

### DRB CASE ACTION LOG (SITE PLAN BLDG PERMIT)

**REVISED 9/28/05** 

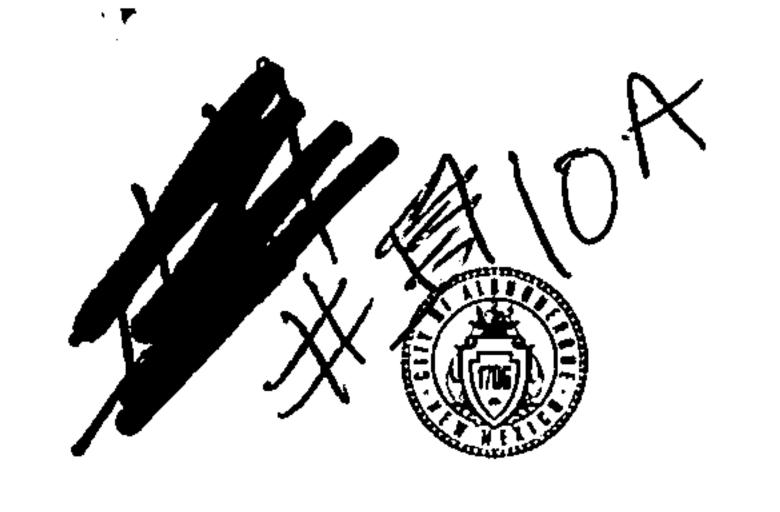
DRB Application No.: 07DRB-70105 (SPB)	
Project Name CAVAN SUNPORT CENTR	
Agent: THOMAS E. ROBSON ARCHITECT	Phone No.: 332-1176
Your request for (SDP for SUB), (SDP for approved on 7/25/07 by the DRB violation of the Signatures Comments of the Signatures of the Signature of the Signatur	BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was with delegation of signature(s) to the following departments.  TS TO BE ADDRESSED
TRANSPORTATION:	
UTILITIES: <u>revise</u> Util	relocation of Meter (dration
CITY ENGINEER / AMAFCA:	
D PARKS / CIP:	
PLANNING (Last to sign):	ife Plan For Building Permit 3 Copies.
-The original plat and a my -Tax certificate from the Co	yable to the County Clerk). RECORDED DATE:
3 copies of the approved s	site plan. Include all pages. ture must be obtained prior to the recording of the plat
	ignature must be obtained prior to Planning Department's
□ AGIS DXF File approval re	equired.
□ Copy of recorded plat for	



### DRB CASE ACTION LOG (SITE PLAN BLDG PERMIT)

**REVISED 9/28/05** 

		on No.: 07DRB-70105 (SPB) Project # 1004871
		AS E. ROBSON ARCHITECT Phone No.: 332-1176
approvi	ea on _	for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was $7/25/67$ by the DRB with delegation of signature(s) to the following departments. IG SIGNATURES COMMENTS TO BE ADDRESSED
		SPORTATION:
	UTILI	TIES: revise Utility Plan to separate fine line and possible relocation of Meter laration
	CITY	ENGINEER / AMAFCA:
	PARK	S / CIP:
	PLANI	VING (Last to sign): Site Plan For Building Permit 3 Copies
	Pla	Inning 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 (PREL & FINAL)

**REVISED 9/28/05** 

	plication No.: 07DRB-70028 (P&F)	Project # 1004871
<del> </del>	Name: CAVAN SUPORT CENTRE Surveys Southwest Ltd.	Phone No.: 998-0303
Your req	quest for (SDP for SUB), (SDP for BP), (FINA	L PLATS), (MASTER DEVELOP. PLAN), was tion of signature(s) to the following departments.
	UTILITIES: 1000 35 435	casament for 3'Meter would.
	CITY ENGINEER / AMAFCA:	
	PARKS / CIP:	
	PLANNING (Last to sign):	
	<ul> <li>Tax printout from the County Assess</li> <li>3 copies of the approved site plan.</li> <li>County Treasurer's signature must with the County Clerk.</li> </ul>	or the County Clerk. Issurer. In a County Clerk). RECORDED DATE: Include all pages. It be obtained prior to the recording of the plat Indicate the recording Department's



### DRB CASE ACTION LOG (PREL & FINAL)

**REVISED 9/28/05** 

DRB Application No.: 07DRB-70028 (	P&F) Project # 1004871
Project Name: CAVAN SUPORT CEN	NTRE
Agent: Surveys Southwest Ltd.	Phone No.: 998-0303
Your request for (SDP for SUB), (SDF approved on by the DOUTSTANDING SIGNATURES COM	P for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was DRB with delegation of signature(s) to the following departments.
TRANSPORTATION:  UTILITIES:  D D D D D D D D D D D D D D D D D D	5 x 35 cament for 3 meter would.
CITY ENGINEER / AMAFCA:	
PARKS / CIP:	
PLANNING (Last to sign):	
-The original plat and -Tax certificate from the -Recording fee (check -Tax printout from the -Tax certificate from the -Tax certificate from the -Tax certificate from the -Tax printout from the	ks payable to the County Clerk). RECORDED DATE: County Assessor. Eved site plan. Include all pages. Signature must be obtained prior to the recording of the platic. It. Int's signature must be obtained prior to Planning Department's



## DEVELOPMENT REVIEW BOARD Action Sheet

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

July 25, 2007

9:00 A.M.

**MEMBERS** 

Sheran Matson, AICP, DRB Chair Sandra Handley, Administrative Assistant

Nilo Salgado Fernandez, Transportation Development Brad Bingham, Alternate City Engineer Roger Green, ABCWUA

Christina Sandoval, Parks & Recreation

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

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

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

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

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

1. Project# 1000965 07DRB-70102 VACATION OF PUBLIC EASEMENT BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, VALLE PARAISO AT ANDALUCIA, zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). [Deferred from 07/25/07] (F-12) DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.

2. Project# 1000351 07DRB-70112 VACATION OF PUBLIC EASEMENT WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, LANDS OF ZIA TRADING CO, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). [Deferred from 07/25/07] (E-15) DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.

07DRB-70139 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL CARTESIAN SURVEYS INC agent(s) for CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, LANDS OF ZIA TRADING COMPANY, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). [Deferred from 07/25/07] (E-15) DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.

07DRB-70140 EPC APPROVED SDP FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BOB KITTS - CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, LANDS OF ZIA TRADING COMPANY, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). [Deferred from 07/25/07] (E-15) DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.

07DRB-70141 EPC APPROVED SDP FOR SUBDIVISION

JASON WOODRUFF agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, LANDS OF ZIA TRADING COMPANY, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). [Deferred from 07/25/07] (E-15) DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.

3. Project# 1004073
07DRB-70100 VACATION OF
PUBLIC EASEMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, JUAN TABO HILLS Unit(s) 1, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22) THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

4. Project# 1006586
07DRB-70101 VACATION OF
PUBLIC EASEMENT
07DRB-70109 VACATION OF
PRIVATE EASEMENT
07DRB-70137 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC. for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, SEVEN BAR RANCH, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). THE VACATION OF PUBLIC EASEMENT AND PRIVATE EASEMENT OF VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO ENGINEER FOR MAINTENANCE BENEFICIARIES OF THE EASEMENT AND TO PLANNING FOR THREE COPIES, A 15 DAY APPEAL PERIOD, AND TO RECORD THE PLAT.

5. Project# 1006608 07DRB-70113 VACATION OF PUBLIC RIGHT-OF-WAY CARTESIAN SURVEYING INC. agent(s) for CITY OF ALBUQUERQUE REAL PROPERTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 24, X, Y, Z, & 128-130, Block(s) F & 10, MANDELL BUSINESS AND RESIDENCE ADDITION/PERFECTO, MARIANO AND JESUS ARMIJO, zoned SU-3, located on MARQUETTE AVE NW BETWEEN 4<sup>TH</sup> ST NW AND 5<sup>TH</sup> ST NW containing approximately 2.0 acre(s). (J-14) THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

6. Project# 1006610
07DRB-70114 VACATION OF
PUBLIC EASEMENT
07DRB-70115 VACATION OF
PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Lot(s) 1-5 AND 28-32 AND 20-FEET ALLEY, Block(s) 11, **GRANDVIEW HEIGHTS**, zoned C-1, located on CHELWOOD PARK NE BETWEEN LOMAS NE AND ALICE NE containing approximately 0 .73 acre(s). (K-22) THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

7. Project # 1005564 07DRB-00619 MAJOR-PRELIMINARY PLAT APPROVAL

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, RIO PERLES ADDITION, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). [Deferred from 06/06/07 & 07/25/07] (H-12) INDEFINITELY DEFERRED DUE TO NO SHOW.

8. Project# 1006516
07DRB-70030 BULK LAND
VARIANCE
07DRB-70031 MAJOR PRELIMINARY PLAT APPROVAL
07DRB-70034 VACATION OF
PUBLIC EASEMENT
07DRB-70032 MINOR - TEMP DEFR
SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINORPRELIM&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) 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). [Deferred from 06/27/07 & 07/25/07] (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07**.

9. Project# 1000976
07DRB-70042 MAJOR PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, LANDS OF WESTLAND DEVELOPMENT CO., INC., zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).[Deferred from 07/11/07] (M-10 & N-10) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/25/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/18/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 53-FEET RIGHT-OF-WAY IN ALL STREETS EXCEPT AS NOTED ON SITE PLAN AND MUST MEET SITE PLAN FOR SUBDIVISION REQUIEREMENTS.

07DRB-70107 MINOR - SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION, zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). [Deferred from 07/11/07] (M-10) THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR THREE COPIES OF THE SITE PLAN.

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

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

10. Project# 1002651 07DRB-70125 AMENDED SDP FOR BP ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, NORTH ALBUQUERQUE ACRES, UNIT B, zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] [Deferred from 07/18/07] (C-18) THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.

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

11. Project# 1003612 07DRB-70136 EXT OF MAJOR 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 GRANT, SUNDORO SOUTH, UNIT 9, zoned SU-2 R-LT, located on ENDEE RD NW BETWEEN 98<sup>th</sup> ST NW AND 94<sup>th</sup> ST NW containing approximately 6.4 acre(s). (J-9) THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLY.

- 12. Project # 1006683 should have been # 1006586 and was heard with Item # 4.
- 13. Project# 1004941
  07DRB-70135 MINOR PRELIMINARY/ FINAL PLAT
  APPROVAL

LARKIN GROUP NM INC. agent(s) for BRIDGE PARTNERS request(s) the above action(s) for all or a portion of Tract(s) B & C, FOOTHILL ESTATES, Tract A-1, TRAMHILL TOWNHOMES, zoned C-1 & R-3, located on TRAMWAY BLVD NE BETWEEN COPPER AVE NE AND LOMAS VERDES NE containing approximately 11.2448 acre(s). (K-22) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.

