



COMPLETED 06/30/08 SH  
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-70261

Project # 1004857

Project Name: SUNRISE CALL ADDITION UNIT 1

Agent: RAIMUND MCCLAIN

Phone No.:

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: \_\_\_\_\_

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

PLANNING (Last to sign): \_\_\_\_\_

AMAFCA  
AMAFCA  
OK BJB

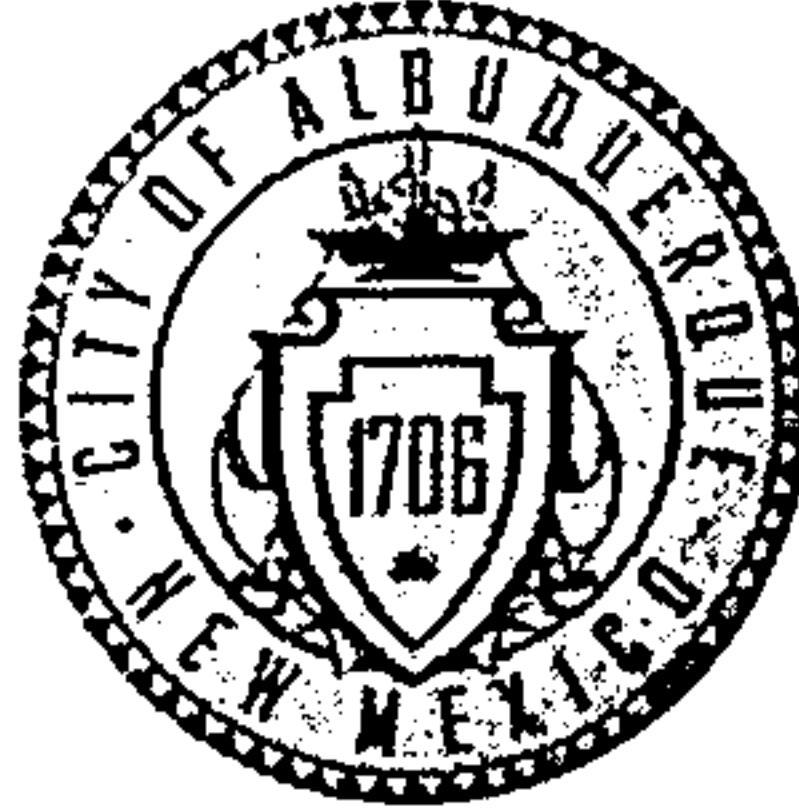
Planning must record this plat. Please submit the following items:

- 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:

\$ 7:00  
1000  
Treasurer's office  
12/21/08  
Raimund



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 18, 2008 9:00 AM  
MEMBERS:

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

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. Project# 1002856**  
08DRB-70233 MAJOR - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **BLOSSOM RIDGE, PHASE 1**, zoned RLT, located on the west side of UNSER BLVD SW BETWEEN DENNIS CHAVEZ BLVD SW AND ANDERSON HILL RD SW containing approximately 23.9505 acre(s). (N-9, P-9) **A ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**
- 2. 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, 4/30/08, 5/21/08, 6/4/08 & 6/11/08.*] **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 AMAFCA SIGNATURE AND TO RECORD.**

3. **Project# 1003794**  
08DRB-70238 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT  
{*TO BE HEARD NEXT WEDNESDAY,*  
*JUNE 25, 2008*}

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 TO 6/25/08 AT THE AGENT'S REQUEST.**

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

4. **Project # 1002455**  
06DRB-01649 EPC SDP FOR BUILDING  
PERMIT

RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). [*Deferred from 5/30/07, 5/28/08, 6/4/08 & 6/11/08*] (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO CHECK WITH CAROL TOFALETTI. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

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

5. **Project# 1000945**  
08DRB-70260 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 FOR IP, located on EAGLE ROCK NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately .8557 acre(s). (C-18) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED THROUGH JUNE 11, 2009.**

6. ~~**Project# 1004857**~~  
08DRB-70261 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

