown Corridor Interim Regulations.

41. The buildings that front Central Avenue (Retail 1 and Retail 2) shall comply with (F) Frontage types, Shop front by adding "substantial glazing on the sidewalk level and an awning." This shall be noted in the design standards.

42. The design standards shall incorporate the following language from the West Downtown Corridor Interim Regulations:
    A. Glazing of ground floor frontage-75% of the frontage length on the ground floor glazed between 2 feet 8 inches and 7 feet 10 inches above floor.
    B. Ground story clear height-A ground floor story shall include a minimum 10 feet clear height for commercial uses and 9 feet clear height for residential uses. All other stories shall include a minimum 9 feet clear height.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 4, 2008** 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 I S 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,

for Richard Dineen
Planning Director

RD/CL/ac

cc: C. David Day, 1913 Gabaldon Ct./ NW, Albuq. NM 87104
Terry Brunner, Downtown NA, 601 Luna NW, Albuq. NM 87102
Steve Morrow, Downtown NA, 405 Luna Blvd. NW, Albuq. NM 87102
Ab Potter, Huning Castle NA, 1705 Chacoma SW, Albuq. NM 87104
Diane Souder, Huning Castle NA, 1709 Kit Carson SW, Albuq. NM 87104

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 28, 2007 9:00 AM
MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

****

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000579**
07DRB-70357 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, **PASEO DE LOUISIANA,** zoned SU-2/C-1, located on HOLLY AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 7.357 acre(s). (C-18)
THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED

2. **Project# 1000965**
07DRB-70354 STREET NAME CHANGE (DRB)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA AT LA LUZ request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ,** zoned SU-1 PRD 5, located on LA BIENVENIDA PL NW BETWEEN TRES GRACIAS DR NW AND SAN JORGE AVE NW (F-11) **The Street Naming Ordinance requires DRB to submit a report to EPC which makes the final decision.**

The criteria for the DRB to decide whether or not to recommend approval of the local street name change is contained in Section 6-5-1-1(B)(1) of this ordinance. The language reads," A street name shall be changed only if the decisionmaker finds that there will be a public benefit which clearly outweighs the public confusion and cost which would be created by the name change."

In addition, all owners of the lots adjacent to the street proposed for the name change are to be notified by mail to give them the opportunity to comment. At least 30 days are to be allowed for receipt of comments before the decision is made.

3. **Project# 1004223**
07DRB-70355 VACATION OF PUBLIC EASEMENT
07DRB-70356 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTRAL,** zoned M-2, located on MONTANO RD NE BETWEEN ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE containing approximately 8.525 acre(s). (F-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND TO CITY ENGINEER FOR LETTER OF COMPLETION AND ACCEPTANCE.**

4. **Project# 1004677**
07DRB-70358 VACATION OF PRIVATE EASEMENT
07DRB-70359 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70361 SIDEWALK WAIVER
07DRB-70362 MINOR - TEMP DEFR SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Tract(s) B, A-1-A, A & B, **HUNING CASTLE ADDITION,** zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/2/07 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07]* **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**

6. **Project# 1006549**
07DRB-70195 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BENCOR request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION,** zoned C-2, located on CARLISLE BLVD NE BETWEEN MENAUL BLVD AND SOLANO NE containing approximately 1.66 acre(s). (H-17) *[Deferred from 8/22/07]* **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

7. **Project# 1004404**
07DRB-70296 VACATION OF PUBLIC EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A,** zoned SU-2 UR, SU-2 SRLL, SU-2SRSL, SU-2, SU-1 , SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9) *[Deferred from 10/31/07, 11/14/07 & 11/21/07]* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE.**

8. **Project# 1006520**
07DRB-70360 VACATION OF PUBLIC EASEMENT
07DRB-70363 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP, LLAVE DEV INC & EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-2/O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE.**

07DRB-70386 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70387 EPC APPROVED SDP FOR SUBDIVISION

BILL FANNING/FBT ARCHITECTS agent(s) for EPISCOPAL DIOCESE OF THE RIO GRANDE/HOPE EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-2 FOR O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 6.1928 acre(s). (C-20) **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

9. **Project# 1006868**
07DRB-70302 MAJOR - PRELIMINARY PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA,** zoned SU-2 FOR C-2 & IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18) *[Deferred from 10-31-07 & 11/21/07]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/1/06 THE PRELIMINARY PLAT WAS APPROVED.**

07DRB-70389 MINOR - SDP FOR SUBDIVISION
07DRB-70390 MINOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned SU-2 FOR C2 & IP, located on SAN PEDRO DR NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE containing approximately 8.6 acre(s). (C-18) *[11/21/07]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TRANSPORTATION COMMENTS AND TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

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

10. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP FOR SUBDIVISION

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH,** zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) ***[Anna DiMambro – EPC Planner]*** *[Deferred from11/14/07]* **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

11. Project# 1004677
07DRB-70221 EPC APPROVED SDP FOR SUBDIVISION

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION, Tract(s) A1A, LAGUNA SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s) (J-13) ***[Carmen Morrone, EPC Planner]*** *[Deferred from 9/5/07 & 9/12/07]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

12. Project# 1003714
07DRB-70364 EPC/SDP FOR BUILDING PERMIT

ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION,** zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) ***[EPC Planner – Carol Toffaleti]****[Deferred from 11/14/07 & 11/21/07].* **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

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

13. Project# 1006717
07DRB-70397 EPC APPROVED SDP FOR BUILD PERMIT

JACK M HARRIS ARCHITECTS INC agent(s) for DR GIL FERNANDEZ request(s) the above action(s) for all or a portion of Lot(s) H-6A5A1A, **RIVERVIEW PARCELS,** zoned SU-1 FOR PERMISSIVE USES, located on GOLF COURSE LOOP NW BETWEEN PASEO DEL NORTE NW AND SHELLY ROAD NW containing approximately 1.03 acre(s). (C-12) ***[Carol Toffaleti – EPC Planner]*** **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI'S (EPC) INITIALS AND FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

14. Adjourned: 11:25

#~~8~~ 4

DRB CASE ACTION LOG (SITE PLAN SUBD)

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.: 07DRB-70221 **(SPS)** Project # **1004677**

Project Name: **COUNTRY CLUB PLAZA**

Agent: INFILL SOLUTIONS Phone No. 401-7844

Your request for **(SDP for SUB), (~~SDP for BP~~), (~~FINAL PLATS~~), (~~MASTER DEVELOP. PLAN~~)**, was approved on 11/28/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: Need exhibits for Central & Laguna; does site have median access along Central?; Entrances off Central do not meet DPM guidelines - need mtg to determine if variances are warranted; build notes for items in ROW; location of ramps/details; lots 6, 13, 14 do not have adequate frontage

☐ ABCWUA:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): ~~Replat~~ 3 Copies

☐ **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 1004677

#4

DRB CASE ACTION LOG

REVISED 10/08/07

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.: 07DRB-70359 Project # 1004677
Project Name: HUNING CASTLE ADDITION
Agent: ISAACSON & ARFMAN PA Phone No.: 268-8828

Your request was approved on 11/28/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: Condition of Final Plat – need access esmt for lot 11

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☐ PLANNING (Last to sign):

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

Created For:

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004677 **AGENDA#** 4 **DATE:** 11/28/07

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 28, 2007

Project# 1004677
07DRB-70358 VACATION OF PRIVATE EASEMENT
07DRB-70359 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70361 SIDEWALK WAIVER
07DRB-70362 MINOR - TEMP DEFR SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS LLC request(s) the above action(s) for all or a portion of Tract B; Tract A-1-A Laguna Subdivision; Tracts A and B, Lands of HB & Calvin Horn; MRGCD Tract 129-B-1-A, Property Map No. 38, **HUNING CASTLE ADDITION to be known as Country Club Plaza Unit 1**, zoned SU2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW SAN PASQUALE AVE SW containing approximately 3.13 acre(s). (J-13)

AMAFCA No adverse comments.

COG

MPO Project ID # 345.1 is a City of Albuquerque project to construct streetcar line. Coordination with DMD to insure development consistent with this project is recommended.

For information purposes, Central Av is functionally classified as an urban principal arterial.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to: **Huning Castle NA (R), Downtown NA (R)**

APS

Country Club Plaza Unit 1, Tract B and Tract A-1-A Laguna Subdivision; Tract A and B, Lands of HB and Calvin Horn; MRGCD Map 38, Huning Castle Addn. This development is located on Central Ave SW between Laguna Blvd SW and San Pasquale Ave SW. The owner of the above property requests a Vacation of Private Easement, Preliminary Plat Approval, Sidewalk Waiver, and Temporary Deferral of Sidewalk Construction. The proposed development will consist of 7 single family homes and 10 multi-family homes. This will impact Lew Wallace Elementary School, Washington Middle School, and Albuquerque High School. Lew Wallace Elementary School is nearing capacity, Washington Middle School and Albuquerque High School will have capacity to absorb student growth as development continues to build out in the area.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
373	Lew Wallace	277	285	8
465	Washington	571	763	192
590	Albuquerque	1,888	2,100	212

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

Police Department No crime prevention or CPTED comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas No adverse comments.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D. No adverse comments.

Open Space Division Open Space has no adverse comments.

City Engineer

No objection to the vacation request. An approved drainage report is required for Preliminary Plat approval.

Transportation Development

No objection to sidewalk waiver or sidewalk deferral request
How will access be provided to Lot 11 if the access easement is vacated?
Provide a cross section for Laguna Lane showing the location of sidewalk and defining the distance from face of curb to the property line
The proposed right of way for Laguna Lane differs substantially from a standard configuration; please explain this
Who provided the survey information? A surveyor stamp is not shown on the plat

Parks & Recreation

No objection to any requests.

ABCWUA

No objection to Vacation request.
No objection to Preliminary Plat approval.
No objection to Sidewalk Waiver and Deferral.

Planning Department

Planning has no objection to the vacation of private easement.

Planning has no objection to the sidewalk waiver request.

Planning has no objection to the deferral of sidewalk construction.

Planning has no objection to the preliminary platting request.

Impact Fee Administrator

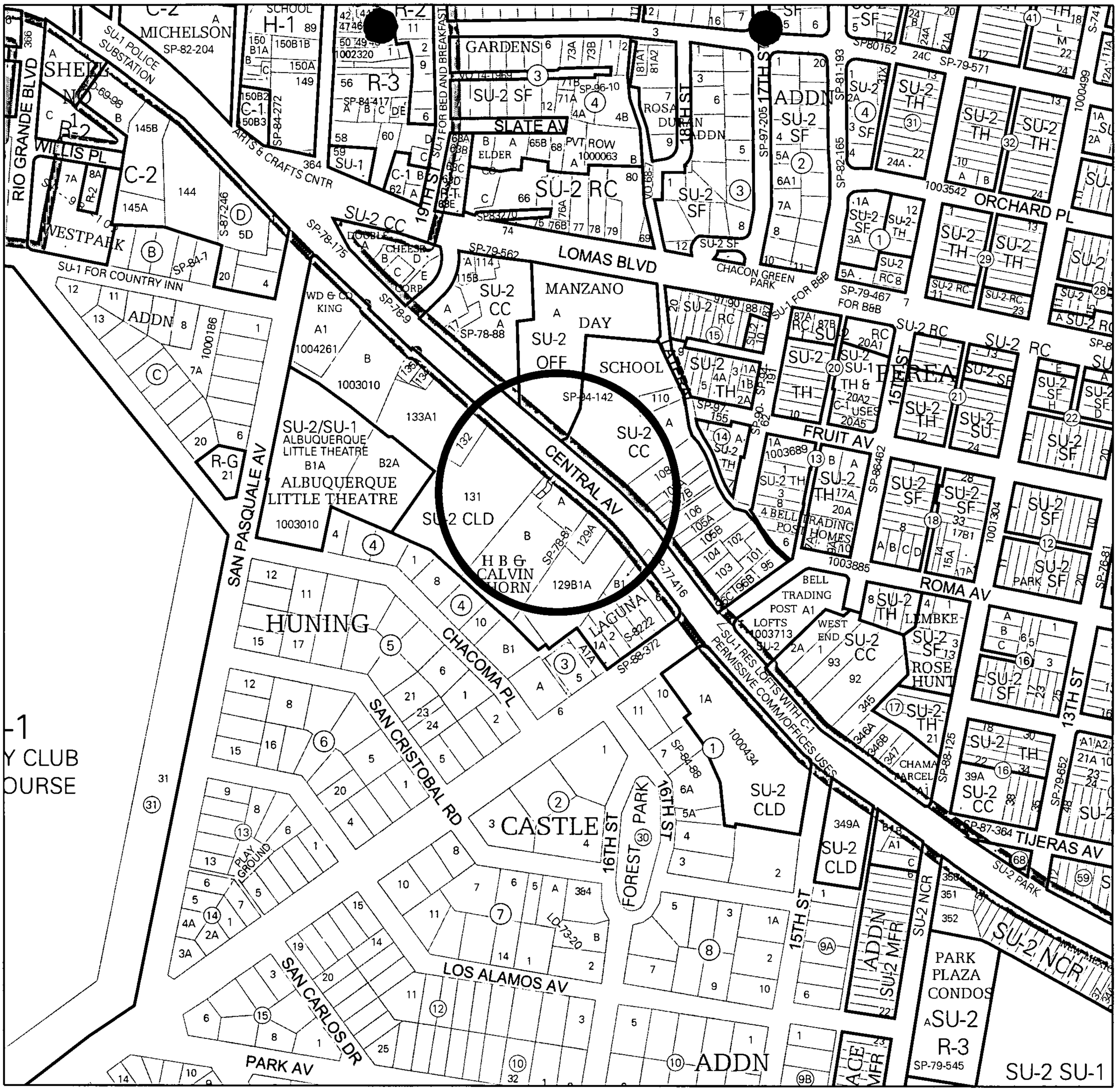
Impact Fees are not applicable for the vacation of public right of way. However, Impact Fees will be required at the time a building permit is issued for each new home on each lot. Using an average of 2000sf of heated building area and .05 acres of impervious area for each lot the estimated impact fees are as follows.