14. Project# 1005364
07DRB-70132 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

DOUGLAS PETERSON request(s) the above action(s) for all or a portion of Parcel(s) A & B, EL DORADO CENTER, zoned C-2, located on JUAN TABO BLVD NE AND MONTGOMERY BLVD NE containing approximately 4.95 acre(s). (G-22) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.

15. Project# 1006685
07DRB-70138 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

JACK'S HIGH COUNTRY agent(s) for MARKS-HAWKINS, LLC request(s) the above action(s) for all or a portion of Tract 2, Block G, MUNICIPAL ADDITION, UNIT 1, zoned C-2, located on MONTGOMERY BLVD NE BETWEEN LOUISIANA BLVD NE AND MARK DR NE containing approximately 0.5165 acre(s). (F-18) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MAINTENANCE OF RECIPROCAL ACCESS & DRAINAGE EASEMENT #10 AND TO PLANNING TO RECORD THE PLAT.

16. Project# 1006687
07DRB-70142 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL
07DRB-70143 MINOR - TEMP DEFR
SWDK CONST

ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block 3, Tract 3, (to be known as EAGLE'S PERCH SUBDIVISION, UNIT 3), zoned R-D 3DU AC, located on OAKLAND AVE NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). [Deferred from 07/25/07] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.

17. Project# 1004871-07DRB-70028 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, CAVAN SUNPORT CENTRE, zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] [Indef deferred from 6/13/07]-(L-16) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES—FOR 35-FOOT EASEMENT FOR 3-INCH METER VAULT AND TO PLANNING FOR COPY OF THE REGORDED PLAT.

07DRB-70105 MINOR - SDP FOR BUILDING PERMIT

THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, CAVAN SUNPORT CENTRE, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE—SE containing approximately 2.9 acre(s). [Deferred from 07/11/07] (L-15/16) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR REVISED UTILITY PLAN TO SEPARATE THE FIRE LANE AND POSSIBLE RELOCATION OF THE METER AND TO PLANNING FOR THREE-COPIES.

18. Project# 1004919
07DRB-70073 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2**<sup>ND</sup> **STREET BUSINESS CENTER**) zoned M-1, located on 2<sup>nd</sup> ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [Deferred from 06/27/07, 07/11/07 & 07/25/07] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.** 

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

19. Project# 1006681 07DRB-70134 SKETCH PLAT REVIEW AND COMMENT MARK GOODWIN & ASSOCIATES PA agent(s) for QUANAH HOSPITALITY PARTNERS LP request(s) the above action(s) for all or a portion of Tract D, SCHWARTZMAN PACKING COMPANY, zoned SU-1 for Hotels & Restaurants, located on MULBERRY ST SE BETWEEN BETHEL AVE SE AND ALAMO AVE SE, containing approximately 2.89 acre(s). (M-15) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

20. Projext# 1006656 07DRB-70131 SKETCH PLAT REVIEW AND COMMENT VICTOR F. APODACA agent(s) for JESUS F. APODACA request(s) the above action(s) for all or a portion of Tract(s) 7, MRGCD Map 37, zoned SU-2/R-1, located on HANNATT SE BETWEEN EDITH SE AND BROADWAY SE, containing approximately 0.201 acre(s). (J-14) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

21. Project# 1006537 07DRB-70133 SKETCH PLAT REVIEW AND COMMENT TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, Block 12, VOLCANO CLIFFS, UNIT 3, zoned O-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW, containing approximately 4.24 acre(s). (E-10) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

22. Project# 1004414
07DRB-70130 SKETCH PLAT
REVIEW AND COMMENT

PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Tract A, Lot 1, **GIBSON SUBDIVISION**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4<sup>th</sup> ST NW AND 2<sup>nd</sup> ST NW, containing approximately 0.178 acre(s). (G-14) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

23. Project# 1002120 07DRB-70129 SKETCH PLAT REVIEW AND COMMENT PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Lot 2, Block 10, MONKBRIDGE PLACE, zoned R-T, located on 4<sup>th</sup> ST NW BETWEEN CHEROKEE RD NW AND HEADINGLY AVE NW, containing approximately 0.278 acre(s). (G-14) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD - SPEED N	<b>MEMO</b>
DRB CASE NO/PROJECT NO: 1004871	AGENDA ITEM NO: 17
SUBJECT:	
Final Plat Preliminary Plat Site Plan for Building Permit	
ACTION REQUESTED:	
REV/CMT: () APPROVAL: (X) SIGN-OFF:	() EXTN: () AMEND: ()
ENGINEERING COMMENTS:	
No adverse comments.	
RESOLUTION:	
APPROVED; DENIED; DEFERRED; COMME	
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO	D: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham

City Engineer / AMAFCA Designee 505-924-3986

**DATE:** JULY 25, 2007

()

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



### DEVELOPMENT REVIEW BOARD ACTION SHEET

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

July 11, 2007

9:00 A.M.

**MEMBERS:** 

Sheran Matson, AICP, DRB Chair Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA Christina Sandoval, Parks & Recreation

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

BREAK.

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

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A. Call to Order 9:00 A.M.

Adjourned: 12:10 P.M.

- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. Project# 1002529 07DRB-70049 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

BORDENAVE DESIGNS agent(s) for CAS, LLC / ROBRO, INC request(s) the above action(s) for all or a portion of Lot(s) 1-4, CAS ADDITION, zoned SU-1 FOR C-1 & SU-1 FOR O-1, located on COORS BLVD NW BETWEEN WESTSIDE DR NW AND CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC-01840] (B-13 / B-14) TWO-YEAR-SIA-EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.

2. Project# 1006539
07DRB-70047 BULK LAND
VARIANCE
07DRB-70043 VACATION OF PUBLIC
EASEMENT
07DRB-70045 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70048 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL
07DRB-70046 VACATION OF
PRIVATE EASE.

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, MESA DEL SOL (to be known as INNOVATION PARK) zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16) BULK LAND VARIANCE WAS APPROVED. THE VACATION OF PUBLIC EASEMENT. VACATION OF PUBLIC RIGHT-OF-WAY VACATION OF THE PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE **INFRASTRUCTURE LIST DATED 7/11/07 AND THE** APPROVAL OF THE GRADING ENGINEERING STAMP DATED 6-8-07. THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR A 15 DAY APPEAL PERIOD, FOR AGIS DXF FILE AND TO RECORD.

3. Project # 1004075
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Major-Vacation of
Public Easement

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, MESA DEL SOL, zoned PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06, 12/13/06 & 07/11/07 ] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16. INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

4. Project# 1000976
07DRB-70042 MAJOR PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, LANDS OF WESTLAND DEVELOPMENT CO.,INC., zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).[Deferred from 07/11/07] (M-10 & N-10) DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.

07DRB-70107 MINOR - SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). [Deferred from 07/11/07] (M-10) DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.

5. Project# 1005334
07DRB-70062 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70063 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, MESA GRANDE ADDITION, zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17) THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN OFF, A 15 DAY APPEAL PERIOD, AND REAL PROPERTY'S SIGNATURE AND TO RECORD THE PLAT.

Project# 1006549 EASEMENT

SOUTHWEST LTD for agent(s) 07DRB-70061 VACATION OF PUBLIC BENCOR, BRUCE WALKOWSKI, request(s) above action(s) for all or a portion of Tract(s) Z, MILLS & BOREN SUBDIVISION, MENAUL BLVD NE between CARLISLE BLVD NE and SOLANO DR NE. (H-17) THE VACATION OF EASEMENT WAS APPROVED SHOWN ON EXHIBIT B IN THE PLANNING FILE.

Project # 1002371 07DRB-00577 Major-Vacation of Public Easements 07DRB-00576 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as HOFFMANTOWN WEST CHURCH) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [Deferred from 5/30/07 & 6/6/07 ] (D-12) THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR A 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.

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

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

8. Project# 1004246 07DRB-70090 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, NORTH ALBUQUERQUE ACRES, UNIT B, zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). [Deferred from 07/11/07] (C-18) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

07DRB-70093 MINOR - SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, NORTH ALBUQUERQUE ACRES, UNIT B, zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). [Deferred from 07/11/07] (C-18) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

9. Project# 1004871 07DRB-70105 MINOR - SDP FOR BUILDING PERMIT THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, CAVAN SUNPORT CENTRE, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). [Deferred from 07/11/07] (L-15/16) [DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.

10. Project# 1002329
07DRB-70099 MINOR - SDP FOR
BUILDING PERMIT

RD HABIGER & ASSOCIATES INC. agent(s) for ST STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, ST. STEPHENS UNITED METHODIST CHURCH, zoned SU-1 FOR CHURCH AND RELATED USES, located on JUAN TABO NE BETWEEN MONTGOMERY NE AND MANITOBA NE containing approximately 4.5 acre(s). (F-21) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.

10 Project# 1005354

A. 07DRB-70078 EPC APPROVED SDP FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, DUKE CITY LUMBER ADDITION and Tract(s) 2D, ARBOLERA DE VIDA, zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19<sup>TH</sup> ST NW containing approximately 9.97 acre(s). [Deferred from 06/27/07] [Carol Toffaleti, EPC Case Planner] (J-13) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI, EPC CASE PLANNER'S INITIALS AND 3 COPIES.

07DRB-70071 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, DUKE CITY LUMBER ADDITION (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19<sup>TH</sup> ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] [Indef deferred from 06/27/07] (J-13) THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

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

11. Project #1003828
07DRB-00717 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, CANDELARIA VILLAGE, zoned R-1, located on 12<sup>TH</sup> ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). [Defer from 06/20/07 & 7/11/07 ] (G-13) DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.

07DRB-70094 SIDEWALK VARIANCE 07DRB-70095 SIDEWALK WAIVER

WILLIAM CANIGLIA agent(s) for CANDELARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Tract(s) A, CANDELARIA VILLAGE, zoned R-1, located on 12<sup>TH</sup> ST NW BETWEEN VALLE LANE NW (G-13) THE SIDEWALK WAIVER AND THE SIDEWALK VARIANCE WERE APPROVED AS SHOWN IN THE EXHIBIT C IN THE PLANNING FILE.

12. Project# 1005251 07DRB-70091 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for all or a portion of Lot(s) 7-12, A, Block(s) 19 & 20, PARIS ADDITION, zoned M-2, located on 1<sup>ST</sup> ST NW BETWEEN MOUNTAIN RD NW AND SUMMER RD NW containing approximately 1.6046 acre(s). [REF: 06DRB-01616] (J-14) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT FOR LOTS 12-A AND A-1 AND TO PLANNING FOR DRB APPLICATION NUMBER ON THE VACATION NOTE AND FOR AGIS DXF FILE AND TO RECORD.