RAIMUND MCCLAIN agent(s) for SUNNY HILLS LLC, JAMES REED request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 2, **SUNRISE CALL ADDITION Unit(s) 1**, zoned R-1, located on GIRARD NE BETWEEN REVERE PL NE AND BRONTIER AVE NE containing approximately .277 acre(s). (J-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

7. **Project# 1005244**  
08DRB-70268 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CONSENSUS PLANNING agent(s) for K & M DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17-20 13-19, Block(s) 29 & 30, **RAYNOLDS ADDITION/ HUNING CASTLE ADDITION** zoned SU-2 MFR, located on COAL AVE SW BETWEEN 14TH ST SW AND LEAD AVE containing approximately 1 acre(s). (K-13) **DEFERRED TO 6/25/08 AT THE AGENT'S REQUEST.**

8. **Project# 1006760**  
08DRB-70265 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for MARTHA A STAHNKE AND MIKE RAIDA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 IP, located on OAKLAND AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 1.0125 acre(s). (C-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK AND TO DEFINE THE DISTANCE OF FACE OF CURB TO THE PROPERTY LINE, AND FOR AMAFCA SIGNATURE. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

9. **Project# 1007281**  
08DRB-70266 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for SUNCREEK APTS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-3, **OSO GRANDE SUBDIVISION** zoned SU-1 PRD, located on SPAIN RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 14.788 acre(s). (F-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK AND THE DISTANCE OF FACE OF CURB TO PROPERTY LINE FOR SPAIN ROAD, AND TO PLANNING FOR AFAMCA SIGNATURE AND TO RECORD.**

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

10. **Project# 1007335**  
08DRB-70262 SKETCH PLAT REVIEW  
AND COMMENT

DREAM BUILDERS OF THE SOUTH WEST request(s) the above action(s) for all or a portion of Lot(s) A, zoned C-3, located on QUINCY NE BETWEEN PROSPECT NE AND MENAUL NE (H-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

11. **Project# 1007337**  
08DRB-70263 SKETCH PLAT REVIEW  
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for AUGUSTINE ROMERO AND NANCY LOPEZ request(s) the above action(s) for all or a portion of Tract(s) A, located on GABALDON RD NW BETWEEN BEACH NW AND CARLOTA NW containing approximately 1.4959 acre(s). (H-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

12. **Project# 1003576**  
08DRB-70267 SKETCH PLAT REVIEW  
AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for THE HASKELL COMPANY request(s) the above action(s) for all or a portion of Lot(s) B-9E-1-A, & B-9F-1, **SEVEN BAR RANCH TBKA: CIBOLA LOOP SUBDIVISION** zoned SU-1 / R-2 USES, located on ELLISON DR NW BETWEEN EAST CIBOLA LOOP NW AND WEST CIBOLA LOOP NW containing approximately 26.4 acre(s). (A-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

13. Approval of the Development Review Board Minutes for 3/5/08 and 3/12/08.

Other Matters: None

ADJOURNED: 10:00



# 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-70261

Project # 1004857

Project Name: SUNRISE CALL ADDITION UNIT 1

Agent: RAIMUND MCCLAIN

Phone No.:

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: \_\_\_\_\_

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

PLANNING (Last to sign): AMAFCA

**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.** *OK*
- Copy of recorded plat for Planning.**

Created On:

**4857**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

  
\_\_\_\_\_  
Approved

06.20.2008  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**

Copied fc **4857** to agiscov on **6/20/2008** Contact person notified on **6/20/2008**

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## CERTIFICATE OF ZONING

October 14, 2015

Sunny Hills LLC  
4248 Louisiana Blvd, NE  
Albuquerque, NM, 87108

FILE: 07EPC-40009 Project 1004857  
DATE OF FINAL ACTION: June 30, 2008

### LEGAL DESCRIPTION:

For all or a portion of Lot 8A (formerly lots 7&8),  
block 2, Unit 1 of the Sunrise Call Addition,  
located on 801 and 803 Girard Blvd NE, zoned R-1  
to O-1, containing approximately .27 acre. (J-16)  
Staff Planner: Maggie Gould

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED  
PROPERTY IS NOW CHANGED AS FOLLOWS:

**FROM:** R-1

**TO:** O-1

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit.