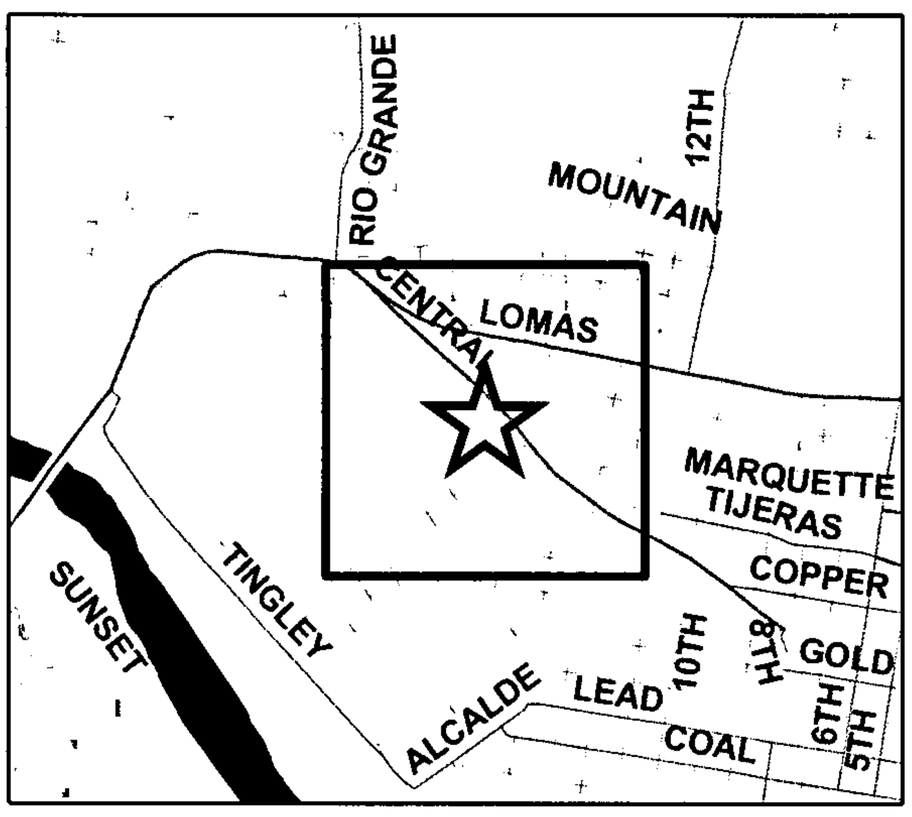
1. Drainage Facilities for the Far NE: $510.40
2. Roadway Facilities for the Far NE Heights: $1,585.00
3. Public Safety Facilities for the Eastside: $552.00

4. Parks, Trails, Open Space for North Albuquerque: $3,100.00

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: Isaacson & Arfman, P.A. – 128 Monroe Street NE – Albuquerque, NM 87108
Cc: Infill Solutions, LLC – 723-B Silver SW – Albuquerque, NM 87102





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 400 feet

Project Number:
1004677
Hearing Date:
November 28, 2007
Zone Map Page:
J-13
Additional Case Numbers:
07DRB-70358 & 07DRB-70359
07DRB-70361 & 07DRB-70362

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: November 28, 2007
Zone Atlas Page: J-13
Notification Radius: 100 Ft.

Project# 1004677
App#07DRB-70358
07DRB-70359
07DRB-70360
07DRB-70361

Cross Reference and Location: CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW

Applicant: INFILL SOLUTIONS LLC
723-B SILVER SW
ALBUQUERQUE, NM 87108

Agent: ISAACSON & ARFMAN PA
128 MONROE ST NE
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: NOVEMBER 9, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

APPLICANT: Infill Solutions, LLC PHONE: 242-1871
ADDRESS: 723-B Silver SW FAX: 242-18
CITY: ABQ STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Major S/D Preliminary Plat Approval; Sidewalk Waiver; Temporary Deferral of Sidewalk Construction; Vacation of Private Easement

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

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

Lot or Tract No. See Attached Sheet Block: ___ Unit: ___
Subdiv/Addn/TBKA: (tbka Country Club Plaza Unit I)
Existing Zoning: SU-2/CLD Proposed zoning: Same MRGCD Map No 38
Zone Atlas page(s): J-13 UPC Code: See Attached Sheet

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.) 07DRB-70221

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? No
No. of **existing** lots: 5 No. of **proposed** lots: 17 Total area of site (acres): 3.1303
LOCATION OF PROPERTY BY STREETS: On or Near: Central Ave. SW
Between: Laguna Blvd. SW and San Pasquale Ave. SW
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE Fred C. Arfman DATE 11/2/07
(Print) Fred C. Arfman Applicant: ☐ Agent: ✓

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - 70358	VPRE	V	$ 45.00
07DRB - 70359	PP	$(2)	$ 820.00
07DRB - 70361	SW	V	$ Ø
07DRB - 70362	TDS	V	$ Ø
- -	CMF		$ 20.00
	Adv		Total 75.00
			$ 960.00

Hearing date November 28, 2007

11/2/07
Planner signature / date

Project # 1004677

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☑ **SIDEWALK WAIVER (DRB21)**

✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the variance or waiver
✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the deferral or extension
✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☑ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

✓ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
✓ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies** ~~as Preliminary Plat~~
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
✓ Letter of authorization from the grantors and the beneficiaries (private easement only)
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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.

Fred C. Artman
Applicant name (print)

Fred C. Artman 11/2/07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB-_____-70358
07DRB-_____-70361
07DRB-_____-70362

Planner signature / date 11/2/07

Project # 1004677

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10130 58276 14831 112	MANZANO DAY SCHOOL	1801 CENTRAL AVE NW	ALBUQUERQUE	NM	87104	V	A1AM	MAP 38 TRACT 108
2	10130 58223 14330 909	CIGOLLE NORMA ETAL	1734 1/2 CENTRAL AVE SW	ALBUQUERQUE	NM	87104	C	A1AM	MAP 38 TR 131
3	10130 58263 18231 117	MANZANO DAY SCHOOL	1801 CENTRAL AVE NW	ALBUQUERQUE	NM	87104 1143	C	A1AM	TR A PLAT FOR TR A MANZANO DAY SCHOOL TOGETHER WITH LTS 19 & 20 BLK 15 PORTIONS OF TRACT 91 MRGCD MAP # 38 CONT 5.1694 AC
4	10130 58249 11230 905	COUNTRY CLUB PLAZA PARTNERS LLC ATTN: MR JAY REMBE	724 SILVER AVE SW B	ALBUQUERQUE	NM	87102	C	A1AM	TR 129-B-1-A OF A SUMMARY PLAT OF TR A-1 LAGUNA SUBD MRGCD T R 129-B-1-A & LOT B-1 BLK 4 HUNING CASTLE ADDN
5	10130 58253 12330 906	MARTINEZ DAVID S & URSULA L	500 MADEIRA NE	ALBUQUERQUE	NM	87108	C	A1AM	MAP 38 TRACT 129A
6	10130 58236 12630 907	R J MANAGEMENT CORPORATION	8323 CALLE SOQUELLE NE	ALBUQUERQUE	NM	87113 1772	R	A1AM	TRACT B PLAT OF TRACTS A & B LANDS OF H B HORN & CALVIN HORN BEING A REPL
7	10130 58271 10830 936	HUETER PATRICIA H	103 LAGUNA SW	ALBUQUERQUE	NM	87104	R	A1AM	* 5 LAGUNA SUBD A SUBD IN SEC 18 T10N R 3E
8	10130 58265 11830 903	COUNTRY CLUB PLAZA PARTNERS LLC ATTN: MR JAY REMBE	724 SILVER AVE SW B	ALBUQUERQUE	NM	87102	V	A1AM	TRACT B-1 BLK 3 OF REDIVISION OF LOTS 1 THRU 4 BLK 3 REPLAT OF BLK 3 & A PORTION OF BLK 5 HUNING CASTLE ADDN CONT 0.2123 AC
9	10130 58262 10430 934	TWINING NATHAN	107 LAGUNA BLV SW	ALBUQUERQUE	NM	87104	R	A1AM	* 3 LAGUNA SUBD A SUBD IN SEC 18 T10N R 3E
10	10130 58248 19330 908	R J MANAGEMENT CORPORATION	7408 SANTA BARBARA RD NE	ALBUQUERQUE	NM	87109	C	A1AM	TRACT A PLAT OF TRACTS A & B LANDS OF H B HORN & CALVIN HORN BEING A REPL
11	10130 58253 09630 931	COUNTRY CLUB PLAZA PARTNERS LLC	723 SILVER SW B	ALBUQUERQUE	NM	87102	V	A1AM	TR A-1-A PLAT OF TR A-1-A & LT 1-A LAGUNA SUBD CONT 0.1322 A C +- / 5,759 SQ FT +-
12	10130 58248 09330 902	KINNEY SUZANNE & SCOTT DUNCAN	BOX 587	ALBUQUERQUE	NM	87103	R	A1AM	* 005 003HUNING CASTLE & NLY 10FT L6
13	10130 58231 09830 929	POTTER ALBERT F & CARA GORDON	1705 CHACOMA PL SW	ALBUQUERQUE	NM	87104	R	A1AM	*B-1 OF A SUMMARY PLAT OF TR A-1 LAGUNA SUBD MRGCD TR 129-B- 1-A & LOT B-1 BLK 4 HUNING CASTLE ADDN
14	10130 58257 09830	BEACHAM EMILIE SMITH	111 LAGUNA BLV SW	ALBUQUERQ	NM	87104	R	A1AM	LT 1-A PLAT OF TR A-1-A & LT 1-A LAGUNA SUBD CONT 0.1631 AC +- / 7,105 SQ FT +-