13. Project# 1005219
07DRB-70086 VACATION OF
PRIVATE EASEMENT
07DRB-70087 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAV. HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, WAGGOMAN -DENISON ADDITION, zoned C-2, located on CENTRAL AVE SE BETWEEN WYOMING BLVD SE AND ZUNI RD SE containing approximately 1.687 (K-20) THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN IN THE **PLANNING** PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AFTER THE PAPER EASEMENT IS RECORDED.

14. Project# 1002017
07DRB-70092 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

PRECISION SURVEYS INC agent(s) for DAVID & PAMELA MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A, M-T INVESTMENT NORTH, zoned SU-2/M-1, IP, IP-EP, located on EDITH BLVD NE BETWEEN ALAMEDA BLVD NE AND ALAMEDA RD NE containing approximately 9.4116 acre(s). [Defer from 7/11/07] (C-16) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

15. Project# 1003359
07DRB-70089 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

RIO GRANDE SURVEYING CO agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8,9,10,23,24 & 25, Tract(s) A, Block(s) 26, NORTH ALBUQUERQUE ACRES, UNIT B, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6 acre(s). [Defer from 7/11/07] (C-18) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

13. Project# 1005219
07DRB-70086 VACATION OF
PRIVATE EASEMENT
07DRB-70087 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAV. HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, WAGGOMAN -DENISON ADDITION, zoned C-2, located CENTRAL AVE SE BETWEEN WYOMING BLVD SE AND ZUNI RD SE containing approximately 1.687 (K-20) THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN B IN THE PLANNING PRELIMINARY AND FINAL APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AFTER THE PAPER EASEMENT IS RECORDED.

14. Project# 1002017
07DRB-70092 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

PRECISION SURVEYS INC agent(s) for DAVID & PAMELA MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A, M-T INVESTMENT NORTH, zoned SU-2/M-1, IP, IP-EP, located on EDITH BLVD NE BETWEEN ALAMEDA BLVD NE AND ALAMEDA RD NE containing approximately 9.4116 acre(s). [Defer from 7/11/07] (C-16) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

15. Project# 1003359
07DRB-70089 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

RIO GRANDE SURVEYING CO agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8,9,10,23,24 & 25, Tract(s) A, Block(s) 26, NORTH ALBUQUERQUE ACRES, UNIT B, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6 acre(s). [Defer from 7/11/07] (C-18) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

16. Project# 1005197
07DRB-70096 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for T W INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, LANDS OF RAYCO, zoned SU-2 HC & SU-2 MR, located on BROADWAY SE BETWEEN SAN JOSE SE AND MECHEM SE containing approximately 7.5471 acre(s). [REF: 06ZHE 01466] [Defer from 7/11/07] (M-14) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

17. Project# 1006596 07DRB-70106 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, LANDS OF TEODORA PADILLA, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acre(s). [Defer from 7/11/07] (F-13) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

18. Project# 1003105 07DRB-70104 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for FRED & JAMIE MOSSMAN request(s) the above action(s) for all or a portion of Tract(s) A-2-A & B-1, THE PLAZA AT PASEO DEL NORTE, zoned C-2, located on EAGLE RANCH RD NW BETWEEN PARADISE BLVD NW AND IRVING NW containing approximately 13.8983 acre(s). (C-13) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT FOR ADA RAMPS AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.

19. Project# 1000195
07DRB-70103 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ASSOC. CONTRACTORS NM CHAPTER request(s) the above action(s) for all or a portion of Tract(s) M-1, GATEWAY INDUSTRIAL PARK, PLANNED INDUSTRIAL SU-1 zoned DEVELOPMENT, located on CLAREMONT AVE NE BROADWAY BLVD NE containing AND THE approximately 2.2412 acre(s). (H-15)WAS FINAL AND PLAT PRELIMINARY APPROVED WITH FINAL SIGN OFF DELEGATED AS A ADMINISTRATIVE AMENDMENT DIVIDING PROPERTY INTO 2 LOTS.

20. Project# 1004361 07DRB-70097 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL CHESH ENT INC agent(s) request(s) the above action(s) for all or a portion of Lot(s) 1-A-P-1 & 13-A-P-1, TULANE TOWNHOMES, zoned R-3, located on TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE containing approximately 0.1464 acre(s). (G-16) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.

21. Project# 1004715 07DRB-70098 EXT OF MAJOR PRELIMINARY PLAT MARK GOOWWIN & ASSOCIATES agent(s) for JTH. LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, JUAN TABO HILLS, UNIT 2, zoned RD, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS containing approximately 82.9917 acre(s). (M-21/22) THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLIES.

22. Project# 1005586 07DRB-70108 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL CARTESIAN SURVEYING INC. agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 18, 23-27 & PORTIONS 6-17, Tract(s) A, Block(s) 21, NORTH ALBUQUERQUE ACRES, UNIT A, zoned SU-2/O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW AVE NE containing approximately 7.7621 acre(s). [Defer from 7/11/07 ] (D-19) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

23. Project # 1004976 07DRB-00303 Minor- Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, BLACK ARROYO DAM, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [Deferred from 3/21/07 & Indef def 03/28/07] (A-12) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.

24. Project # 1003794
07DRB-00183 Minor- Final Plat
Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as VOLCANO POINT SHOPPING CENTER) zoned SU-2 PCA, located on 98<sup>th</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] [Maggie Gould, EPC Case Planner] [Deferred from 2/21/07 & 3/07/ 07 & Indef def from 03/14/07] (K-9) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR RECORDING OF DECLARATION OF EASEMENTS AND TO PLANNING TO RECORD THE PLAT.

25. Project# 1005141 07DRB-70037 MINOR - FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, PANORAMA HEIGHTS, zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s).[Indef def 06/13/07] (J-22) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE VOIDING OF THE INFRASTRUCTURE LIST & STRIPING AND TO PLANNING TO RECORD THE PLAT.

26. Project# 1004919
07DRB-70073 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2**<sup>ND</sup> **STREET BUSINESS CENTER**) zoned M-1, located on 2<sup>nd</sup> ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [Deferred from 06/27/07 & 07/11/07] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.** 

27. Project # 1005363 07DRB-00346 Minor- Final Plat Approval TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, ALVARADO GARDENS, UNIT 3, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [Deferred from 3/28/07 & Indef def from 04/04/07] (G-12/13) THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL AND TO RECORD THE PLAT.

28. Project # 1004932 06DRB-01654 Minor-Prelim&Final Plat Approval PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as LOT B-1, MONTE VISTA ADDITION, zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). [Indef deferred from 11/29/06] (K-16) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE PLAT TO SHOW 11-FEET OF VACATED RIGHT-OF-WAY AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.

29. Project # 1004354 07DRB-00032 Minor- Final Plat Approval TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as KRANIA) zoned SU-2 FOR IP, located on 98<sup>TH</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [Carmen Marrone for Petra Morris, EPC Case Planner]. [Deferred from 1/24/07 & 1/31/07 & Indef def from 02/07/07 ] (K-9) PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.

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

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

30. Project# 1001317 07DRB-70088 SKETCH PLAT REVIEW AND COMMENT

PLAZA SURVEYING LLC agent(s) for CHRIS AND ELMA LANDGRAF request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, RINCON DEL RIO, zoned RA-2, located on TRELLIS NW BETWEEN CAMPBELL RD NW AND ORO VISTA NW containing approximately 1.2342 acre(s). (G-12) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

31. Approval of the Development Review Board Minutes for June 27, 2007. THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 27, 2007 WERE APPROVED BY THE BOARD.

ADJOURNED: 12:10 P.M.



### City of Albuquerque Planning Department Interoffice Memo

1

**Date:** 10 July 2007

To: Sheran Matson, DRB Chair

From: Russell Brito, Dev. Rvw. Div. Mngr.

**RE:** Project # 1004871

The applicant's agent met with me on 19 June 2007 to review the site development plan and the EPC conditions of approval. The current DRB submittal meets all EPC conditions of approval. Please ensure that the elements of Condition #4 are met to the satisfaction of the City Engineer.

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# CITY OF ABBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HVDDOI OCV DEVELODMENT SECTION

HIDROLOGI DEVELOTALAI SECTION				
DEVELOPMENT REVIEW BOARD – SPEED MEMO				
DRB CASE NO/PROJECT NO: 1004871 AGI	ENDA ITEM NO: 9			
SUBJECT:				
Site Plan for Building Permit				
ACTION REQUESTED:				
REV/CMT: () APPROVAL: (X) SIGN-OFF: ()	EXTN: () AMEND: ()			
ENGINEERING COMMENTS:				
No adverse comments.				
· · · · · · · · · · · · · · · · · · ·	<u> </u>			
RESOLUTION:	•			
RESOLUTION:  7.25.07  APPROVED; DENIED; DEFERRED X; COMMENTS PROVIDED; WITHDRAWN				
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)				

**DATE:** JULY 11, 2007 City Engineer / AMAFCA Designee 505-924-3986

SIGNED: Bradley L. Bingham



**Date:** 10 July 2007

To: Sheran Matson, DRB Chair

From: Russell Brito, Dev. Rvw. Div. Mngr.

**RE:** Project # 1004871

The applicant's agent met with me on 19 June 2007 to review the site development plan and the EPC conditions of approval. The current DRB submittal meets all EPC conditions of approval. Please ensure that the elements of Condition #4 are met to the satisfaction of the City Engineer.



### DEVELOPMENT REVIEW BOARD ACTION SHEET

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

June 13, 2007

9:00 A.M.

**MEMBERS:** 

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

Wilfred Gallegos, Transportation Development Brad Bingham, Alternate City Engineer

Roger Green, Utility Development David Flores in for Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 10:25 A.M.

- B. Changes and/or Additions to the Agenda
- C. New or Old Business

#### CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1000945 07DRB-00621 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] [Deferred from 6/13/07] (C-18) DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.

2. Project # 1004368 07DRB-00656 Major-SiteDev Plan BldPermit TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, request(s) the above action(s) for all or any portion of Tract(s) 4A2, RENAISSANCE CENTER, zoned SU-1, IP USES, located on RENAISSANCE BLVD NE between ALEXANDER NE and CULTURE DR NE containing approximately 1 acre(s). (F-16) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH TO DELEGATED SIGN OFF FINAL TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AND CROSS PARKING EASEMENTS TO PLANNING SIDEWALK AND COPIES OF THE SITE PLAN AND 15 DAY APPEAL PERIOD.