Sincerely,



Suzanne Lubar  
Planning Director

SL/MG

cc:



Page 2 of 2

Code Enforcement Division  
Michelle Gricius, AGIS Division  
File

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

08/09/2008 Issued By: E08375

**Permit Number: 2008 070 261**

**Category Code 910**

**Application Number: 08DRB-70261, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: GIRARD NE BETWEEN REVERE PL NE AND BRONTIER AVE NE**

**Project Number: 1004857**

**Applicant**

*Sunny Hills Llc, James Reed*

4248 Louisiana Ne  
Albuquerque NM 87108  
888-8780

**Agent / Contact**

*Raimund McClain*

1508 Quincy Se  
Albuquerque NM 87108  
266-2142

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$215.00
<b>TOTAL:</b>		<b>\$235.00</b>

City Of Albuquerque  
Treasury Division

6/9/2008 2:18PM LOC: ANNX  
USH 008 TRANSH 0028  
RECEIPT# 00092289-00092289  
PERMIT# 2008070261 TRSSVG  
Trans Amt \$235.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$215.00  
CK \$235.00  
CHANGE \$0.00

Thank You



Supplemental form

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): RAIMUND MCCLAIN PHONE: 266 2142  
 ADDRESS: ~~2009 15th~~ 1508 QUINCY SE FAX: 266 3309  
 CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: RAIMUND@MCCLAIN-YU.COM  
 APPLICANT: SUNNY HILLS LLC, JAMES REED PHONE: 889 9790  
 ADDRESS: 4248 LOUISIANA NE FAX: 881 4009  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary Interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: REPLAT AS FOLLOWUP OF ZONE MAP AMENDMENT, (APPROVED EPC)

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. LOTS 7 and 8 Block: 2 Unit: 1  
 Subdiv/Addn/TBKA: SUNRISE CREEK ADDITION  
 Existing Zoning: R1 to O1 per Proposed zoning: EPC project # 1004857, approved AUG 16 2007  
 Zone Atlas page(s): J-16-7 UPC Code: 101625825003630501 MRGCD Map No \_\_\_\_\_

CASE HISTORY:

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

CASE# 07 EPC 40009

CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): .27738344 ACRES

LOCATION OF PROPERTY BY STREETS: On or Near: 801 AND 805 GIRARD NE  
 Between: REVERE PLACE NE and FRONTIER AVE NE

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: JUNE 06, 2008

SIGNATURE Raimund McClain DATE JUNE 09, 2008  
 (Print) RAIMUND MCCLAIN Applicant:  Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 70261</u>	<u>DRB</u>		<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>June 18 2008</u>			Total
				<u>\$ 235.00</u>

Valp 6/9/08 Project # 1004857  
 Planner signature / date

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

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

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

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

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

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

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

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

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

- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- 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
- ~~NA~~ Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

RAYMOND McCOIN  
 Applicant name (print)  
Ray McCoin JUNE 9, 2008  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 SDRB - \_\_\_\_\_ - 702201