	932			UE					
15	10130 58267 10530 935	BOYDEN GEORGE M & DON A L	105 LAG UNA BLV D NW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A M	* 4 LAGUNA SUBD A SUBD IN SEC 18 T10N R 3E
16	10130 58239 08830 901	YOUNGBERG ERIC A	1701 CH ACOMA P L SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A M	* A 003HUNING CASTLE PORT BLK 3&4
17	10130 58222 10830 928	RUSSELL GEORGE L & JUDI TH R	1713 CH ACOMA P L SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A M	SLY 45FT OF LOT 9 & NWLY 61FT OF LOT 10 BLK 4 HUNING CASTLE REPL
18	10130 58213 09230 804	MALLORY KEITH J & SANDR A L	1708 CH ACOMA SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A M	* 006 005HUNING CASTLE ADDN REPL PORT BLK 4 5 & 6
19	10130 58260 10130 933	POORE IDA T	109 LAG UNA BLV D SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A M	* 2 LAGUNA SUBD A SUBD IN SEC 18 T10N R 3E
20	10130 58216 11430 927	IDEN ROBERT E ETUX	1715 CH ACOMA P L SW	ALB UQU ERQ UE	N M	87 10 4 1 10 8	R	A1 A M	* 009 004HUNING CASTLE SE35FT L8 & NLY 45FT L9
21	10130 58274 11230 937	CHAPMAN HOWARD L & BE VERLY W	101 LAG UNA BLV D SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A M	* 6 LAGUNA SUBD A SUBD IN SEC 18 T10N R 3E
22	10130 58203 12530 925	BRONSTEIN PAUL	1719 CH ACOMA P L SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A M	* 001 004HUNING CASTLE & E PORT L2
23	10130 58286 13431 107	GARCIA VITA A	1617 CE NTRAL A VE NW	ALB UQU ERQ UE	N M	87 10 4 1 13 9	R	A1 A M	TR 105A MRGCD MAP 38 TOGETHER WITH A PORT OF ABANDONED DITCH CONT 10,014 SQ FT M/L
24	10130 58280 14231 110	ANITRAS OLD TOWN POSTE R CO & GALLERY INC C/O W ILLIAM E & HORTENSIA S BL YTHE	6901 GE ORGETO WN AVE NW	ALB UQU ERQ UE	N M	87 12 0	C	A1 A M	MAP 38 TRACT 107 B
25	10130 58284 13731 108	GARCIA WILFRED	24322 D EL PRAD O	DAN A PO INT	C A	92 62 9 2 71 3	R	A1 A M	TRACT 106 & A PORT OF ABANDONED ALBU QUERQUE DITCH MRGCD MAP #38 CONT 0.3 222 AC M/L OR 14,035 SQ FT M/L
26	10130 58274 11230 937	CHAPMAN HOWARD L & BE VERLY W	101 LAG UNA BLV D SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A M	* 6 LAGUNA SUBD A SUBD IN SEC 18 T10N R 3E
27	10130 58267 10530 935	BOYDEN GEORGE M & DON A L	105 LAG UNA BLV D NW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A M	* 4 LAGUNA SUBD A SUBD IN SEC 18 T10N R 3E
28	10130 58213 09230 804	MALLORY KEITH J & SANDR A L	1708 CH ACOMA SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A M	* 006 005HUNING CASTLE ADDN REPL PORT BLK 4 5 & 6
29	10130 58239 08830 901	YOUNGBERG ERIC A	1701 CH ACOMA P L SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A M	* A 003HUNING CASTLE PORT BLK 3&4
30	10130 58222	RUSSELL GEORGE L & JUDI TH R	1713 CH ACOMA P	ALB UQU	N M	87 10	R	A1 A	SLY 45FT OF LOT 9 & NWLY 61FT OF LOT 10 BLK 4 HUNING CASTLE REPL

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	1013058278144311 11	RAMIREZ CRISTELA	PO BOX 7231	ALBUQUERQUE	NM	87194	R	A1AM	MAP 38 TRACT 107A
1	1013058285127311 06	VIGIL GILBERT J & NANCY C & ERNEST & MARGARITA ARCHIBEQUE	7401 GENE AVE NE	ALBUQUERQUE	NM	87109	R	A1AM	MAP 38 TR 105 B 2 CONTS 0.17 AC
1	1013058288123311 27	DELAJOKEY LLC	2745 RIO GRANDE BLVD NW	ALBUQUERQUE	NM	87104	C	A1AM	MAP 38 TRACT 104
1	1013058210119309 26	ADOLPH COLLEEN K	1717 CHACOMA PL SW	ALBUQUERQUE	NM	87104	R	A1AM	* 008 004HUNING CASTLE W 70FT L8 REPL PORT 4 5 &6
1	1013058320086308 03	THOMPSON ROBERT R & JANE G	1704 CHACOMA PL SW	ALBUQUERQUE	NM	87104 11 09	R	A1AM	* 001 005HUNING CASTLE ADDN
1	1013058213092308 04	MALLORY KEITH J & SANDRA L	1708 CHACOMA SW	ALBUQUERQUE	NM	87104	R	A1AM	* 006 005HUNING CASTLE ADDN REPL PORT BLK 4 5 & 6
1	1013058206099308 05	PRICE JAMES THOMAS ETUX	1712 CHACOMA PL SW	ALBUQUERQUE	NM	87104 11 09	R	A1AM	* 007 005HUNING CASTLE ADDN REPL PORT BLK 4 5 & 6

	10830928		L SW	ERQUE		4		M	
31	1013058199106308 06	PETERS DAVID B	1716 CH ACOMA P L SW	ALBUQUERQUE	NM	871041 10 9	R	A1AM	* 008 005HUNING CASTLE ADDN REPL PORT BLK 4 5 & 6
32	1013058260101309 33	POORE IDA T	109 LAGUNA BLVD SW	ALBUQUERQUE	NM	87104	R	A1AM	* 2 LAGUNA SUBD A SUBD IN SEC 18 T10N R 3E
33	1013058216114309 27	IDEN ROBERT E ETUX	1715 CH ACOMA P L SW	ALBUQUERQUE	NM	871041 108	R	A1AM	* 009 004HUNING CASTLE SE35FT L8 & NLY 45FT L9

Or Current Resident
ADOLPH COLLEEN K
1717 CHACOMA PL SW
ALBUQUERQUE, NM 87104

Or Current Resident
DELAJOKEY LLC
2745 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104

Or Current Resident
MALLORY KEITH J & SANDRA L
1708 CHACOMA SW
ALBUQUERQUE, NM 87104

Or Current Resident
PRICE JAMES THOMAS ETUX
1712 CHACOMA PL SW
ALBUQUERQUE, NM 87104 1109

Or Current Resident
RAMIREZ CRISTELA
PO BOX 7231
ALBUQUERQUE, NM 87194

Or Current Resident
THOMPSON ROBERT R & JANE G
1704 CHACOMA PL SW
ALBUQUERQUE, NM 87104 1109

Or Current Resident
VIGIL GILBERT J & NANCY C &
ERNEST & MARGARITA
ARCHIBEQUE
7401 · GENE AVE NE
ALBUQUERQUE, NM 87109

Or Current Resident
ANITRAS OLD TOWN POSTER CO & GALLERY INC C/O WILLIAM E & HORTENSIA S BLYTHE
6901 GEORGETOWN AVE NW
ALBUQUERQUE, NM 87120

Or Current Resident
BOYDEN GEORGE M & DONA L
105 LAGUNA BLVD NW
ALBUQUERQUE, NM 87104

Or Current Resident
CIGOLLE NORMA ETAL
1734 1/2 CENTRAL AVE SW
ALBUQUERQUE, NM 87104

Or Current Resident
GARCIA WILFRED
24322 DEL PRADO
DANA POINT, CA 92629 2713

Or Current Resident
KINNEY SUZANNE & SCOTT DUNCAN
BOX 587
ALBUQUERQUE, NM 87103

Or Current Resident
MARTINEZ DAVID S & URSULA L
500 MADEIRA NE
ALBUQUERQUE, NM 87108

Or Current Resident
POTTER ALBERT F & CARA GORDON
1705 CHACOMA PL SW
ALBUQUERQUE, NM 87104

Or Current Resident
RUSSELL GEORGE L & JUDITH R
1713 CHACOMA PL SW
ALBUQUERQUE, NM 87104

Project# 1004677
INFILL SOLUTIONS
723 B SILVER ST NE
ALBUQUERQUE, NM 87102

Project# 1004677
DIANE SHOUDER
Huning Castle NA
1709 KIT CARSON SW
ALBUQUERQUE, NM

Or Current Resident
BEACHAM EMILIE SMITH
111 LAGUNA BLV SW
ALBUQUERQUE, NM 87104

Or Current Resident
BRONSTEIN PAUL
1719 CHACOMA PL SW
ALBUQUERQUE, NM 87104

Or Current Resident
COUNTRY CLUB PLAZA PARTNERS LLC
723 SILVER SW B
ALBUQUERQUE, NM 87102

Or Current Resident
HUETER PATRICIA H
103 LAGUNA SW
ALBUQUERQUE, NM 87104

Or Current Resident
MALLORY KEITH J & SANDRA L
1708 CHACOMA SW
ALBUQUERQUE, NM 87104

Or Current Resident
PETERS DAVID B
1716 CHACOMA PL SW
ALBUQUERQUE, NM 87104 1109

Or Current Resident
R J MANAGEMENT CORPORATION
8323 CALLE SOQUELLE NE
ALBUQUERQUE, NM 87113 1772

Or Current Resident
TWINING NATHAN
107 LAGUNA BLV SW
ALBUQUERQUE, NM 87104

Project# 1004677
ISAACSON & ARFMAN PA
128 MONROE ST NE
ALBUQUERUQE, NM 87108

Project# 1004677
TERRY BRUNNER
Downtown NA
601 LUNA NW
ALBUQUERQUE, NM 87102

Or Current Resident
BOYDEN GEORGE M & DONA L
105 LAGUNA BLVD NW
ALBUQUERQUE, NM 87104

Or Current Resident
CHAPMAN HOWARD L & BEVERLY W
101 LAGUNA BLVD SW
ALBUQUERQUE, NM 87104

Or Current Resident
GARCIA VITA A
1617 CENTRAL AVE NW
ALBUQUERQUE, NM 87104 1139

Or Current Resident
IDEN ROBERT E ETUX
1715 CHACOMA PL SW
ALBUQUERQUE, NM 87104 1108

Or Current Resident
MANZANO DAY SCHOOL
1801 CENTRAL AVE NW
ALBUQUERQUE, NM 87104

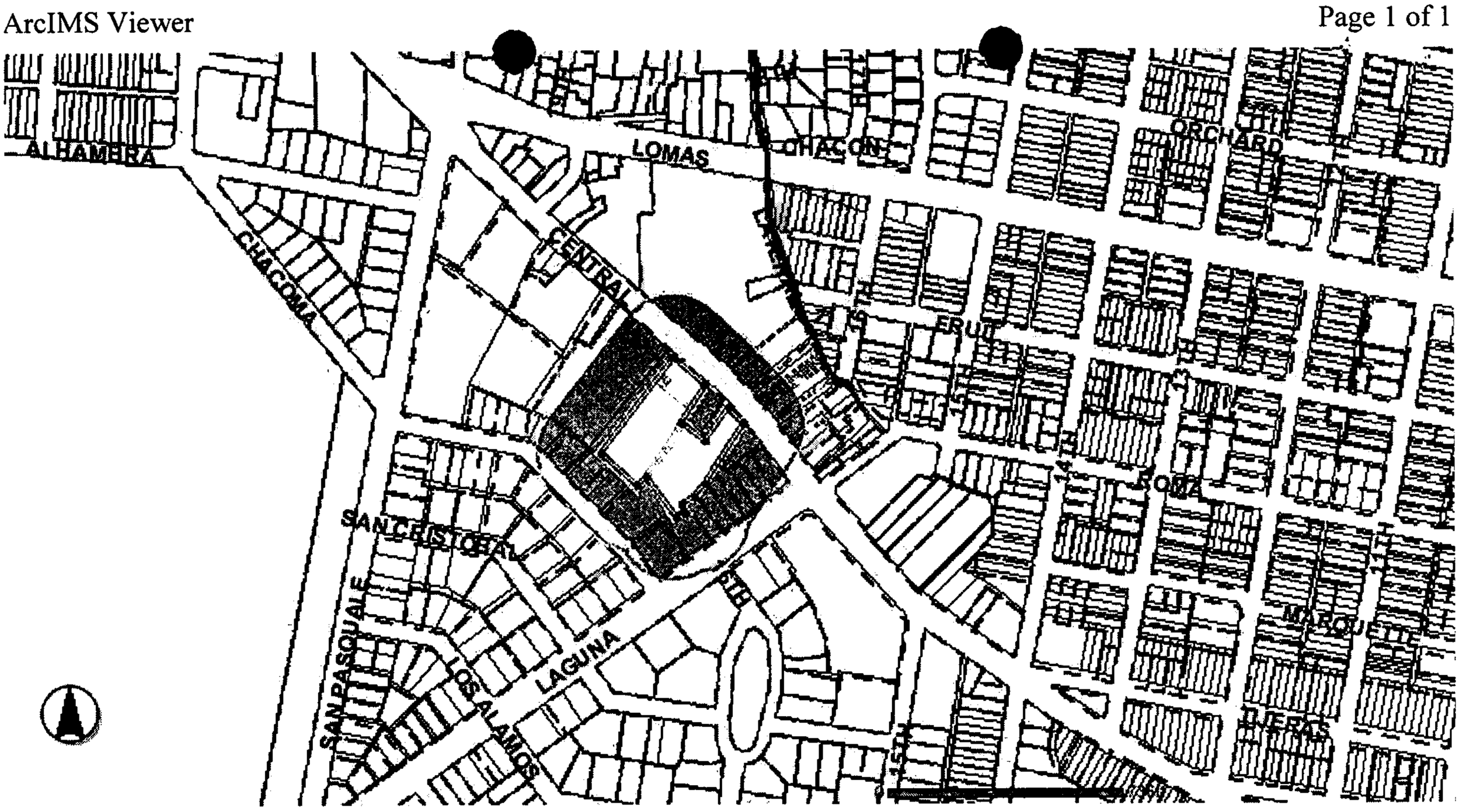
Or Current Resident
POORE IDA T
109 LAGUNA BLVD SW
ALBUQUERQUE, NM 87104

Or Current Resident
R J MANAGEMENT CORPORATION
7408 SANTA BARBARA RD NE
ALBUQUERQUE, NM 87109