3. Project # 1005590
07DRB-00652 Major-Vacation of
Public Easements
07DRB-00654 Minor-Sketch Plat or
Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or any portion of Tract(s) A & B, SUSIE RAYOS MARMON ELEMENTARY SCHOOL, zoned R-D located on ILIFF RD NW between 72<sup>ND</sup> ST NW and 68<sup>TH</sup> ST NW containing approximately 15 acre(s). [REF: DRB 97-262] (H-10) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.

4. Project # 1003779
07DRB-00662 Major-Preliminary Plat
Approval
07DRB-00663 Major-Vacation of
Public Right-of-Way
07DRB-00665 Minor-Sidewalk Waiver
07DRB-00666 Minor-Temp Defer
SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, KUMAIL SUBDIVISION, zoned R-D located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/13/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 01/3/05 THE PRELIMINARY PLAT WITH THE **FOLLOWING** APPROVED CONDITIONS OF FINAL PLAT: PROVIDE A 30-FEET RADIUS ON LOT 7-P-1, A SUBDIVISION DESIGN VARIANCE IS NEEDED FOR STREET WAS CROSS SECTION. THE VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. OF DEFERRAL TEMPORARY THE WAS CONSTRUCTION OF SIDEWALKS APPROVED AS SHOWN OF EXHIBIT C.

5. Project # 1000072 07DRB-00664 Major-Vacation of Public Easements

DR HORTON request(s) the above action(s) for all or any portion of Tract(s) BB & AA, Block(s) 1, **CARMEL SUBDIVISION**, zoned R-D located on CARMELITO LOOP NE between HOLLY AVE NE and CARMEL AVE NE containing approximately 1 acre(s). [REF: 04DRB-00033] (C-18) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

6. Project # 1002371
07DRB-00577 Major-Vacation of
Public Easements
07DRB-00576 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as HOFFMANTOWN WEST CHURCH) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [Deferred from 5/30/07 & 06/06/07 & 6/13/07] (D-12) DEFERRED AT THE AGENT'S REQUEST TO 06/27/07.

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

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

7. Project# 1004000 07DRB-70027 MINOR - SDP FOR BUILDING PERMIT

NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, EAGLE RANCH SUBDIVISION, WEST UNIT 2, zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). [Indef deferred on 6/13/07] (C-13) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

8. Project# 1005317 07DRB-70036 EPC APPROVED SDP FOR BUILDING PERMIT

SOUTHWEST agent(s) for ALBUQUERQUE WATER UTILITY DEPT., WATER RESOURCES DIVISION request(s) action(s) for all or a portion of Tract(s) A, ACADEMY ACRES SUBDIVISION, UNIT 5, zoned C-3, located FOREST HILLS DR. NE BETWEEN HWY. NE AND PRESBYTERIAN HEALTHCARE SERVICES containing approximately 4.73 acre(s). [Carol Toffaleti, EPC Case Planner] (E-17/18) THE SITE PLAN FOR BUILDING PERMIT **APPROVED** WAS WITH FINAL DELEGATED TRANSPORTATION TO DEVELOPMENT FOR A COPY OF THE LEASE AGREEMENT AND FUTURE SIDEWALK AND LANDSCAPING PLACEMENT AND TO PLANNING FOR 3 COPIES.

9. Project# 1004735
07DRB-70022 EPC APPROVED SDP
FOR BUILD PERMIT
07DRB-70023 EPC APPROVED SDP
FOR SUBDIVISION

DORMAN & BREEN ARCHITECTS agent(s) for TRAMWAY COMMUNITY CHURCH request(s) the above action(s) for all or a portion of Lot(s) 1-A, TRAMWAY RIDGE, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on TRAMWAY RIDGE NE BETWEEN MANITOBA NE AND MONTGOMERY BLVD NE containing approximately 3.938 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 06/06/07] (F-22) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES.

10. Project# 1006505 07DRB-70021 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). [Deferred from 06/06/07 & 6/13/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07.** 

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

11. Project#:1004871 07DRB-70028 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, CAVAN SUNPORT CENTRE, zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] [Indef deferred from 6/13/07] (L-16) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

12. Project# 1003692 07DRB-70035 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) [Deferred from 6/13/07] **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07.** 

13. Project# 1006518 07DRB-70039 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL

GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULTANT agent(s) for COE AND PETERSON, LLC request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 1, DUKE CITY INDUSTRIAL AREA, zoned C-3, located on RICHMOND DR NE BETWEEN CLAREMONT AVE NE AND LOS ARBOLES AVE NE containing approximately .856 acre(s). (H-16) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH THE FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLOSURE OF THE DRIVE PADS ON LOS ARBOLES AND DEDICATION ALONG CLAREMONT AND TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.

14. Project# 1005141
07DRB-70037 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, PANORAMA HEIGHTS, zoned O-1, located on INDIAN SCHOOL RD NE EASTRIDGE DR BETWEEN CONSTITUTION AVE NE containing approximately 7.71 acre(s). (J-22) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS FINAL OF APPROVAL: A GRADING AND DRAINAGE PLAN AND THE FINAL PLAT INDEFINITELY DEFERRED FOR SIA.

15. Project # 1003790 07DRB-00299 Minor- Final Plat Approval MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, NORTH GATEWAY, zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). [Final plat was indef deferred 4/4/07] (B-18) THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLARIFICATION OF LANGUAGE ON NOTE 8 AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.

16. Project# 1002743 07DRB-70024 MAJOR - FINAL PLAT APPROVAL

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, LA LUZ DEL OESTE, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [Deferred from 6/06/07] (F-11) THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.

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

#### THERE ARE NO SKETCH PLATS THIS WEEK....

17. Approval of the Development Review Board Minutes for June 6, 2007. THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 6, 2007 WERE APPROVED BY THE BOARD.

ADJOURNED: 10: 25 A.M.

# CITY OF ALBUQUERQUE Planning Department June 13, 2007 DRB Comments

ITEM # 11

PROJECT # 1004871

**APPLICATION # 07-70028** 

RE: Tracts 1-A & 2-A, Cavan Sunport Centre/minor plat

Our case tracking show that a site plan for building permit was before the EPC for approval last year.

The zoning on the property requires an approved site plan prior to DRB approval per Section 14-14-2-2(B) of the City subdivision Ordinance.

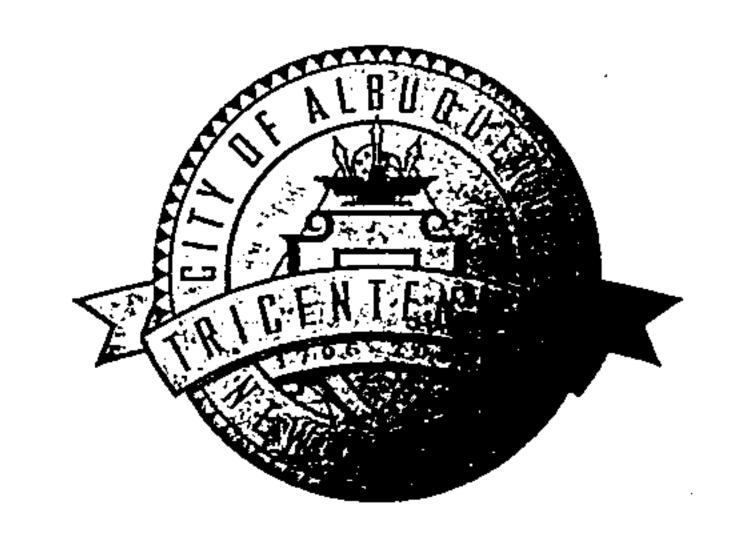
Once a site plan for building permit is signed off by DRB, Planning will have no objection to the plat approval provided the plat matches the approved site plan.

Sheran Matson, AICP

DRB Chair

924-3880 fax 924-3864 smatson@cabq.gov

# CITY OF ALBUQUERQUE



# PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

	DEVELOPMENT REVIEW I	3OARD – SPEED ME	EMO	
	DRB CASE NO/PROJECT	NO: 1004871	AGENDA ITEM I	NO: 11
	SUBJECT:	•		•
	Final Plat Preliminary Plat			
•	ACTION REQUESTED:			·
	REV/CMT: () APPROVAL:	(X) SIGN-OFF: ()	EXTN: ()	AMEND: ()
	ENGINEERING COMMENTS:			
		· · · · · · · · · · · · · · · · · · ·		
P.O. Box 1293	No adverse comments.		•	
Albuquerque				
New Mexico 87103				
· • • • • • • • • • • • • • • • • • • •				
www.cabq.gov				
	•	•		•
	RESOLUTION:	INDEF		
•	APPROVED; DENIED; DE		TS PROVIDED; W	ITHDRAWN
	DELEGATED: (SEC-PLN) (SP-S	SUB) (SP-BP) (FP) TO	: (UD) (CE) (TRANS	) (PRKS) (PLNG)
	SIGNED: Bradley L. Bingham City Engineer / AMAFC	A Designee	DATE: JUN	E 13, 2007

4871

# DXF Electronic Approval Form

DRB Project Case #:	1004871	
Subdivision Name:	CAVAN SUNPORT CENTF	RE TRACT 1A1
Surveyor:	MITCH REYNOLDS	
Contact Person:	SARAH AMATO	
Contact Information:	998-0303	
DXF Received:	6/5/2007	Hard Copy Received: 6/5/2007
Coordinate System:	Ground rotated to NMSP G	rid
1 Sin	w.	6.5-2007
F C C C C C C C C C C C C C C C C C C C	Approved	Date
* The DXF file cannot	be accepted (at this time) for	or the following reason(s):
		· · · · · · · · · · · · · · · · · · ·
	·	· · · · · · · · · · · · · · · · · · ·
		· · · · · · · · · · · · · · · · · · ·
	ΔGIS Use	Only

Contact person notified on 6/5/2007

to agiscov on 6/5/2007

Copied fc 4871

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

#### PAID RECEIPT

APPLICANT NAME		
AGENT	· Tom Robson Arch.	
ADDRESS	2301 Juan Tabo NE.	
PROJECT & APP #	1004871 407-70105	
PROJECT NAME	2301 Internation	•
\$441032/3	3424000 Conflict Management Fee	
\$ 50, <sup>2</sup> 441006/4	1983000 DRB Actions de fee	
\$441006/4	1971000 EPC/AA/LUCC Actions & All Appeals	
\$441018/4	1971000 Public Notification	
( )Maj ( ) Let	1983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*** jor/Minor Subdivision ( )Site Development Plan ( )Bldg Permit tter of Map Revision ( )Conditional Letter of Map Revision affic Impact Study	•
\$ 50.°° TOTAL	AMOUNT DUE	
****NOTE: If a subsequent additional charge.	nt submittal is required, bring a copy of this paid receipt with you to avoid	an

City Of Albuquerque Treasury Division

7/23/2007 11:25AK LOC: ANNX RECEIPT# 00085341 WS# 007 TRANS# 0018 Account 441006 Fund 0110 Activity 4983000 TRSMSP Trans Aut \$50.00 J24 Misc \$50.00

\$50.00 CHANGE \$0.00

CK

Thank You.