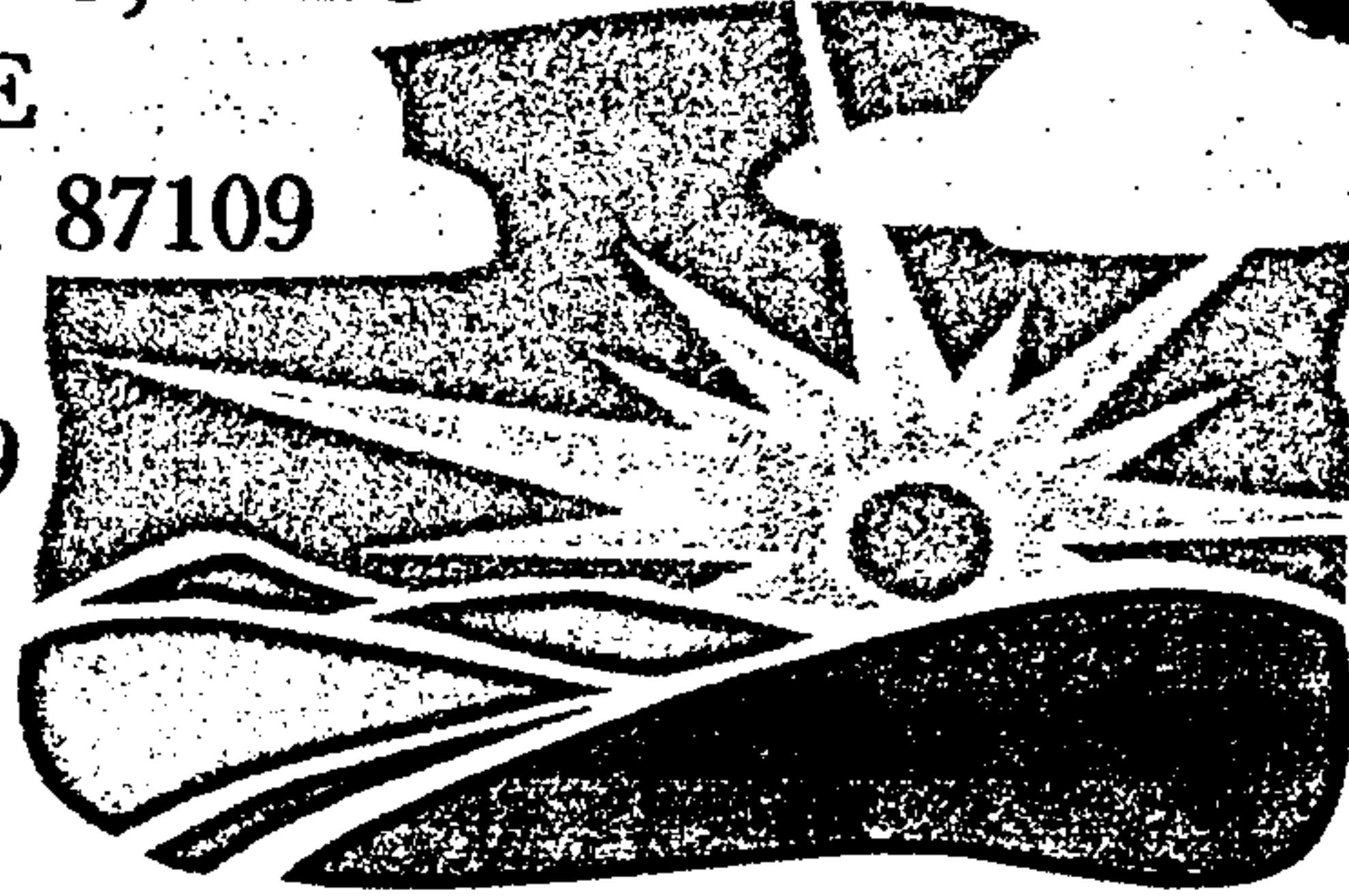
Vulp 6/4/08  
 Planner signature / date

Project # 1004857



# SUNNY HILLS, LLC

4248 Louisiana NE  
Albuquerque, NM 87109  
Ph: 505-889-9790  
Fax: 505-881-4009



06-01-2007

To Whom It May Concern:

The members of Sunny Hills, LLC are authorizing Raimund McClain to represent them in all matters regarding both 801 and 803 Girard Blvd NE (Sunrise Call Adn. block 2, unit 1, lots 7 & 8) in Albuquerque, NM, 87106. Please allow Mr. McClain to work and speak on our behalf about any issue brought to the City of Albuquerque regarding the zone map amendment and minor replat action for these properties.

If you have any questions, please feel free to call either James Reed or Mary Lou Reed regarding this authorization. Our main number is: 505-889-9790.