Or Current Resident
YOUNGBERG ERIC A
1701 CHACOMA PL SW
ALBUQUERQUE, NM 87104

Project# 1004677
AB POTTER
Huning Castle NA
1705 CHACOMA SW
ALBUQUERQUE, NM 87104

Project# 1004677
STEVE MORROW
Downtown NA
405 LUNA BLVD NW
ALBUQUERQUE, NM 87102


ALHAMBRA
LOMAS
CHACON
ORCHARD
CHACOMA
CENTRAL
ROMA
SAN CRISTOBAL
SAN PASQUAL
LOS ALAMOS
LAGUNA
MARQUETTE
BERG

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

November 1, 2007

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **November 1, 2007** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **REMAINING PORTION TRACT B, HUNING CASTLE ADDITION, TRACT A-1-A, LAGUNA SUBDIVISION, TRACTS A&B, LAND OF HB HORN AND CALVIN HOR, MBRGCD TRACT 129-B-1-A, PROPERTY MAP NO. 38, LOCATED ON CENTRAL AVENUE SW BETWEEN LAGUNA BOULEVARD SW AND SAN PASQUALE AVENUE SW** zone map **J-13.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

HUNING CASTLE N.A. (HCS) "R"
***Ab Potter**, 1705 Chacoma SW/87104 298-1534 (h)
Diane Souder, 1709 Kit Carson SW/87104 243-8309 (h)

DOWNTOWN N.A. (DNA) "R"
***Terry Brunner**, 601 Luna NW/87102 842-8364 (h)
Steve Morrow, 405 Luna Blvd. NW/87102 440-8470 (h)

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

Sincerely,

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

planningrnaform(07/23/07)

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

November 2, 2007

Certified Mail 7005 1160 0001 1329 7351

Mr. Ab Potter
Huning Castle Neighborhood Association
1705 Chacoma Pl. SW
Albuquerque, NM 87104

RE: Country Club Plaza Unit 1
(Present Legal Description:
Remaining Portion Tract B, Huning Castle Addition;
Tract A-1-A Laguna Subdivision;
Tracts A and B, Lands of HB & Calvin Horn;
MRGCD Tract 129-B-1-A, Property Map No. 38)

Dear Mr. Potter:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Huning Castle Neighborhood Association that a request for approval of a major subdivision preliminary plat and vacation of easement will be submitted to the City of Albuquerque Review Development Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

This action will be scheduled for the November 28, 2007 hearing by the City of Albuquerque, Development Review Board.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment

7005 1160 0001 1329 7351

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

For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87104 OFFICIAL USE

Postage	$ $0.41
Certified Fee	$2.65
Return Receipt Fee (Endorsement Required)	$2.15
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

HIGHLAND STA. ALBUQUERQUE NM 0108 NOV 2 2007 Postmark Here USPS

11/02/2007

Sent To: Ab Potter
Street, Apt. No.; or PO Box No.: Huning Castle N.A.
City, State, ZIP+4: 1705 Chacoma Pl. SW, Albuquerque, NM 87104

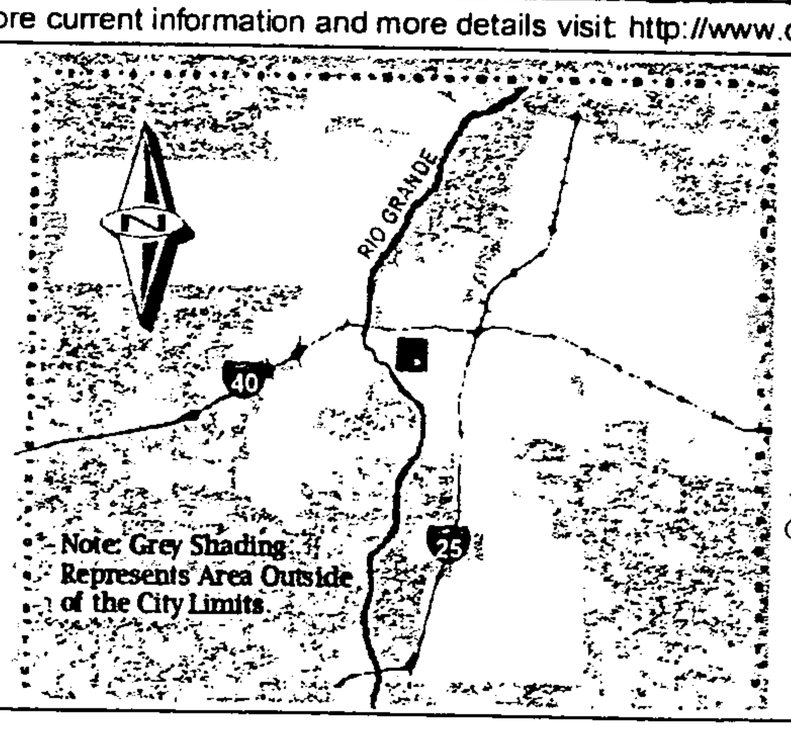
PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 871

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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

J-13-Z

Selected Symbols

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

0 750 1,500 Feet

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

NA 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Proposed Infrastructure List
✓ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
✓ Zone Atlas map with the entire property(ies) clearly outlined
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✓ Property owner's and City Surveyor's signature on the proposed plat
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✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
NA **Signed** Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
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(Temporary sidewalk deferral extension use FORM-V)

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

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 11/2/07
Applicant signature / date

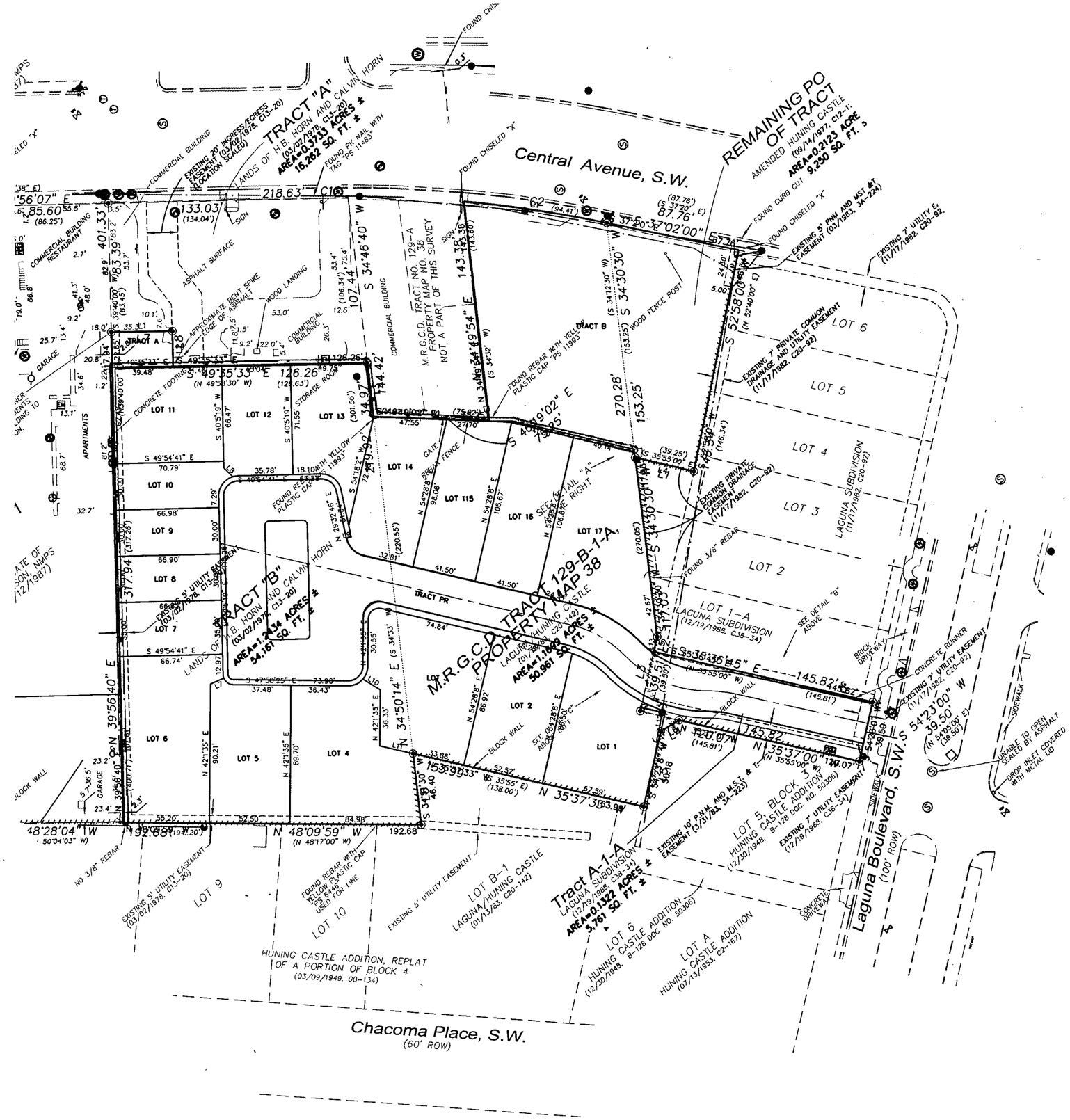
Form revised **October 2007**

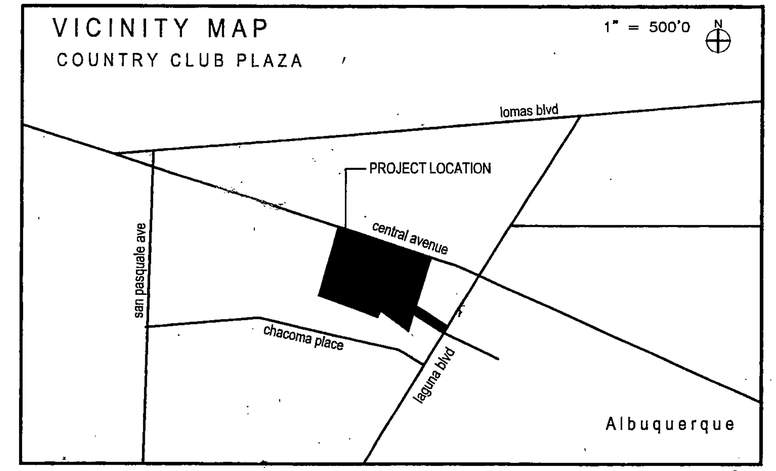
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
07DRB - ____ - 70359
____ - ____ - ____
____ - ____ - ____

Andrew Sanchez 11/2/07
Planner signature / date

Project # 1004677





COUNTRY CLUB PLAZA

at Laguna Boulevard and Central Avenue, S. W.