Counterreceipt.doc 6/21/04

#### FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

ALBUQUERQUE FIRE DEPARTMENT FIRE MARSHAL'S PLAN CHECKING OFFICE 600 2<sup>ND</sup> ST N.W, 8<sup>TH</sup> Floor, Plaza del Sol Albuquerque, New Mexico 87102 (505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMB	ER				REFE	CRRAL #
SITE ADDRESS	2301	DUTE	CNATION	IAC DE	> <	
LEGAL DESCRIPT	· ION: SUBJECT	TRACT				
•		•				
•						
NUMBER HYDRAN	TS REQUIRED F	OR THE LAR	GEST BUILDING	$G - \frac{4}{\sqrt{2}}$		
INSTATANEOUS FL	OW REQUIRED	3	3656	PM		····
SQUARE FOOTAGE	– LARGEST BU	ILDING	37100c			
TYPE CONSTRUCT	ION	TIBA	このうじ			
PERT	INENTIDATEA	ORDETERN	IINATION AND	LOCATION	OF FIRE HYDE	ANTS
ALL REQUI	RED HYDRAMI	SISHALL BE	INSTALLED AN	D OPERABLE	PRIOR IJO CON	<b>VSTRUCTION</b>
<del></del>	RED HYDRANT	S SHALL BE	WITHIN 450 EE	ÉT TO THE FU	JRTHEST POIN	T OF THE BUILDING
AS A TRUC	K ROLLS.		TE DE			•
MOV ALL RECUI	RED HVDRAXIT	C CHALL BE	WITHIN 300 FE	ET TO THE EL	IRCHEST POIN	T OF THE BUILDING
AS A TRUC		SOUNDL	" " " " " " " " " " " " " " " " " " "		· ·	TOT THE BOILDING
TOTAL NUMBER H	YDRANTS REQ	UIRED FOR T	HIS PHASE OF	CONSTRUCTION	ON OR SITE	4
DATE:	.07/				•	
FIRE DEPARTMENT	T INSPECTOR:	11/1/		•		•
RECEIVED BY:				TELEPHONE	E: 332-1	170
		LY				

#### NOTES:

- ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
- DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
- DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL YELLOW - FILE .

# City of Albuquerque



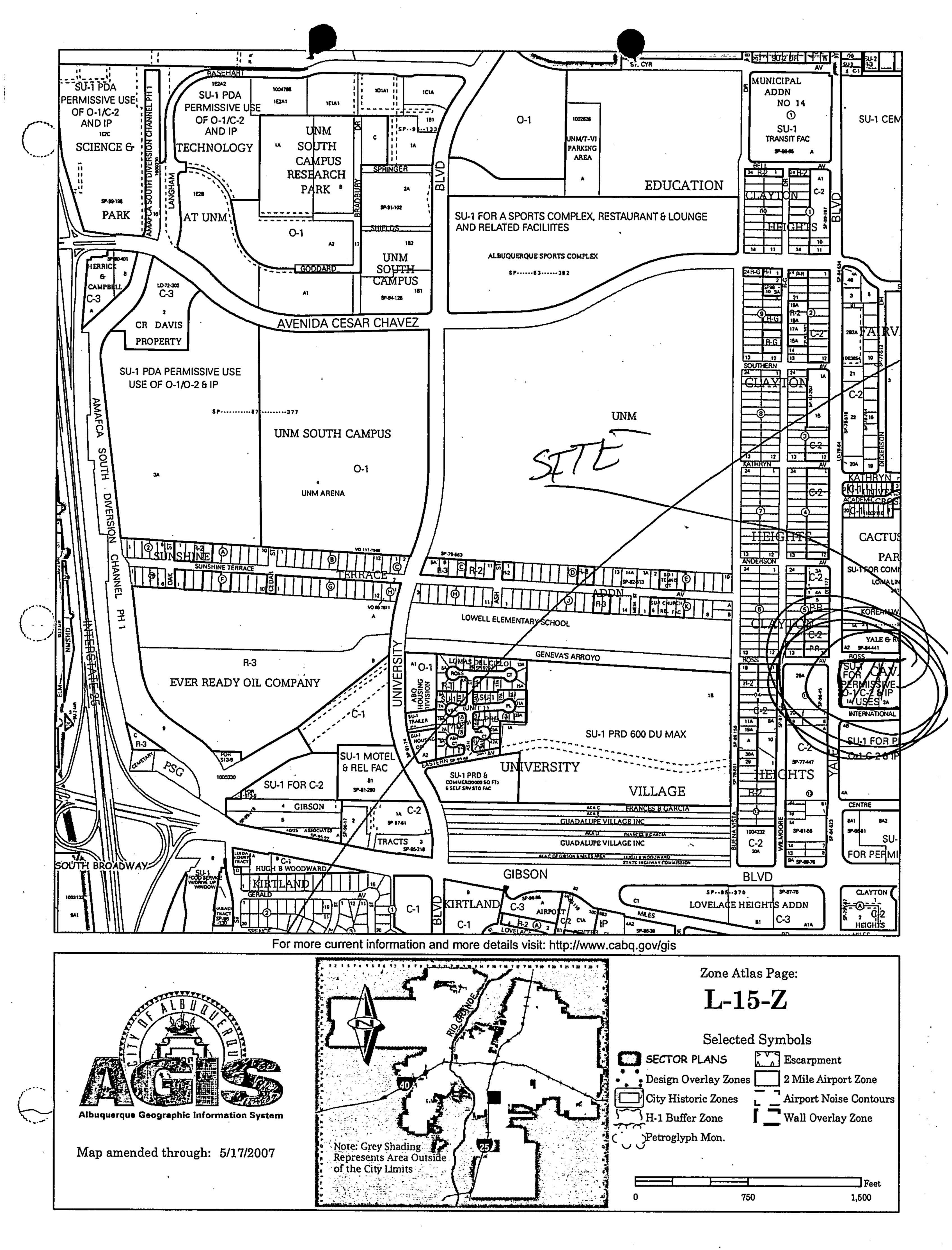
## DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form	•
SUBDIVISION	S Z ZONI	ING & PLANNING
Major Subdivision action		Annexation
Minor Subdivision action Vacation	V	County Submittal EPC Submittal
Variance (Non-Zoning)	· · · · · · · · · · · · · · · · · · ·	Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P	Sector Plan (Phase I, II, III)
for Subdivision for Building Permit		Amendment to Sector, Area, Facility or
for Building Permit Administrative Amendment (AA)		Comprehensive Plan Text Amendment (Zoning Code/Sub Regs)
IP Master Development Plan		Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)	L A APPE	EAL / PROTEST of
STORM DRAINAGE Storm Drainage Cost Allocation Plan	D	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
PRINT OR TYPE IN BLACK INK ONLY. The application Planning Department Development Services Center, time of application. Refer to supplemental forms for	600 2 <sup>nd</sup> Street NW, Alb	ouquerque, NM 87102. Fees must be paid at the
APPLICANT INFORMATION:	· · · · · · · · · · · · · · · · · · ·	
Professional/Agent (if any): THOMAS E. ADDRESS: 2301 JUDI TUBO 18	cobson Auc	HTTECT PHONE: 332-1176  FAX: 332-1176
<u> </u>	TATE NH ZIP 87	· · · · · · · · · · · · · · · · · · ·
5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	TATE OPT ZIP	<u>IV</u> E-MAIL:
APPLICANT: ACPLIQUE IN	NEEDENS,	LLC PHONE: 505-382-2020
ADDRESS: 32100 VENUS	•••••••••••••••••••••••••••••••••••••••	FAX: 505-382-0264
·	TATE <u>NM</u> . ZIP <u>880</u>	212 E-MAIL: WHIW. PDUCCURRY. COL
Proprietary interest in site:OUNER_	List all owners:	
DESCRIPTION OF REQUEST: FINAL SITE  PANCEL OF LAND ZONE	1 00 1 10 1 10 1 10 1 10 1 10 1 10 1 1	
	· · · · · · · · · · · · · · · · · · ·	
Is the applicant seeking incentives pursuant to the Family H		
SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL	. DESCRIPTION IS CRUCIA	AL! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No.		Block: Unit:
	CENTRE	
Existing Zoning: 5U-1	Proposed zoning:	
Zone Atlas page(s): L-15-Z 5 L-16-Z UP	C Code: 101605601	7127361 MRGCD Map No
EPC CASE PLANNE	R-CARMEN	J MARRONE FOR
CASE HISTORY: FPC CASE PLANNA List any current of prior case number that may be relevant to PROSECT # 1004971 065	to your application (Proj., Ap EPC-00617	pp., DRB-, AX_,Z_, V_, S_, etc.):
CASE INFORMATION:		
A)	a landfill? 100	$\dot{a}$
No. of existing lots: No. of proposed	lots: Total are	a of site (acres): 2.9
LOCATION OF PROPERTY BY STREETS: On or Near:	TALE BLI	JD SE
Between: KOS AVE SE	and ITER	MOTIONAL AUE SE
Check-off if project was previously reviewed by Sketch Plat/	Plan □, or Pre-application I	Review Team   Date of review:
S!GNATURE MILES ( ) NOL:	· · · · · · · · · · · · · · · · · · ·	DATE 1-2-07
(Print) THOMAS E ROBSON		Applicant:   Agent:
FOR OFFICIAL USE ONLY	••.	Form revised 4/07
INTERNAL ROUTING All absolutions are accompleted.	e numbers	Action S.F. Fees
All checklists are complete  All fees have been collected  D70RB	70105	<u>5487</u> <u>1(3)</u> \$
All case #s are assigned	<del></del>	<u>CMT</u> <u>\$ 20.00</u>
AGIS copy has been sent		<u> </u>
Case history #s are listed  Site is within 1000ft of a landfill		
ルパロ F.H.D.P. density bonus		
γβ□ F.H.D.P. fee rebate Hearing date	7-11-07	\$ 20, 50
Vin Sin 7/3/07	Project #	1004871