Thank you,

A handwritten signature in cursive script that reads "James F. Reed". The signature is written in black ink and is positioned above the printed name and title.

James F. Reed  
Sunny Hills, LLC

# McCLAIN + YU

Raimund McClain  
2009 Ridgecrest SE  
Albuquerque, NM 87108  
www.mcclain-yu.com  
raimund@mcclain-yu.com  
505.266.2142

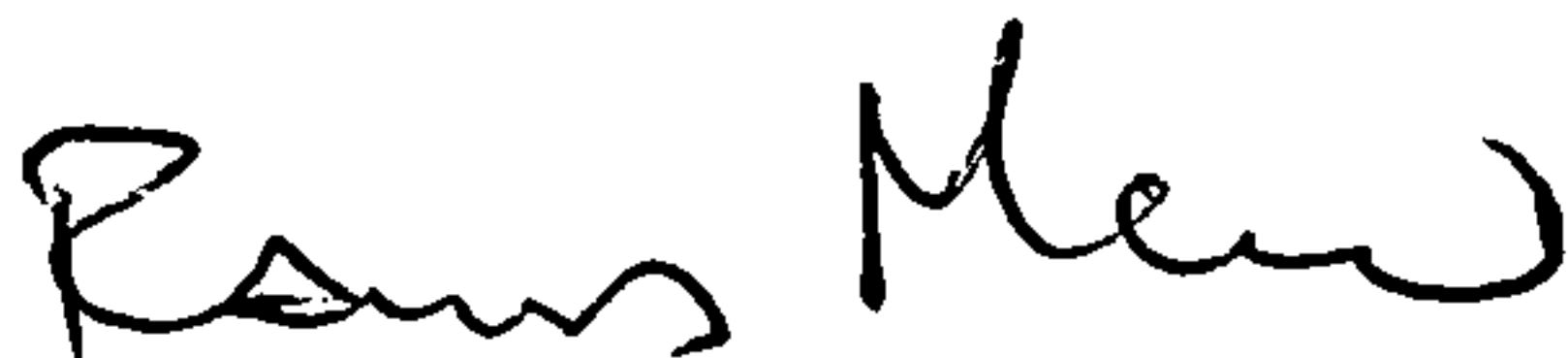
Development Review Board  
Planning Department  
City of Albuquerque  
Albuquerque, NM 87102

June 09, 2008

To the Members of the Development  
Review Board,

I write this letter as agent for Sunny Hills LLC, owner of the property at 801 and 803 Girard NE. Following approval by the EPC for a zone map amendment from R1 to O1 on both properties in question, this application to the DRB is for the follow-up replat (to consolidate the two lots by eliminating an internal lot line) which was required as a condition of the EPC decision. The two lots in question are consolidated by the elimination of a lot line internal to the two properties. Additional requirements such as dedication of right of way and additional data are also included.

Thank you for your attention,



Raimund McClain, agent

enclosures: EPC official notification of decision: approved, EPC supplemental staff report, AGIS Zone Atlas Page, signed new plat (six copies), addendum for Crystal Metro at Planning Department: Exhibit showing existing building and curbs.



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

Date: August 17, 2007

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project# 1004857**  
07EPC-40009 AMNDT TO ZONE MAP

Sunny Hills LLC  
4248 Louisiana Blvd. NE  
Albuq. NM 87108

LEGAL DESCRIPTION: for all or a portion of lots 7 & 8, block 2, **Sunrise Call Addition**, Unit 1, a zone map amendment from R-1 to O-1 located on 801 & 803 GIRARD NE BETWEEN REVERE PLACE NE AND FRONTIER AVE. NE containing approximately 0.27 acre. (J-16)  
Maggie Gould, Staff Planner