DRB Project # 1004677

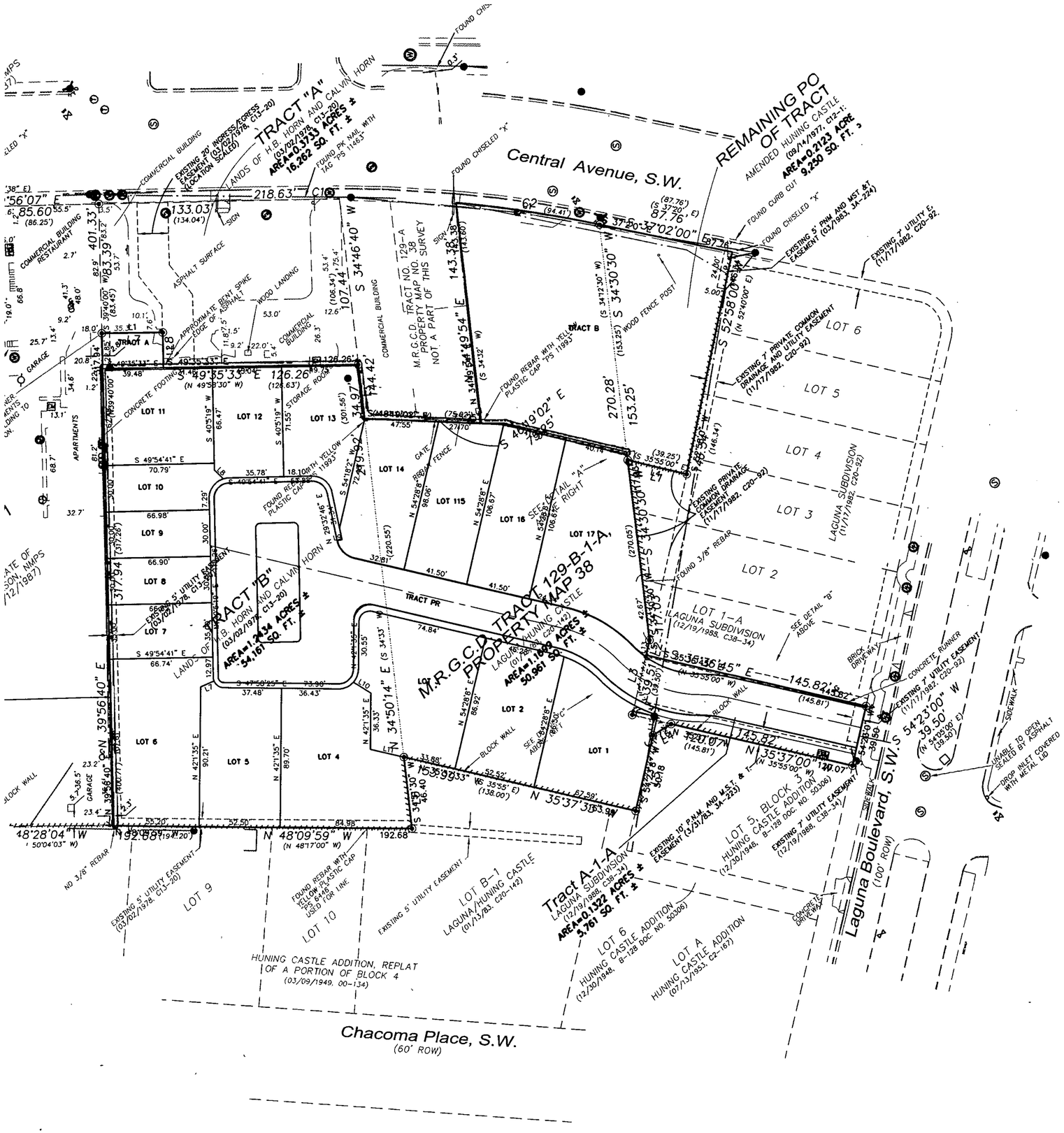
Zone Atlas Page: J–13

Perimeter Walls: All new perimeter walls (indicated in red) to be 8' – 0" CMU, plastered both sides, cream color. All new perimeter walls are internal to this site and do not front onto any public streets. All other existing perimeter walls to remain.

KEY

New perimeter walls

Infill Solutions
Innovative Urban Design and Development
723-B Silver Avenue, SW
Albuquerque, NM 87102


Central Avenue, S.W.
Laguna Boulevard, S.W.
Chacoma Place, S.W.
TRACT "A"
TRACT "B"
REMAINING PO OF TRACT
M.R.G.C.D. TRACT 129-B-1-A, PROPERTY MAP 38
Tract A-1-A
LOT 1-A
LAGUNA SUBDIVISION
HUNING CASTLE ADDITION, REPLAT OF A PORTION OF BLOCK 4
LOT 5, BLOCK 3 HUNING CASTLE ADDITION
LOT 6 HUNING CASTLE ADDITION
LOT A HUNING CASTLE ADDITION
LOT B-1 LAGUNA/HUNING CASTLE
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 115
LOT 16
LOT 17
TRACT B
TRACT PR
N 34°50'14" E
N 35°37'00" W
S 34°46'40" W
S 34°30'30" W
S 40°19'02" E
S 52°58'00" W
S 35°36'45" E
S 54°23'00" W
N 48°09'59" W
N 48°28'04" W
S 49°35'33" E
N 39°56'40" E
S 49°54'41" E
S 40°54'41" E
S 40°05'19" W
S 29°32'46" E
N 29°32'46" W
N 42°13'35" E
S 42°13'35" E
S 54°28'18" E
N 54°28'18" E
S 34°30'30" E
N 35°37'00" E
S 54°23'03" W
S 35°36'45" E
N 35°35'00" W
S 35°35'00" E
N 54°05'00" E
N 54°40'00" E
S 54°40'00" W
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S 54°18'2" E
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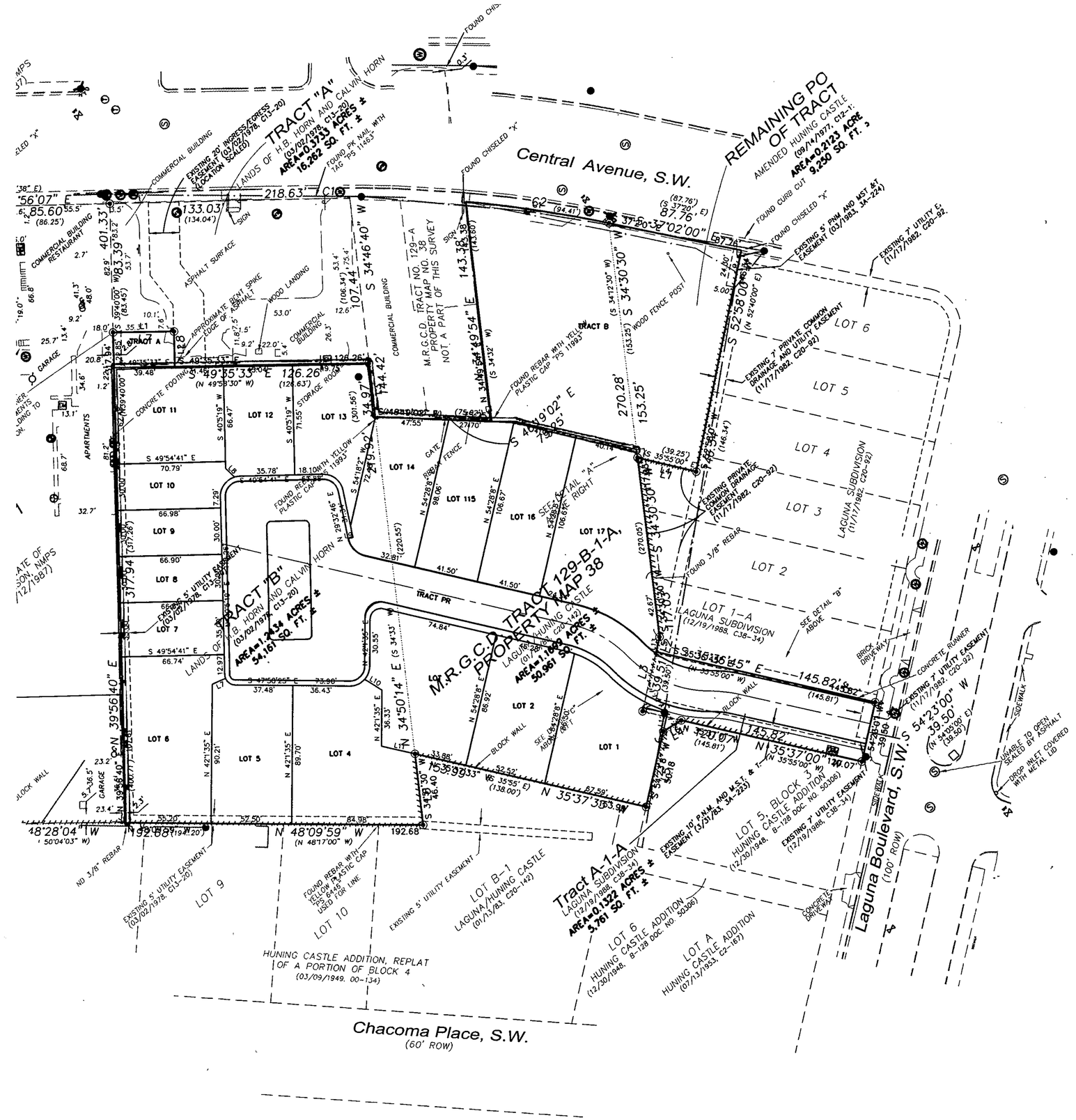

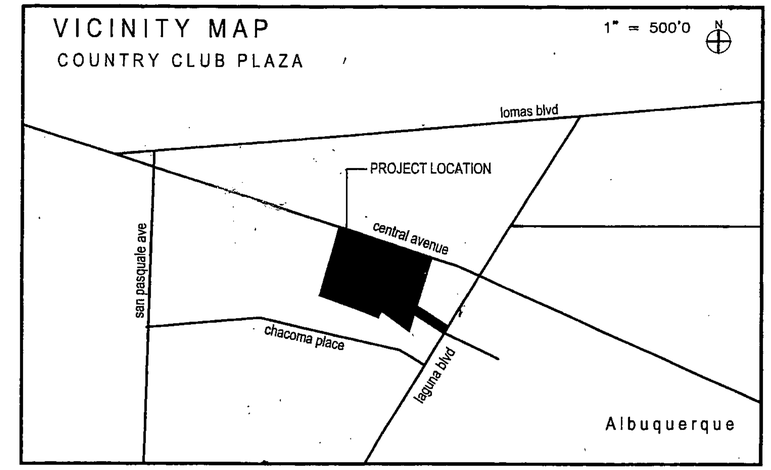

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DRB Project # 1004677

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KEY

New perimeter walls

Infill Solutions
Innovative Urban Design and Development
723-B Silver Avenue, SW
Albuquerque, NM 87102

Sheran

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/02/2007 Issued By: PLNABG

Permit Number: **2007 070 358** **Category Code 910**

Application Number: 07DRB-70358, Vacation Of Private Easement

Address:

Location Description: CENTRAL AVE SW BETWEEN LAGUNA BLVD SW SAN PASQUALE AVE SW

Project Number: 1004677

Applicant
Infill Solutions

723-B Silver Sw
Albuquerque NM 87108
242-1871

Agent / Contact
Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque NM 87108

iamengrs@swcp.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$65.00**

City Of Albuquerque
Treasury Division

11/2/2007 11:09AM LOC: ANNX
WS# 008 TRANS# 0029
RECEIPT# 00083689-00083690
PERMIT# 2007070358 TRSLJS
Trans Amt $960.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
CK $960.00
CHANGE $0.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/02/2007 Issued By: PLNABG

Permit Number: **2007 070 359** **Category Code 910**

Application Number: 07DRB-70359, Major - Preliminary Plat Approval

Address:

Location Description: CENTRAL AVE SW BETWEEN LAGUNA BLVD SW SAN PASQUALE AVE SW

Project Number: 1004677

Applicant
Infill Solutions

723-B Silver Sw
Albuquerque NM 87108
242-1871

Agent / Contact
Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque NM 87108

iamengrs@swcp.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$820.00
	TOTAL:	**$895.00**

City Of Albuquerque
Treasury Division

11/2/2007 11:09AM LOC: ANNX
WS# 008 TRAN3# 0029
RECEIPT# 00083689-00083689
PERMIT# 2007070359 TRSLJS
Trans Amt $960.00
APN Fee $75.00
DRB Actions $820.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/15/2007 Issued By: PLNSDH

Permit Number: **2007 070 221** **Category Code 910**

Application Number: 07DRB-70221, Epc Approved Sdp For Subdivision

Address:

Location Description: CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW

Project Number: 1004677

Applicant
Infill Solutions

723-B Silver Ave Sw
Albuquerque NM 87102
401-7844
callot@infillsolutions.com

Agent / Contact
Infill Solutions

723-B Silver Ave Sw
Albuquerque NM 87102
401-7844
callot@infillsolutions.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Deferral Fee	$50.00
	TOTAL:	**$50.00**

City Of Albuquerque
Treasury Division

11/21/2007 1:06PM LOC: ANNX
WS# 006 TRANS# 0011
RECEIPT# 00084931-00084931
PERMIT# 2007070221 TRSCCS
Trans Amt $50.00
DRB Actions $50.00
MC $50.00
CHANGE $0.00
Thank You

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

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

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

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

APPLICANT: Infill Solutions, LLC PHONE: 242-1871
ADDRESS: 723-B Silver SW FAX: 242-18-
CITY: ABQ STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Major S/D Preliminary Plat Approval; Sidewalk Waiver; Temporary Deferral of Sidewalk Construction; Vacation of Private Easement

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

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

Lot or Tract No. See Attached Sheet Block: ___ Unit: ___
Subdiv/Addn/TBKA: (tbka Country Club Plaza Unit 1)
Existing Zoning: SU-2/CLD Proposed zoning: Same MRGCD Map No 38
Zone Atlas page(s): J-13 UPC Code: See Attached Sheet

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.) 07DRB-70221

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? No
No. of **existing** lots: 5 No. of **proposed** lots: 17 Total area of site (acres): 3.1303
LOCATION OF PROPERTY BY STREETS: On or Near: Central Ave. SW
Between: Laguna Blvd. SW and San Pasquale Ave. SW
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE Fred C. Arfman DATE 11/2/07
(Print) Fred C. Arfman Applicant: ☐ Agent: ✓

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - - 70358	VPRE	V	$ 45.00
07DRB - - 70359	PP	$(2)	$ 820.00
07DRB - - 70361	SW	V	$ Ø
07DRB - - 70362	TDS	V	$ Ø
- -	CMF		$ 20.00
	Adv		Total 75.00
			$ 960.00

Hearing date November 28, 2007

11/2/07
Planner signature / date

Project # 1004677

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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☐ **SIDEWALK VARIANCE (DRB20)**
☑ **SIDEWALK WAIVER (DRB21)**

✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the variance or waiver
✓ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
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☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the deferral or extension
✓ List any original and/or related file numbers on the cover application

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☑ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

✓ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
✓ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies** ~~on Preliminary Plat~~
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
✓ Letter of authorization from the grantors and the beneficiaries (private easement only)
✓ Fee (see schedule)
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Fred C. Artman
Applicant name (print)

Fred C. Artman 11/2/07
Applicant signature / date

Form revised 4/07

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Application case numbers
07DRB- - 70358
07DRB- - 70361
07DRB- - 70362

Planner signature / date 11/2/07

Project # 1004677

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__ Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. 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.