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 s	
	adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.  Zone Atlas map with the entire property(ies) clearly outlined	o by 14 pocket) o copies.
	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 a	ittendance is required.
	SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)	Maximum Size: 24" x 36"
<b>-</b>	Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6	•
	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"
	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 s	
	Solid Waste Management Department signature on Site Plan	•
v	Zone Atlas map with the entire property(ies) clearly outlined	
بنسر	Letter briefly describing, explaining, and justifying the request	
	Detter 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	
مع	Fee (see schedule)	
L	List any original and/or related file numbers on the cover application	Alaa autataal ka klaa waashina
	Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring	tne original to the meeting.
	Your attendance is required.	•
$\Box$	AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB0	1) Maximum Size: 24" x 36"
	AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)	Maximum Size: 24" x 36"
<b>—</b>	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	
	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)
	— Completed Site Plan for Building Permit Checklist (not required for amendment — Fee (see schedule)	Of ODI TOLOUDUIVISION
	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 (I	
Ц	FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB0	
•	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	
	Solid Waste Management Department signature on Site Plan for Building Perm	
	Zone Atlas map with the entire property(ies) clearly outlined	
	Letter carefully explaining how each EPC condition has been met and a copy o	f 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	on)
	List any original and/or related file numbers on the cover application	the original to the meeting
	Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring Your attendance is required.	the original to the meeting.
;		
	he applicant, acknowledge that ATHOMAS E ROB	
•		
		oplicant name (print)
like	ely result in deferral of actions.	7/2/07 NEW MEXICO
<b></b>		cant signature / date
		m revised APRIL 2007
	-Checklists complete Application case numbers	Sus 7/2/07
	Fees collected <u>070₹3</u> <u>70105</u> <u>∧\∧</u>	Planner signature / date
	Case #s assigned Project	# 1004871
171	KHMHOWS (KIMO) I IVIVVL	





3260 Venus • Las Cruces, NM 88012 • Office: (505) 382-2020 • Fax: (505) 382-0264 • www.pauleurry.com May 2, 2006

Thomas Robson & Associates, Architect Albuquerque, NM

Dear Mr. Robson:

This letter is to officially notify you that you are authorized to make any presentations and representations to the Environmental Planning Commission, regarding the new Marriot hotel which is to be constructed at the Cavin Sunport Center in Albuquerque. As our legal representative you may negoniate whatever terms and requirements that are necessary to obtain approvals for this project.

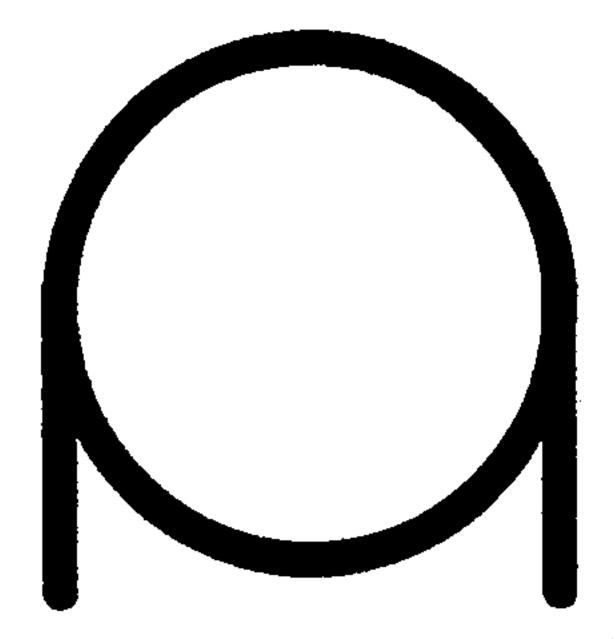
Sincerely,

Paul B. Curry

Member and Authorized Representative

Albuquerque Innkeepers 1, LLC.

Las Cruces, NM



#### ROBSON & ASSOCIATES

ARCHITECTS - PLANNERS
2301 JUAN TABO N.E. ♦ SOUTH SUITE
ALBUQUERQUE, N.M. 87112
Phone 505-332-1176
July 2, 2007

City of Albuquerque
Planning Department
Development Review Division
PO Box 1293
Albuquerque, New Mexico 87103

RE: Marriott Residence Inn, Final Site Plan for Building Permit Application, Project # 1004871 06EPC-00617

To Whom it May Concern:

The site development plan for the above referenced project was approved with conditions on June 15, 2006 and final sign off authority was delegated to the DRB. I have met with the staff planner and believe all conditions have been met. The most important change to the site plan was the removal of the access drive on the NW corner of the property at Ross Ave. and moving the building west to give it more of a presence on Yale Blvd.. This move allowed us to meet the parking requirements, pedestrian access from the adjacent streets and the placement of the bus stop structure, requested by the Transportation Dept., making access easier for guests as well as the neighborhood. Screening of the parking lot was accomplished by landscaping with particular attention to the EPC landscaping comments. Parking and infra-structure will be designed and built to City of Albuquerque Standards and the Final Plat, as prepared by Survey Southwest, (application # 07-70028) is ready for approval.

If you have any questions or need clarification please feel free to call at your convenience.

Thomas E. Robson, Architect



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

Albuq. Innkeepers, LLC 3260 Venus Las Cruces, NM 88012 Date: June 16, 2006

#### OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004871\*
06EPC-00617 EPC Site Development Plan-Building Permit

LEGAL DESCRIPTION: for all or a portion of Tracts 1A & 2A, Cavan Sunport Centre, zoned SU-1 for Permissive O-1, C-2 & IP uses, located on the east side of YALE BLVD. SE, between ROSS AVE., SE and INTERNATIONAL AVE., SE, containing approximately 4 acres (L-15). David Stallworth, Staff Planner

On June 15, 2006 the Environmental Planning Commission voted to approve Project 1004871/06EPC - 00617, a site development plan for building permit for a +/-3-acre site identified as Lots 1A and 2A, Cavan Sunport Centre, based on the preceding Findings and subject to the following Conditions:

#### FINDINGS:

- 1. This is a request for consideration and approval of a site development plan for building permit for a +/-3-acre site identified as Lots 1A and 2A, Cavan Sunport Centre to construct a four-story, 105-room extended stay hotel containing a gross floor area of 72,160 square feet.
- The site is part of the overall 33-acre Cavan Sunport Centre site development plan for subdivision that was created in 1985 (Z85-41) and amended in 1993 (Z93-122) as the Yale Business Park. There are no Rank-II or Rank-III development plans governing this site.
- On March 20, 2006, the Albuquerque City Council authorized the City to devise interim development regulations as a preliminary action toward the subsequent drafting of a sector development plan for the area east of University Boulevard and north of Gibson Boulevard, in response to concerns voiced by residents from both the Victory Hills and the Clayton Heights neighborhoods (Resolution 06-53).

OFFICIAL NOTICE OF DECISION JUNE 15, 2006 PROJECT #1004871 PAGE 2 OF 6

- The development proposal satisfies the following policies of the City/County Comprehensive Plan:
  - a. Land Use Policies II.B.5.d, II.B.5.j, II.B.5.k, II.B.5.l and II.B.5.m—The site plan process plays a critical role in maintaining area values, ensuring a safe, visually amenable and integral development, and providing the opportunity for affected residents to participate and offer useful input relative to site development. Conditions are recommended to help further these policies.
  - b. Land Use Policies II.B.5.e and II.B.5.p Commercial infill development will be accomplished as a result of private investment. A sufficient level of public infrastructure and facilities is available, therefore no further public improvements or utility extensions should be necessary.
  - c. Land Use Policy II.B.5.j, and Transportation/Transit Policy II.D.4.c Visitor-related services are well suited along transportation corridors and roadways that contain available regular transit routes that guests can easily take advantage of.
  - d. Land Use Policy II.B.5.0 Commercial infill development will serve as a catalyst for continued area redevelopment in an older section of the City.
- 5. Three (3) neighborhood associations were notified of this project, and a facilitated meeting was held on May 25, 2006. Although there was no public opposition to this proposal, numerous concerns, such as traffic, safety and building heights, were expressed by neighborhood citizens.

#### **CONDITIONS:**

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 2. Prior to an application for final DRB sign-off, the applicant shall meet with the staff planner to ensure that all conditions of approval are satisfactorily met.
- All observed format-related deficiencies brought to the attention of the applicant by the staff planner shall be satisfactorily addressed on the final site plan. The latest revision of the governing site development plan for subdivision shall accompany the final submittal.
- 4. With respect to engineering considerations, the following conditions shall apply:

OFFICIAL NOTICE OF DECISION JUNE 15, 2006 PROJECT #1004871 PAGE 3 OF 6

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- b. At proposed site entrances, provide curb returns with 20' radii minimum.
- c. Site plan shall comply and be designed per DPM Standards.
- d. Platting must be a concurrent DRB action.
- e. The applicant must submit to Utility Development a Utility Plan and a statement from the Fire Marshal's Office regarding their instantaneous flow requirements for verification of system adequacy.
- With respect to site plan layout and configuration, the following conditions shall apply:
  - a. Details on both the refuse enclosure and the accessory structure located near the southeast corner of the site shall be provided on the final site plan.
  - b. Details on bicycle racks shall be provided on the final site plan.
  - c. Provisions for general pedestrian amenities such as benches or tables outside of the patio area shall be included on the final site plan.
  - d. The applicant shall eliminate the parking area and accompanying access driveway from Ross Avenue at the northwest corner of the site and either realign or reconfigure the building footprint in a manner that provides more building prominence along Yale Boulevard.
- 6. With respect to architecture and signage, the following conditions shall apply:
  - a. The building design shall include varying roofline heights similar to that of the Marriott Courtyard and not rely upon a single-level roofline.
  - b. Building heights shall be in accordance with §14.16.3.3.A.7 of the Zoning Code regarding building height in relation to adjacent roadways.
  - c. Monument signage shall comply with the governing site plan for subdivision: One [1] sign on site with a maximum height of four feet [4'] above adjacent grade and a maximum sign area of fifty [50] square feet. Signage shall be architecturally compatible with the building.
  - d. Details on sign illumination building-mounted signage shall be furnished on the final site plan. Building-mounted signage shall be designed in accordance with the governing site plan for subdivision: One [1] façade-mounted sign not to exceed ten percent [10%] of the applicable façade area.
- With respect to access, parking and circulation, the following conditions shall apply:
  - a. Minimum six-foot-wide (6') walkways shall be required for all internal walkways abutting any parking areas.
  - b. The final site plan shall include a 6-foot-wide direct pedestrian connection to Yale Boulevard that is constructed with a paving material other than asphalt.