On August 16, 2007 the Environmental Planning Commission voted to approve Project 1004857/Project 1004857, 07EPC 40009, a Zone Map Amendment from R-1 to O-1, for Lots 7 and 8, Block 2, Unit 1 of the Sunrise Call Addition, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a Zone Map Amendment from R-1 to O-1 for an approximately 0.3 acre site, located on Girard Boulevard, north of Lomas Blvd.
2. The site is located between the UNM Hospital and Jefferson Middle School and has operated as a school since 1948. It is currently used as pre-school and daycare center.
3. A request for an Expansion of a Non-Conforming Use to allow for a Status Established Building was approved by the Zoning Hearing Examiner on July 5, 2006 (06 ZHE 00572). The applicant requests a zone change to make it possible to secure financing for property improvements. This has not been possible under the current zoning because it does not match the current use.
4. The applicant plans to continue operating the pre-school and daycare on this site.
5. There are no Sector Plans or Area Plans that apply to the site.
6. There is both neighborhood support and opposition for this project.



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7. The applicant has adequately justified the request per R-270-1980 as follows:
- a. The uses allowed in the proposed zone will not be harmful to the health, safety and welfare of the community.
  - b. The proposed zone will not de-stabilize land use in the area. There is similar zoning to the south and the allowed uses are compatible with the existing uses in the area.
  - c. The subject site is located in the area designated "Established Urban" per the Comprehensive Plan. The following goals and policies of the Comprehensive Plan are furthered by this request:

Land Use

Policy a is furthered by this request because it will allow a mix of uses in the area.

Policies d and e are partially furthered by this request because the site is located in an area with access to a full range of municipal services and because the allowed uses under the proposed zoning are generally regarded as "neighborhood friendly" uses, however there are residents in the area that do not agree that the zone change request will respect their neighborhood values.

Policy i is furthered because the uses allowed under the proposed zone will potentially offer employment. The allowed uses, if the zone change is approved, will not have adverse effects on the surrounding neighborhoods.

Policy o is furthered by this request by encouraging redevelopment and rehabilitation of the subject site, which is in an older, established neighborhood.

Economic Development

The goal and policies b and g are furthered by this request by providing uses that will support and enhance the adjacent UNM Activity Center and because the allowed uses will provide potential employment and services in the area. The applicant is a local business owner who plans to expand his existing business.

Transportation

Policy o is furthered because the site has excellent access to public transportation. The site is located within walking distance of several bus stops and the University. It is plausible that employees and clients could walk or use public transportation to access the site.

Human Services

The goal and policy a are furthered by this request because the new zone will allow the school to continue to provide daycare to needy families. The site is located near major transportation corridors and public facilities.

- d. The applicant has demonstrated that the existing zoning is inappropriate because:
  - (1) When R-1 zoning was established on the site, R-1 zoning was used to designate residential uses and uses ancillary in a residential area, such as schools and parks. Although the zoning on the site may not have been placed in error, it is no longer appropriate due to the modern interpretation of the zone.
  - (3) The proposed zoning is beneficial to the community because it furthers applicable City goals and policies by providing employment opportunities and needed services that will not negatively impact existing residential environments.
- e. The permissive uses in the O-1 zone will not be harmful to the surrounding area. The current use has been compatible with the area.
- f. The proposed zone change will not require an extra expense on the part of the City.
- g. Economic consideration is not the determining factor for a change of zone.

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- h. Although the site is located on a major street, this not the only justification given.
- i. The property to the south of the site is zoned O-1, therefore, this request does not constitute a spot zone.
- j. This would not create a strip zone.

**CONDITIONS:**

1. Applicant shall re-plat the site so that lots 7 and 8 become one parcel.
2. Applicant shall comply with conditions of previously approved decision by the ZHE.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **AUGUST 31, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

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

Sincerely,

Richard Dineen  
Planning Director

RD/MG/ac

cc: Raimund McClain, 1508 Quincy SE, Albuquerque, NM 87108  
Sara Kophik, North Campus NA, 1126 Stanford NE, Albuquerque, NM 87106  
Frances Blair, North Campus NA, 1209 Vassar NE, Albuquerque, NM 87106  
Keith Rasmussen, Summit Park NA, 3401 Calle de Rancho NE, Albuquerque, NM 87106  
Liz Jenkins, Summit Park NA, 720 Lafayette Dr. NE, Albuquerque, NM 87106