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 11/2/07
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
07DRB - ____ - 70359
____ - ____ - ____
____ - ____ - ____

Andrew Sanchez 11/2/07
Planner signature / date

Project # 1004677

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from November 13, 2007 To November 28, 2007

5. REMOVAL

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

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

Fred C. Griffin 11-02-07
(Applicant or Agent) (Date)

I issued 1 signs for this application, 11/2/07 Andrew Sia
(Date) (Staff Member)

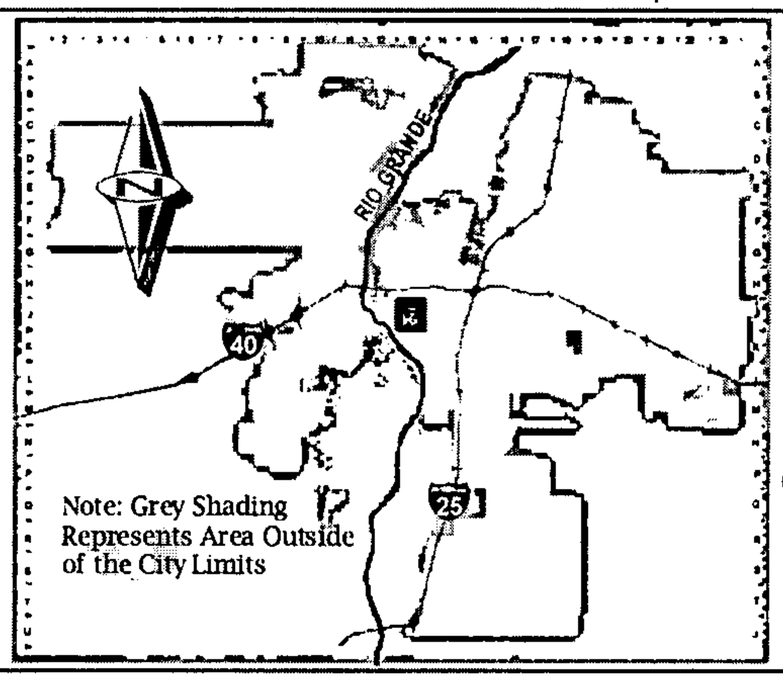
DRB PROJECT NUMBER: 1004677

Rev. 1/11/05

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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

J-13-Z

Selected Symbols

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

0 750 1,500 Feet

PROJECT MEMORANDUM

11/2/07

TO: DRB Members

FROM: Fred Arfman, Isaacson & Arfman, P.A.

REF: Country Club Plaza **I&A PROJ NO:** 1462

SUBJ: Vacation of Private Ingress/Egress Easement

Attached is a Request for Vacation of the private Ingress/Egress Easement within the proposed County Club Plaza property. The justification for the vacation is as follows:

1. The property which granted the easement (Tract A, Lands of HB Horn and Calvin Horn) and the property that the easement serves (Tract B, Lands of HB Horn and Calvin Horn) are both owned by the developer, Infill Solutions, LLC, and are part of the proposed platting action. Vacating this easement will not harm any outside parties.

2. The proposed platting action will provide access to the area currently known as Tract B from another direction. Access to the site will be maintained.

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

November 1, 2007

Ms. Sheran Matson, Chair
Development Review Board
Development and Building Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: COUNTRY CLUB PLAZA, UNIT 1

Dear Ms. Matson:

Isaacson & Arfman, P.A. is under contract to Infill Solutions, LLC to perform the required engineering services to process plans and plats through the development process and secure the approvals. The following bullet points summarize the proposed development.

- Site currently consists of 5 Tracts/Lots covering 3.1312 acres.
- A single access point being a private road (Laguna Lane SW) intersects Laguna Blvd. SW.
- Seventeen (17) fee simple lots are proposed.
- ABCWUA extensions are planned to serve the development.
- Storm waters will be routed to a storm water storage facility situated in the center of the roadway turnaround with controlled discharge to Laguna Blvd.
- Tract PR (private roadway) will consist of the following easements:
  Private Access
  Private Utility
  Public Utility (water and sanitary sewer)
  Private Drainage

  All easements to be further defined by final plat.
- Tract B, Lands of HB Horn and Calvin Horn had 20 living units which have been raised. The two commercial buildings along Central Ave. are historical and are programmed for rehabilitation.

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

- Tract A-1-A, Laguna Subdivision is encumbered by a blanket access easement by a previous plat action.
- Sidewalk variance and waiver will be requested as part of this application.
- The existing private 20' ingress/egress easement within Tract A, Lands of H.B. Horn and Calvin Horn to be vacated as part of this action.

The above comprises the major development and informational points of the project.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl

SITE INFORMATION: Legal Description

Remaining Portion Tract B, Huning Castle Addition;
Tract A-1-A Laguna Subdivision;
Tracts A and B, Lands of HB & Calvin Horn;
MRGCD Tract 129-B-1-A, Property Map No. 38

(tbka Country Club Plaza, Unit 1)

COUNTRY CLUB PLAZA UPC NUMBERS

PARCEL	UPC#
Tract A, HB&Calvin Horn	101305824819330908
Tract B, HB&Calvin Horn	101305823612630907
Tract 129B1A, MRGCD Map #35	101305824911230905
Remaining Portion of Tract B, Huning Castle Addition	101305826511830903
Lot A1A, Laguna Subdivision	101305825309630931

Infill Solutions
Innovative Urban Design and Development

November 2, 2007

Hand Delivered

City of Albuquerque
Planning Department
600 Second Street, NW
Suite 200
Albuquerque, New Mexico 87103

Re: Country Club Plaza Unit I & II (the "Property")

Ladies and Gentlemen:

The undersigned are the owners of the above referenced Property, the subject of a DRB action for preliminary and final plat and other related approvals. Country Club Partners and Jay Rembe are the property owners for the Property and are hereby authorized to retain Isaacson & Arfman Consulting Engineering as their agent in its application for preliminary and final plat and other related approvals for the Property.

Jay Rembe

Jay Rembe as managing member for Country Club Partners, LLC

723-B Silver Avenue, SW Albuquerque, NM 87102 office: 505.242.1871 fax: 505.242.1872

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

November 1, 2007

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **November 1, 2007** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **REMAINING PORTION TRACT B, HUNING CASTLE ADDITION, TRACT A-1-A, LAGUNA SUBDIVISION, TRACTS A&B, LAND OF HB HORN AND CALVIN HOR, MBRGCD TRACT 129-B-1-A, PROPERTY MAP NO. 38, LOCATED ON CENTRAL AVENUE SW BETWEEN LAGUNA BOULEVARD SW AND SAN PASQUALE AVENUE SW** zone map **J-13.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

HUNING CASTLE N.A. (HCS) "R"
***Ab Potter**, 1705 Chacoma SW/87104 298-1534 (h)
Diane Souder, 1709 Kit Carson SW/87104 243-8309 (h)

DOWNTOWN N.A. (DNA) "R"
***Terry Brunner**, 601 Luna NW/87102 842-8364 (h)
Steve Morrow, 405 Luna Blvd. NW/87102 440-8470 (h)

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

Sincerely,

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

planningrnaform(07/23/07)

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

November 2, 2007 Certified Mail 7005 1160 0001 1329 7351

Mr. Ab Potter
Huning Castle Neighborhood Association
1705 Chacoma Pl. SW
Albuquerque, NM 87104

RE: Country Club Plaza Unit 1
(Present Legal Description:
Remaining Portion Tract B, Huning Castle Addition;
Tract A-1-A Laguna Subdivision;
Tracts A and B, Lands of HB & Calvin Horn;
MRGCD Tract 129-B-1-A, Property Map No. 38)

Dear Mr. Potter:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Huning Castle Neighborhood Association that a request for approval of a major subdivision preliminary plat and vacation of easement will be submitted to the City of Albuquerque Review Development Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

This action will be scheduled for the November 28, 2007 hearing by the City of Albuquerque, Development Review Board.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment

7005 1160 0001 1329 7351

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

HIGHLAND STA. ALBUQUERQUE NM 87108 NOV 2 2007 Postmark Here USPS
11/02/2007

Sent To: Ab Potter
Street, Apt. No.; or PO Box No.: Huning Castle N.A. 1705 Chacoma Pl. SW
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 871

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

November 2, 2007 Certified Mail 7005 1160 0001 1329 7368

Ms. Diane Souder
Huning Castle Neighborhood Association
1709 Kit Carson Ave. SW
Albuquerque, NM 87104

RE: Country Club Plaza Unit 1
(Present Legal Description:
Remaining Portion Tract B, Huning Castle Addition;
Tract A-1-A Laguna Subdivision;
Tracts A and B, Lands of HB & Calvin Horn;
MRGCD Tract 129-B-1-A, Property Map No. 38)

Dear Ms. Souder:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Huning Castle Neighborhood Association that a request for approval of a major subdivision preliminary plat and vacation of easement will be submitted to the City of Albuquerque Review Development Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

This action will be scheduled for the November 28, 2007 hearing by the City of Albuquerque, Development Review Board.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment

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Total Postage & Fees	$ $5.21

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11/02/2007

Sent To: Diane Souder
Street, Apt. No.; or PO Box No.: Huning Castle N.A. 1709 Kit Carson Ave. SW
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 8

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

November 2, 2007 Certified Mail 7005 1160 0001 1329 7375

Mr. Terry Brunner
Downtown Neighborhood Association
601 Luna Blvd. NW
Albuquerque, NM 87102

RE: Country Club Plaza Unit 1
(Present Legal Description:
Remaining Portion Tract B, Huning Castle Addition;
Tract A-1-A Laguna Subdivision;
Tracts A and B, Lands of HB & Calvin Horn;
MRGCD Tract 129-B-1-A, Property Map No. 38)

Dear Mr. Brunner:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Downtown Neighborhood Association that a request for approval of a major subdivision preliminary plat and vacation of easement will be submitted to the City of Albuquerque Review Development Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

This action will be scheduled for the November 28, 2007 hearing by the City of Albuquerque, Development Review Board.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

HIGHLAND STA. ALBUQUERQUE NM 87108
Postmark Here
NOV 19 2007
USPS

Sent To: Terry Brunner
Street, Apt. No.; or PO Box No.: Downtown N.A.
601 Luna NW
City, State, ZIP+4: Albuquerque, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 8710

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

November 2, 2007 Certified Mail 7005 1160 0001 1329 7382

Mr. Steve Morrow
Downtown Neighborhood Association
405 Luna Blvd. NW
Albuquerque, NM 87102

RE: Country Club Plaza Unit 1
(Present Legal Description:
Remaining Portion Tract B, Huning Castle Addition;
Tract A-1-A Laguna Subdivision;
Tracts A and B, Lands of HB & Calvin Horn;
MRGCD Tract 129-B-1-A, Property Map No. 38)

Dear Mr. Morrow:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Downtown Neighborhood Association that a request for approval of a major subdivision preliminary plat and vacation of easement will be submitted to the City of Albuquerque Review Development Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

This action will be scheduled for the November 28, 2007 hearing by the City of Albuquerque, Development Review Board.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachment

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HIGHLAND STA ALBUQUERQUE NM 19 NOV 2007 Postmark Here USPS 11/02/2007

Sent To: Steve Morrow
Street, Apt. No.; or PO Box No.: Downtown N.A. 405 Luna Blvd. NW
City, State, ZIP+4: Albuquerque, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108

CITY OF ALBUQUERQUE

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

APPLICANT: INFILL SOLUTIONS II, LLC DATE OF REQUEST: 11/2/07 ZONE ATLAS PAGE(S): J-13

CURRENT:

ZONING SU-2/CLD

PARCEL SIZE (AC/SQ. FT.) 3.13 Ac.

LEGAL DESCRIPTION: TR. A & B, 129B1A, PORTION OF TR. B,

LOT OR TRACT # & LOT A1A BLOCK #

SUBDIVISION NAME LANDS OF HB & CALVIN HORN, MRGCD MAP #3, & LAGUNA SUBDV.

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 17

BUILDING SIZE: 2200 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Genevieve [signature] DATE 11/2/07

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

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

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

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

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS.** ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

APPLICANT DATE

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

TIS **-SUBMITTED** ___/___/___
-FINALIZED ___/___/___

TRAFFIC ENGINEER DATE

Revised June 27, 2005

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

Project # (if already assigned by DRB/EPC)_____

Please check one:

☐ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF (Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☒ Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information
Subdivision Name Country Club Plaza
Location of Project (address or major cross streets) Laguna and Central SW
Proposed Number of Units: 7 Single-Family 10 Multi-Family 17 Total Units
Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information
Property Owner Country Club Partners Legal Description Tract 129B1A MRCGD Map 38, Tracts A and B Lands of HB and Calvin Horn, and Tract A1A Laguna Subdivision Zoning SU-2
Reason for Waiver/Deferral the original development consisted of 20 units, and the new development will consist of 17 units. Therefore, there will be no net gain of units.

Contact Information
Name Christopher Calott
Company Infill Solutions
Phone 242-1871
E-mail calott@infillsolutions.com

Please include with your submittal:
☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined
☒ Copy of a plat or plan for the proposed project
☒ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
☒ Please include project number on the top right corner of all documents
☒ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY
APS Cluster Albuquerque Date Submitted 10/31/2007 Date Completed 10/31/07

APS Project # 500
APS Cluster Albuquerque

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tract 129B1A MRGCD Map 38, Tracts A and B Lands of H.B. and Calvin Horn ,and Tract A1A, Laguna Subdivision, which is zoned as SU-2, on October 31, 2007 submitted by Country Club Partners, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the original development consisted of 20 units, and the new development will consist of 17 units. Therefore, there will be no net gain of units .

ALBUQUERQUE PUBLIC SCHOOLS

By:_____
Signature

_____
Betty King, Planner, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 31, 2008 by Betty King as Planner, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

April L. Winters
Notary Public

(Seal)

My commission expires: May 18, 2011

Log Number 2-15-437

78 15084

PLAT OF TRACTS "A" and "B"
LANDS OF
H.B. HORN and CALVIN HORN

BEING A REPLAT OF TRACT 130
M.R.G.C.D. MAP NO. 38

IN THE CITY OF
ALBUQUERQUE, NEW MEXICO

ROSS HOWARD COMPANY–ALBUQUERQUE, NEW MEXICO

SCALE ~1"=50' DRK-RH

FEBRUARY 14, 1978

CITY ZONE ATLAS NO. J-13-Z

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record on
MAR 2 1978
At 3:07 o'clock P.M. Recorded in Vol. C13
of records of said County Folio 20
Clerk & Recorder
Deputy Clerk

SUMMARY PLAT NO. SP-78-81

APPROVED 2-16-78 J-13

CITY OF ALBUQUERQUE

FOR: COUNTY _____ CITY ✓

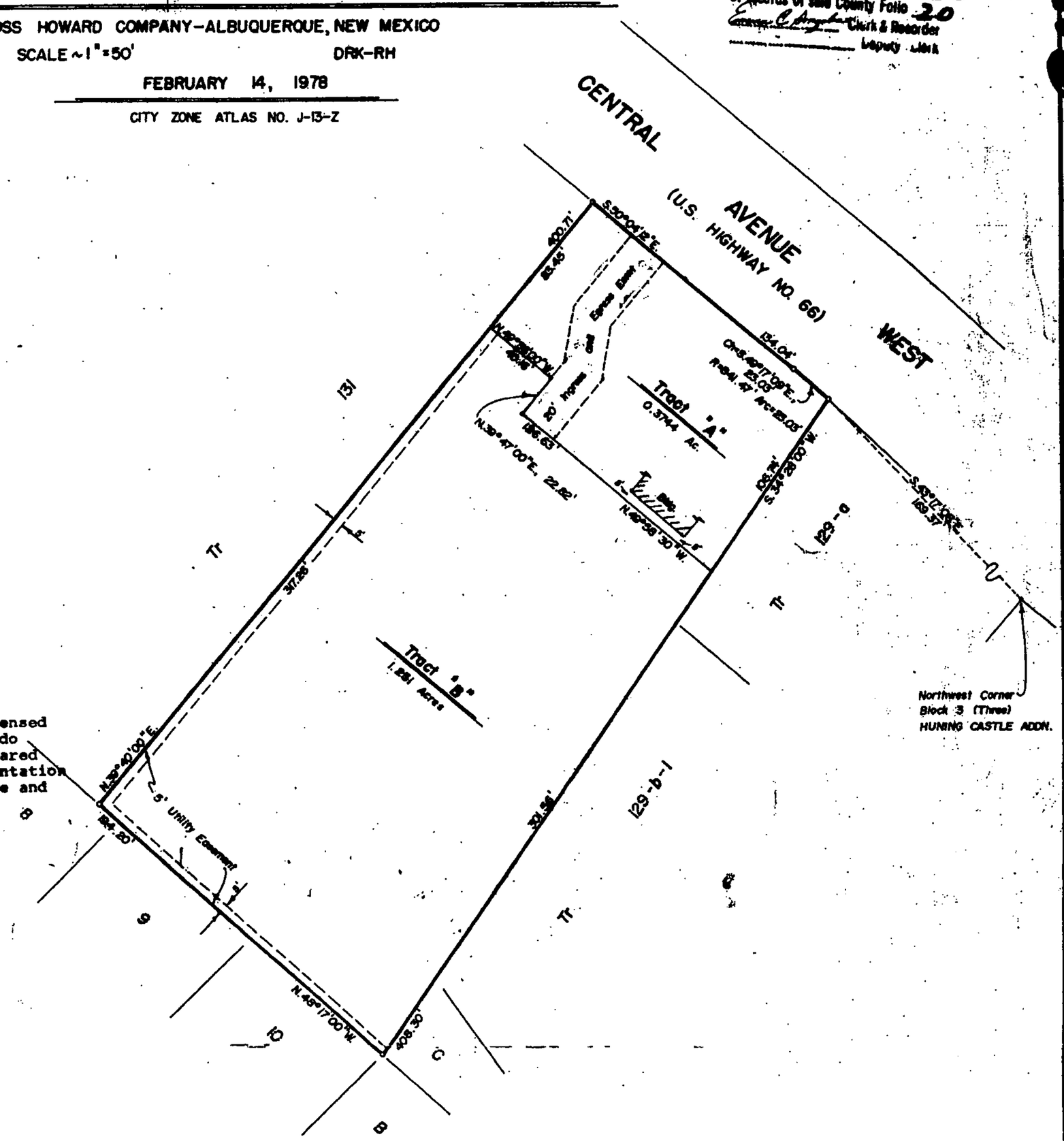
PLANNER

BY 2-17-78
PUBLIC SERVICE COMPANY OF NEW MEXICO

BY 2-17-78
GAS COMPANY OF NEW MEXICO

BY 2-16-78
MOUNTAIN STATES TELEPHONE COMPANY

BY 2/16/78
PROPERTY MANAGEMENT



I, David R. Kraemer, a duly qualified Land Surveyor licensed to practice under the Laws of the State of New Mexico, do hereby certify that the plat hereon delineated was prepared under my direction and supervision and that the representation thereon are true and correct to the best of my knowledge and belief.

By _____
David R. Kraemer
New Mexico Registered
Land Surveyor No. 4577

REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
No. 4577
DAVID R. KRAEMER

The foregoing replat of a certain tract of land situate in Section 18, Township 10 North, Range 3 East, N.M.P.M., within the City of Albuquerque, New Mexico, being and comprising Tract 130 as the same is shown and designated on the Middle Rio Grande Conservancy District Property Map No. 38 and being more particularly described as follows;

Beginning at the Northeast corner No. 1 of the tract herein set forth, a point on curve on the Southerly right of way line of Central Avenue West (U S Highway 66) whence the Northwest corner of Block Three (3) of the HUNING CASTLE ADDITION, to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 1st day of March, 1928, bears S. 43°17'08"E., 169.37 feet distant; and running thence S.34°28'00"W., 408.30 feet to the Southeast corner No. 2 of the tract herein set forth; thence N.48°17'00"W., 194.20 feet to the Southwest corner No. 3 of the tract herein set forth; thence N.39°40'00"E., 400.71 feet to a point on said Southerly right of way line of Central Avenue West (U S Highway 66) and the Northwest corner No. 4 of the tract herein set forth; thence along said Southerly right of way line of Central Avenue West (U S Highway 66) as follows; S.50°04'12"E., 134.04 feet to a point of curve and corner No. 5 of the tract herein set forth; thence Southeasterly along a curve right having a radius of 841.47 feet a distance along arc of 23.03 feet (chord = S.49°17'09"E., 23.03 feet) to the Northeast corner No. 1 and place of beginning.

And now hereon shown and platted comprising PLAT OF TRACTS "A" AND "B" LANDS OF H.B. HORN AND CALVIN HORN, being a replat of Tract 130 Middle Rio Grande Conservancy District Property Map No. 38, in the City of Albuquerque, New Mexico, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

OWNERS AND PROPRIETORS OF TRACT "A" AND TRACT "B"

H.B. HORN

CALVIN HORN

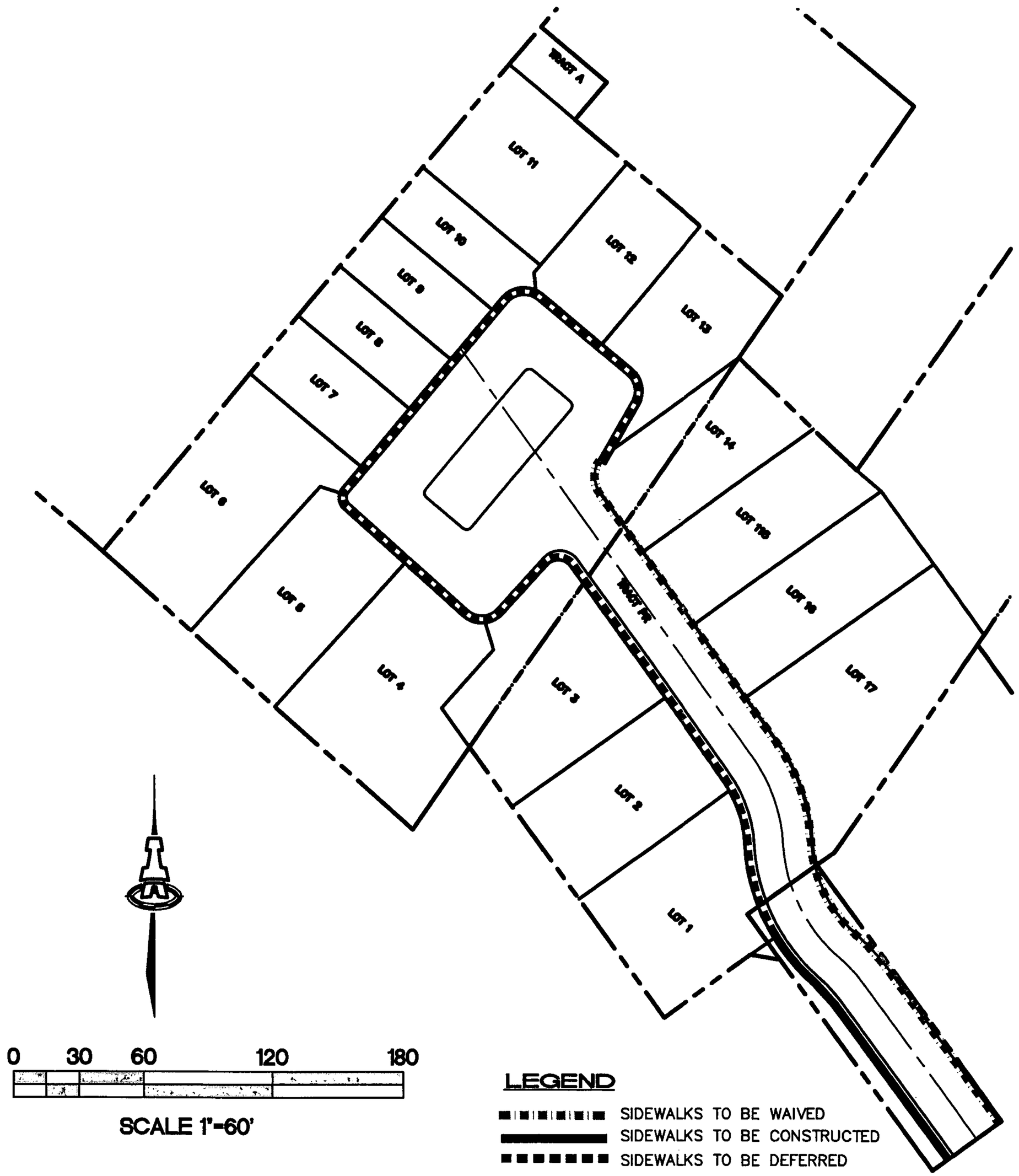
STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

On this 15th day of February, 1978, before me a Notary Public in and for said County and State, personally appeared H.B. Horn and Calvin Horn to me known to be the persons described and executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

NOTARY PUBLIC

My Commission expires June 26, 1980

EXHIBIT B
Date 11/28/07



0 30 60 120 180

SCALE 1"=60'

LEGEND

- SIDEWALKS TO BE WAIVED
- SIDEWALKS TO BE CONSTRUCTED
- SIDEWALKS TO BE DEFERRED

EXHIBIT C.
Date 11/28/07

SIDEWALK EXHIBIT

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque *New Mexico*
1462EXH-SDWK.dwg Oct 31,2007

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LEGEND

- ○ FOUND AND USED MONUMENT AS DESIGNATED
- ● DENOTES REBAR W/CAP "PS 11993" TO BE SET UNLESS OTHERWISE NOTED
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LOT LINE TO BE VACATED
- △ CENTERLINE MONUMENT
- [20.00'] DISTANCE TO CENTERLINE MONUMENT

ACS BENCHMARKS

A.C.S. MONUMENT "14–J13"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE–N.A.D. 1927)
X=374,159.66
Y=1,490,095.28
EL=4954.710 NAVD 1929
GROUND TO GRID FACTOR=0.9996811
DELTA ALPHA ANGLE=–0°14'31"

A.C.S. MONUMENT "13–J13"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE–N.A.D. 1927)
X=374,864.66
Y=1,489,527.09
PUBLISHED EL=4953.44 NAVD 1929
GROUND TO GRID FACTOR=0.9996810
DELTA ALPHA ANGLE=–0°14'26"

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	841.50	23.03	11.52	23.03	N 49°19'41" W	1°34'5"
C2	841.50	94.04	47.07	93.99	N 40°1'10" W	6°24'10"
	(841.50)	(94.44)	(47.27)			(6°30')
C3	13.00	18.03	10.80	16.62	N 10°10'57" W	79°27'27"
C4	14.50	16.47	9.25	15.60	S 2°59'33" E	65°4'39"
C5	7.00	12.52	8.71	10.91	N 86°45'9" W	102°26'33"
C6	13.00	20.42	13.00	18.38	N 87°1'35" E	90°0'0"
C7	7.00	10.76	6.77	9.73	S 3°56'33" E	88°3'45"
C8	88.50	50.28	25.84	49.61	N 19°15'13" W	32°33'18"
C9	61.50	11.32	5.67	11.30	S 8°14'50" E	10°32'32"
C10	57.50	32.67	16.79	32.23	N 19°15'13" W	32°33'18"
C11	92.50	45.57	23.26	45.11	S 17°5'18" E	28°13'28"
C12	7.00	2.69	1.36	2.67	S 29°5'38" W	21°59'23"
C13	7.00	8.07	4.55	7.63	S 14°56'15" E	66°4'21"
C14	13.00	11.13	5.93	10.79	S 72°29'25" E	49°1'59"
C15	13.00	9.30	4.86	9.10	N 62°30'35" E	40°58'1"
C16	13.00	16.91	9.89	15.74	S 77°21'9" W	74°31'39"
C17	13.00	3.51	1.77	3.50	N 57°38'51" W	15°28'21"
C18	75.00	16.96	8.52	16.93	N 42°24'33" W	12°57'34"
C19	75.00	60.10	31.77	58.50	S 25°55'57" E	45°54'45"
C20	75.00	42.61	21.90	42.04	N 19°15'13" W	32°33'18"
C21	13.00	20.42	13.00	18.38	S 85°5'19" W	90°0'0"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 35°37'0" W	39.25
	(S 35°55'00" E)	(39.25')
L2	S 54°23'8" W	9.92
	(S 54°04'30" W)	(9.66')
L3	N 80°37'0" W	13.76
	(S 80°55'00" W)	(14.14')
L4	N 54°23'8" E	10.68
L5	S 49°0'32" E	14.69
L6	S 33°54'54" W	5.42
L7	S 71°54'4" E	9.44
L8	S 4°54'9" E	8.20
L9	N 60°27'14" W	3.00
L10	N 16°56'42" W	13.14
L11	S 35°37'33" E	22.20
L12	N 54°23'8" E	13.24

PRELIMINARY
PLAT FOR

COUNTRY CLUB PLAZA UNIT I

BEING A REPLAT OF
REMAINING PORTION TRACT B, HUNNING CASTLE ADDITION, TRACT A-1-A, LAGUNA SUBDIVISION
TRACTS A AND B, LANDS OF HB HORN AND CALVIN HORN M.R.G.C.D. TRACT 129-B-1-A
PROPERTY MAP NO. 38
PROJECTED SECTION 18, T. 10 N, R. 3 E, NMPM,

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2007

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF TRACT B, HUNING CASTLE ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 14, 1977, IN MAP BOOK C12, FOLIO 16, TRACT A-1-A, LAGUNA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 19, 1988, IN MAP BOOK C38, FOLIO 34, TRACTS A AND B, LANDS OF H.B. HORN AND CALVIN HORN, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 2, 1978, IN MAP BOOK C13, PAGE 20, M.R.G.C.D. TRACT 129–B–1–A MAP NO. 38 SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE–NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF CENTRAL AVENUE, S.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ALBUQUERQUE SURVEY CONTROL MONUMENT "13–J13" BEARS N 43°42'49" W, A DISTANCE OF 1029.62 FEET;

THENCE S 49°56'07" E, A DISTANCE OF 133.03 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL WITH TAG "PS 11463";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 841.50 FEET, AN ARC LENGTH OF 23.03 FEET, A DELTA ANGLE OF 1°34'05", A CHORD BEARING OF S 49°19'41" E, AND A CHORD LENGTH OF 23.03 FEET, TO AN ANGLE POINT MARKED A FOUND CHISELED "X";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 34°46'40" W, A DISTANCE OF 142.42 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 46°19'02" E, A DISTANCE OF 75.25 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 34°49'54" E, A DISTANCE OF 143.38 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X" IN CONCRETE SIDEWALK LYING ON SAID SOUTH RIGHT OF WAY LINE;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 841.50 FEET, AN ARC LENGTH OF 94.04 FEET, A DELTA ANGLE OF 6°24'10", A CHORD BEARING OF S 40°01'10" E, AND A CHORD LENGTH OF 93.99 FEET, TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 37°02'00" E, A DISTANCE OF 87.76 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND CHISELED "X" IN CONCRETE SIDEWALK

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 52°58'00" W, A DISTANCE OF 146.34 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 35°37'00" W, A DISTANCE OF 39.25 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC "PS 11993";

THENCE S 34°30'30" W, A DISTANCE OF 117.03 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 3 REBAR;

THENCE S 54°23'08" W, A DISTANCE OF 9.92 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 35°36'45" E, A DISTANCE OF 145.82 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF LAGUNA BOULEVARD, S.W.;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, S 54°23'00" W, A DISTANCE OF 39.50 FEET TO THE SOUTH– WEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE, N 35°37'00" W, A DISTANCE OF 120.07 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE N 80°37'00" W, A DISTANCE OF 13.76 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 54°23'08" W, A DISTANCE OF 50.18 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE N 35°37'33" W, A DISTANCE OF 153.99 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993'

THENCE S 34°51'30" W, A DISTANCE OF 46.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 1199"

THENCE N 48°09'59" W, A DISTANCE OF 192.68 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 3 REBAR;

THENCE N 39°56'40" W, A DISTANCE OF 401.33 FEET TO THE POINT OF BEGINNING CONTAINING 3.1303 ACRES (136,355 SQUARE FEET) MORE OR LESS.

SITE DATA

1. TOTAL LAND AREA = 3.1303 ACRES.
2. NUMBER OF EXISTING TRACTS IS 5.
3. NUMBER OF PROPOSED TRACTS IS 3.
4. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 17.
5. CURRENT ZONING: R–D.
6. ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE. NO LOT SHALL HAVE DIRECT ACCESS TO LADERA DRIVE NW.
7. ALL STREETS HAVE RIGHT–OF–WAY AND PAVING WIDTHS PER DPM STANDARDS
8. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #11993".
2. ALL STREET CENTERLINE POINTS SHOWN THUS △ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #11993".
3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
5. DISTANCES WILL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT PR (PRIVATE ROADWAY) WILL CONSIST OF THE FOLLOWING EASEMENTS:
   - PRIVATE ACCESS
   - PRIVATE UTILITY
   - PUBLIC UTILITY (WATER & SEWER)
   - PRIVATE DRAINAGE

   ALL EASEMENTS TO BE FURTHER DEFINED BY FINAL PLAT.

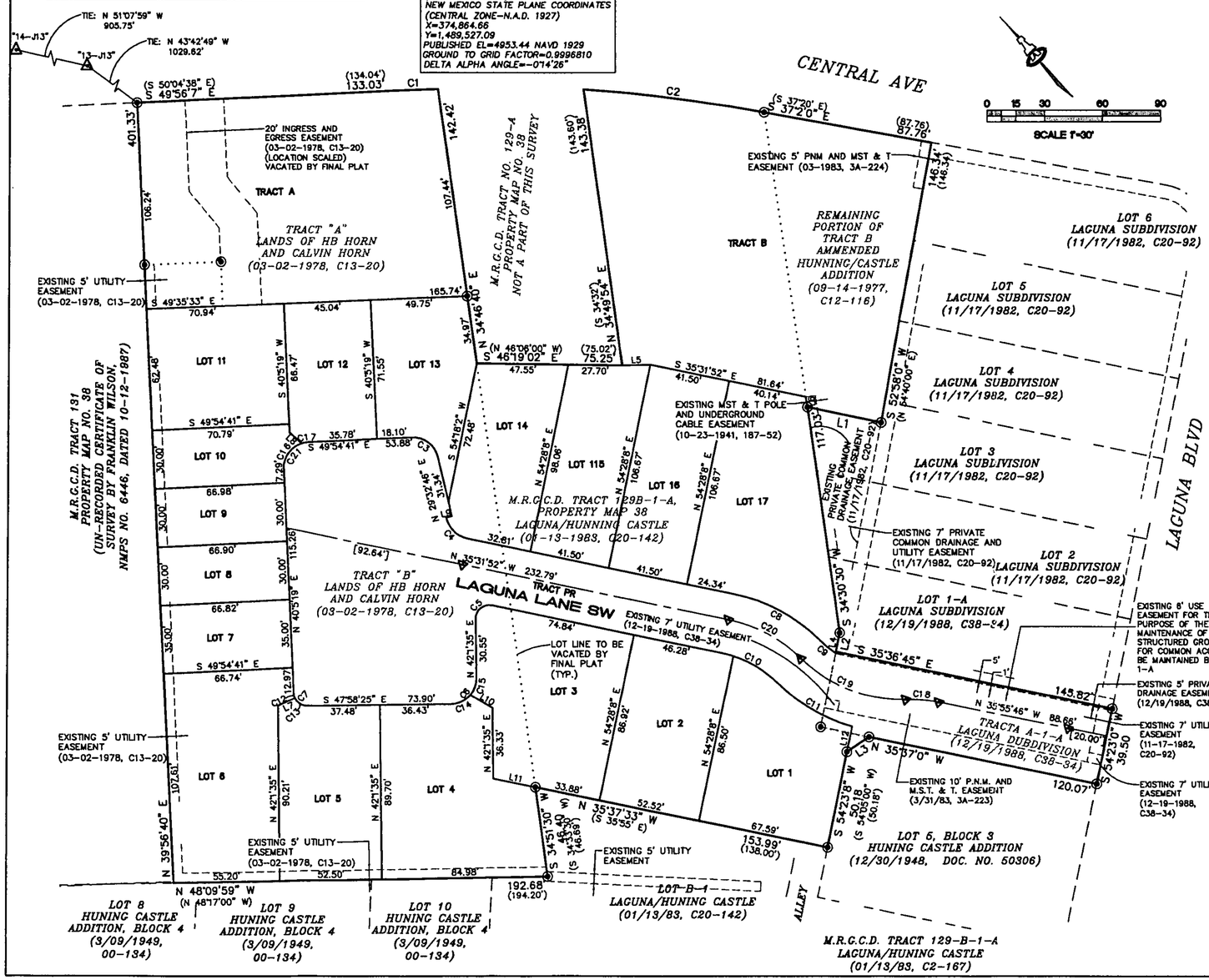

EXHIBIT B
Date 11/28/07

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR DATE

OWNERSHIP

JAY REMBE, MANAGING MEMBER DATE
COUNTRY CLUB PARTNERS, LLC.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1462PLM.dwg Nov 01,2007

SHEET 1 OF 1