OFFICIAL NOTICE OF DECISION JUNE 15, 2006 PROJECT #1004871 PAGE 4 OF 6

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- c. All pedestrian connections between the site and abutting streets shall be ADA compliant and not highly circuitous.
- d. The final site plan shall include minimum guidelines on pedestrian crossings. Pedestrian walkways through vehicular areas shall be clearly demarcated through such paving materials as colored concrete, brick or concrete pavers.
- e. All existing transit stops within proximity to the site shall be clearly identified on the final site plan.
- f. The final site plan shall include a minimum of four (4) motorcycle parking spaces.
- g. A minimum of eight (8) wheelchair-accessible spaces shall be required, the dimensions of which shall be shown on the final site plan.
- 8. With respect to lighting, security, walls and fences, the following conditions shall apply:
  - a. Site lighting details shall be provided on the final site plan. The applicant shall ensure that all on-site lighting is shielded in order to provide downward light emission and prevent both light trespass and upward light pollution.
  - b. All pedestrian walkways shall be illuminated either with standard standards not exceeding twelve feet (12') in height or decorative bollards not exceeding four feet (4') in height.
  - c. The final site plan shall include screening of parking lots adjacent to a public street in accordance with §14.16.3.1.E.4 of the Zoning Code, subject to approval by the Public Service Company of New Mexico (PNM).
  - d. Details on any internal fencing shall be provided on the final site plan; solid masonry walls or walls with minimal perforations around the guest recreational areas shall not be permitted.
- 9. With respect to landscaping, the following conditions shall apply:
  - a. The final landscape plan shall conform to §14.16.3.1.E.4 of the Zoning Code governing format.
  - b. Streetscape along Yale Boulevard shall be brought into accordance with Article Six of the Municipal Code. Random or clustered streetscape shall not be permitted. Ornamental trees shall not be used for the required street trees.
  - c. Proposed Ash trees shall be replaced with a more suitable species of deciduous shade tree in accordance with the governing site development plan for subdivision.
  - d. Streetscape along Yale Boulevard shall be subject to approval by the Public Service Company of New Mexico (PNM).
  - e. Ornamental flowering fruit trees within the parking lot shall be replaced with fuller shade trees.
  - f. The final landscape plan shall rely more upon living materials such as native vegetation or buffalo grass for at least 75% groundcover and living vegetation and in conjunction with the suggested Santa Fe brown gravel, particularly along the east project boundary and along any public street. At least 9 Purple Robe Locust Trees shall be placed along the east project boundary, in keeping with the existing landscaping within the Marriott Courtyard property to the south of the site.

OFFICIAL NOTICE OF DECISION
JUNE 15, 2006
PROJECT #1004871
PAGE 5 OF 6

10. The project will comply with all SWMD ordinances and requirements. Refuse enclosures or compactors shall not be placed between buildings and abutting public streets.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 30, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

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

Sincerely,

Richard Dineen
Planning Director

OFFICIAL NOTICE OF DECISION JUNE 15, 2006 PROJECT #1004871 PAGE 6 OF 6

#### RD/DS/ac

Cc: Thomas E Robson, Arch., 2301 Juan Tabo NE, Albuq. NM 87112
Steve Schroeder, Victory Hills NA, 904 Princeton SE, Albuq. NM 87106
Scott Sandoval, Victory Hills NA, 1816 Comwell SE, Albuq. NM 87106
Marcia Boyer, Kirtland Community Assoc., 1624 Alamo Ave. SE, Albuq. NM 87106
Joycelyn N. Lewis, Kirtland Community Assoc., P.O. Box 9902, Albuq. NM 87119
Isabel Cabrera, Clayton Heights/Lomas del Cielo NA, 1720 Buena Vista SE, Albuq. NM 87106
Linda Gordon, Clayton Heights/Lomas del Cielo NA, 2509 Spruce SE, Albuq. NM 87106

### SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

#### NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

- 1. Site Plan (including utilities and easements)
- 2. Landscaping Plan
- 3. Preliminary Grading Plan (A separate Grading Plan sheet is required for a sites 1 acre or more.)
- 4. Building and Structure Elevations
- 5. Conceptual Utility Plan
- 6. Previously approved Development Plan (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

#### Accompanying Material

∠A. 8-1/2" x 11" reduction for each plan sheet.

Written project summary. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

#### SHEET #1 - SITE PLAN

#### A. General Information

1.	Date of drawing and/or las	st revision	
2.	Scale: 1.0 acre or less	1" = 10'	
	1.0 - 5.0 acres	1" = 20'	•
	Over 5 acres	1" = 50'	
	Over 20 acres	1" = 100'	[Other scales as approved by staff]
<u>3.</u>	Barscale		
4.	North arrow		•
<u>5</u> .	Scaled vicinity map	•	
<u>6</u> .	Property lines (clearly idea	ntify)	
7,	Existing and proposed ea	sements (identify	each)
<u>8.</u>	Phases of development in	ncluding location a	and square footages of structures, circulation,
•	parking and landscaping	•	

## SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

## B. Proposed Development

•	Structura	
	B.C.D.E.F.G.H.	Location of existing and proposed structures (distinguish between existing & proposed) Square footage of each structure Proposed use of each structure Temporary structures, signs and other improvements Walls, fences, and screening: indicate height, length, color and materials Dimensions of all principal site elements or typical dimensions thereof Loading facilities Site lighting (indicate height & fixture type) Indicate structures within 20 feet of site Elevation drawing of refuse container and enclosure, if applicable.
) 1 <b>=</b>	Parking a	nd Internal Circulation
	·LA.	Parking layout with spaces numbered per aisle and totaled.  1. Location and typical dimensions, including handicapped spaces
	•	2. Calculations: spaces required: provided:
	В,	Handicapped spaces required:
		2. Other bicycle facilities, if applicable
	<u>'</u> C.	Vehicular Circulation (Refer to Chapter 23 of DPM)
	D.	Pedestrian Circulation  1. Location and dimensions of all sidewalks and pedestrian paths  2. Location and dimension of drive aisle crossings, including paving treatment  3. Location and description of amenities, including patios, benches, tables, etc.
	Streets an	d Circulation
		<ol> <li>Existing and proposed pavement widths, right-of-way widths and curve radii</li> <li>Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions</li> <li>Location of traffic signs and signals related to the functioning of the proposal Identify existing and proposed medians and median cuts</li> <li>Sidewalk widths and locations, existing and proposed</li> </ol>
	Blde	entify Alternate transportation facilities within site or adjacent to site _ 1. Bikeways and bike-related facilities

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

•		2. Pedestrian trails and linkages 3. Bus facilities, including routes, bays and shelters existing or required
	Phasing	<ol> <li>Fire hydrant locations, existing and proposed.</li> <li>Distribution lines</li> <li>Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.</li> <li>Existing water, sewer, storm drainage facilities (public and/or private).</li> <li>Proposed water, sewer, storm drainage facilities (public and/or private)</li> </ol>
	. <u>М.</u> А.	Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.
EE	T #2 - LA	NDSCAPING PLAN
1	Landscapin	g may be shown on sheet #1 with written approval from Planning Department staff.
	2. 3. 4. 5. 6.	Scale - must be same as scale on sheet #1 - Site plan Bar Scale North Arrow Property Lines Existing and proposed easements Identify nature of ground cover materials A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.) B. Pervious areas (planting beds, grass, ground cover vegetation, etc.) C. Ponding areas either for drainage or landscaping/recreational use
		Identify type, location and size of plantings (common and/or botanical names).  A. Existing, indicating whether it is to preserved or removed.  B. Proposed, to be established for general landscaping.  C. Proposed, to be established for screening/buffering.
	9.	Describe irrigation system – Phase I & II Planting Beds, indicating square footage of each bed Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
•	12. 13. 14. 15.	Responsibility for Maintenance (statement) Statement of compliance with Water ConservationOrdinance, see article 6-1-1-1. Landscaped area requirement; square footage and percent (specify clearly on plan) Landscaped area provided; square footage and percent (specify clearly on plan) Planting or tree well detail Street Tree Plan as defined in the Street Tree Ord.

#### SHEET #3 -PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST Revised: 2/22/07

	General Information
	1. Scale - must be same as Sheet #1 - Site Plan 2. Bar Scale 3. North Arrow 4. Property Lines 5. Existing and proposed easements 6. Building footprints 7. Location of Retaining walls
В.	Grading Information
	<ol> <li>On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.</li> <li>Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.</li> <li>Identify ponding areas, erosion and sediment control facilities.</li> <li>Cross Sections</li> </ol>
•	Provide cross section for all perimeter property lines where the grade change is greate than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.
G	eneral Information  A. Scale (minimum of 1/8" or as approved by Planning Staff).
	B. Bar Scale  C. Detailed Building Elevations for each facade  1. Identify facade orientation
•	<ul> <li>2. Dimensions of facade elements, including overall height and width</li> <li>3. Location, material and colors of windows, doors and framing</li> <li>4. Materials and colors of all building elements and structures</li> <li>5. For EPC and DRB submittals only – Color renderings or similar illustrations</li> </ul>
	2. Dimensions of facade elements, including overall height and width  3. Location, material and colors of windows, doors and framing  4. Materials and colors of all building elements and structures

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

# City of Albuquerque Planning Department

## One Stop Shop - Development and Building Services

07/03/2007 Issued By: PLNTES

Permit Number:

2007 070 105

Category Code 0910

Application Number:

07DRB-70105, Minor - Sdp For Building Permit

Address:

Location Description:

YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE

Project Number:

1004871

**Applicant** 

Albuquerque Innkeepers, Lic

Agent / Contact

Thomas E. Robson Architect

3260 Venus

Las Cruces, NM 88012

505-382-2020

2301 Juan Tabo Ne Albuquerque, NM 87112

332-1176

Application Fees

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

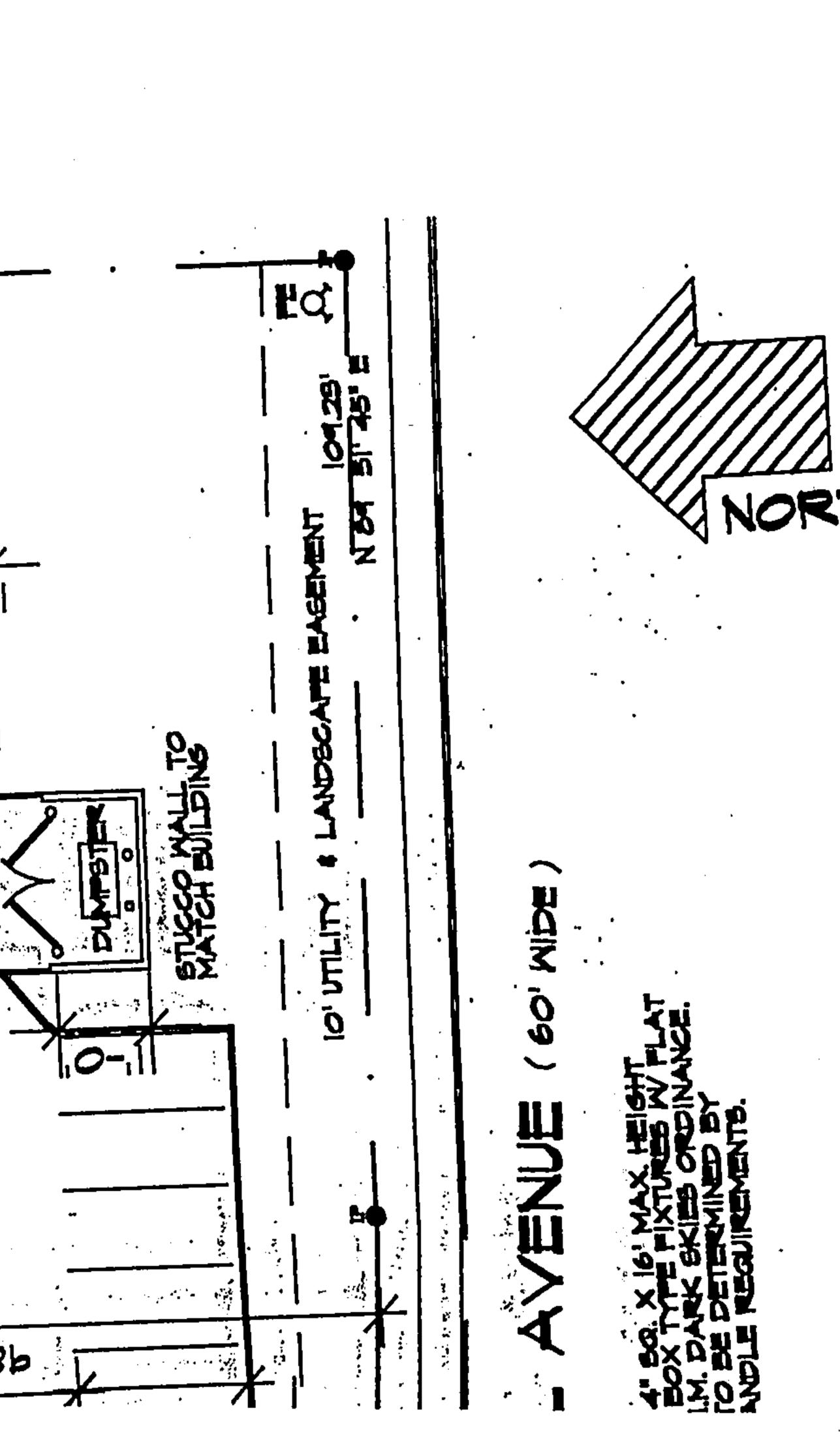
TOTAL:

\$20.00

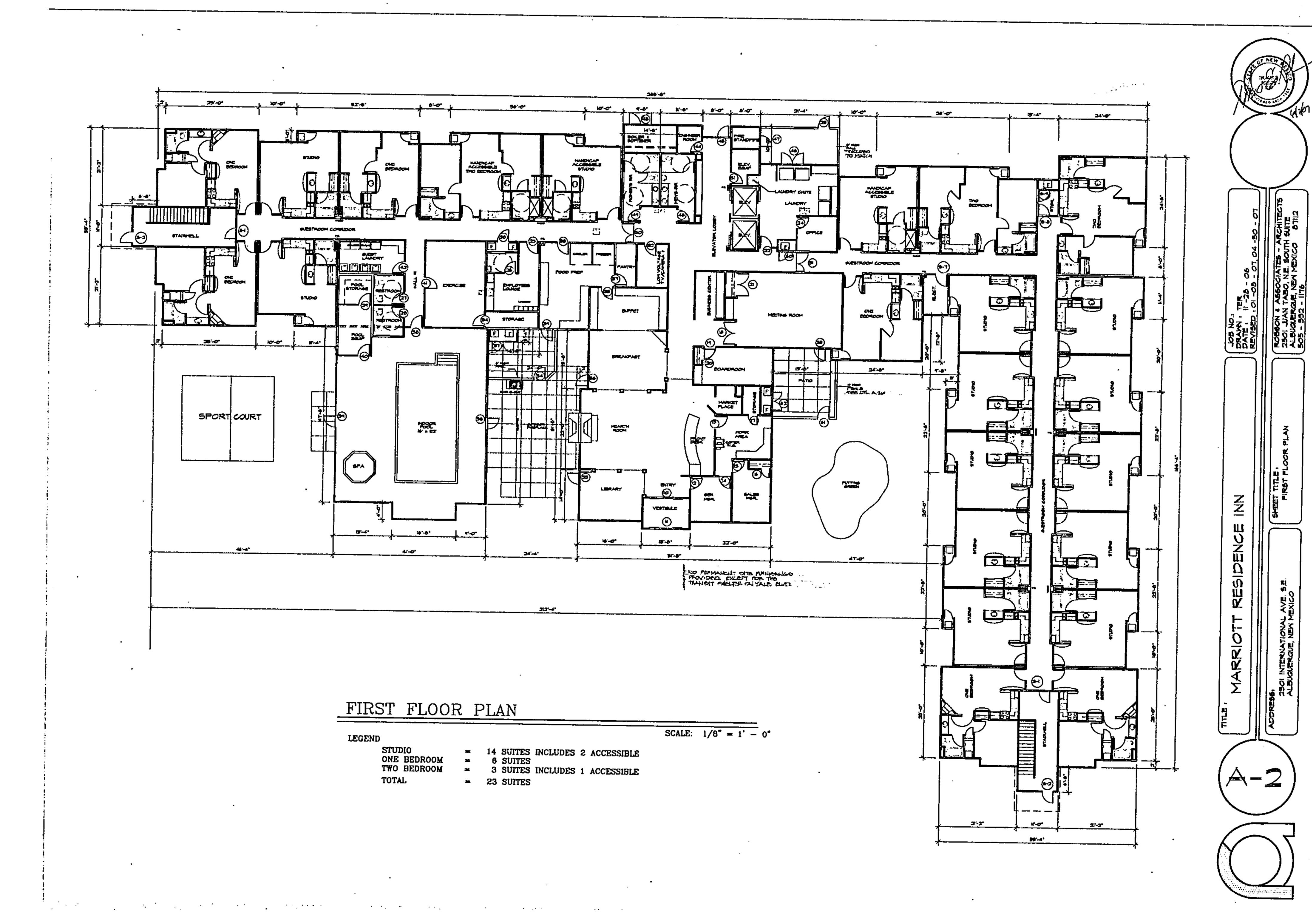
bity, or Albuquerque Treasury Division.

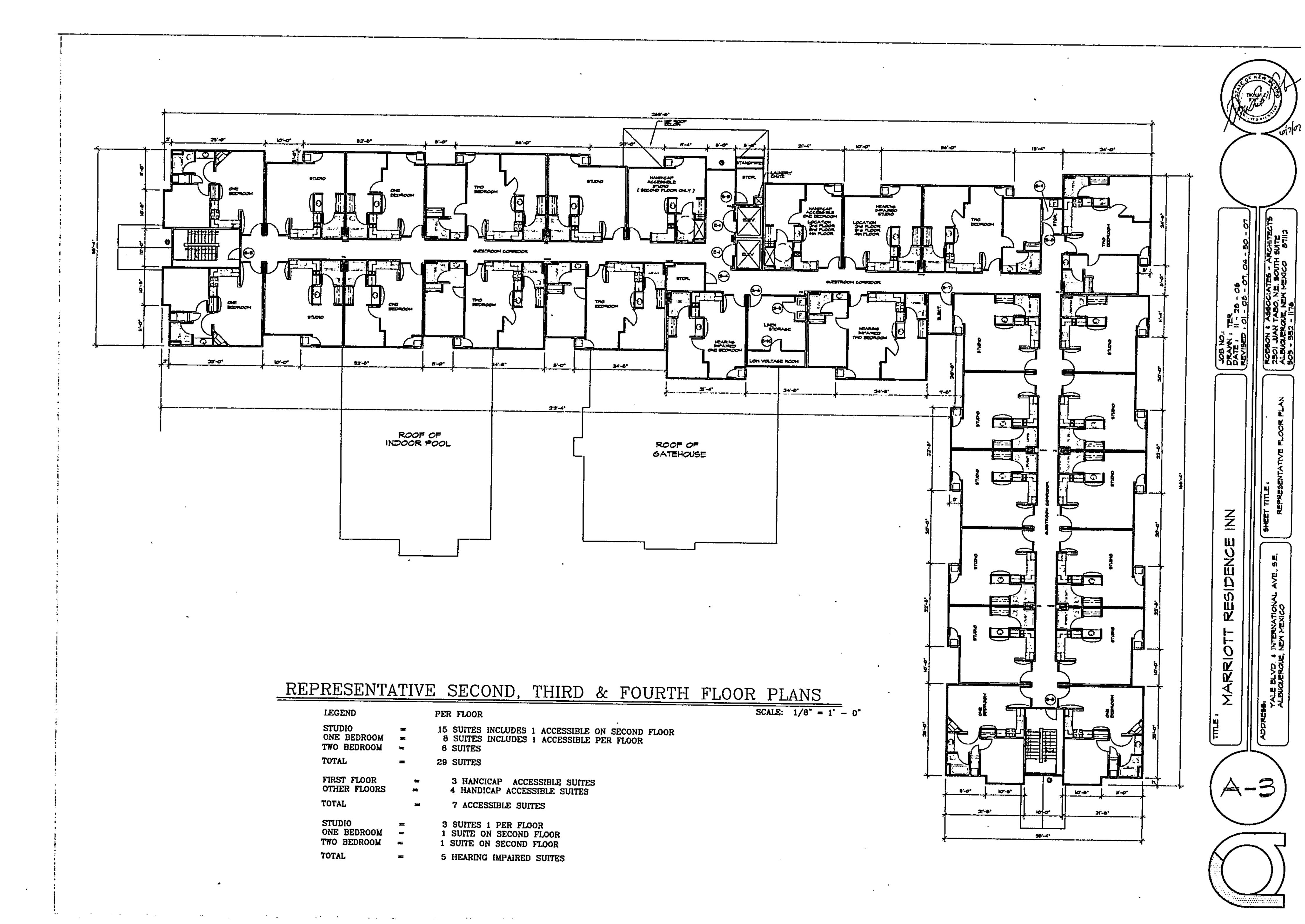
7/3/2007 9:58AM W3# 008 TRANS# 0013 RECEIPT# 00078123-00078123 FERMITH 2007070105 Trans' Auto Conflict Hanag. Fee CN \$20,00 CHANGE

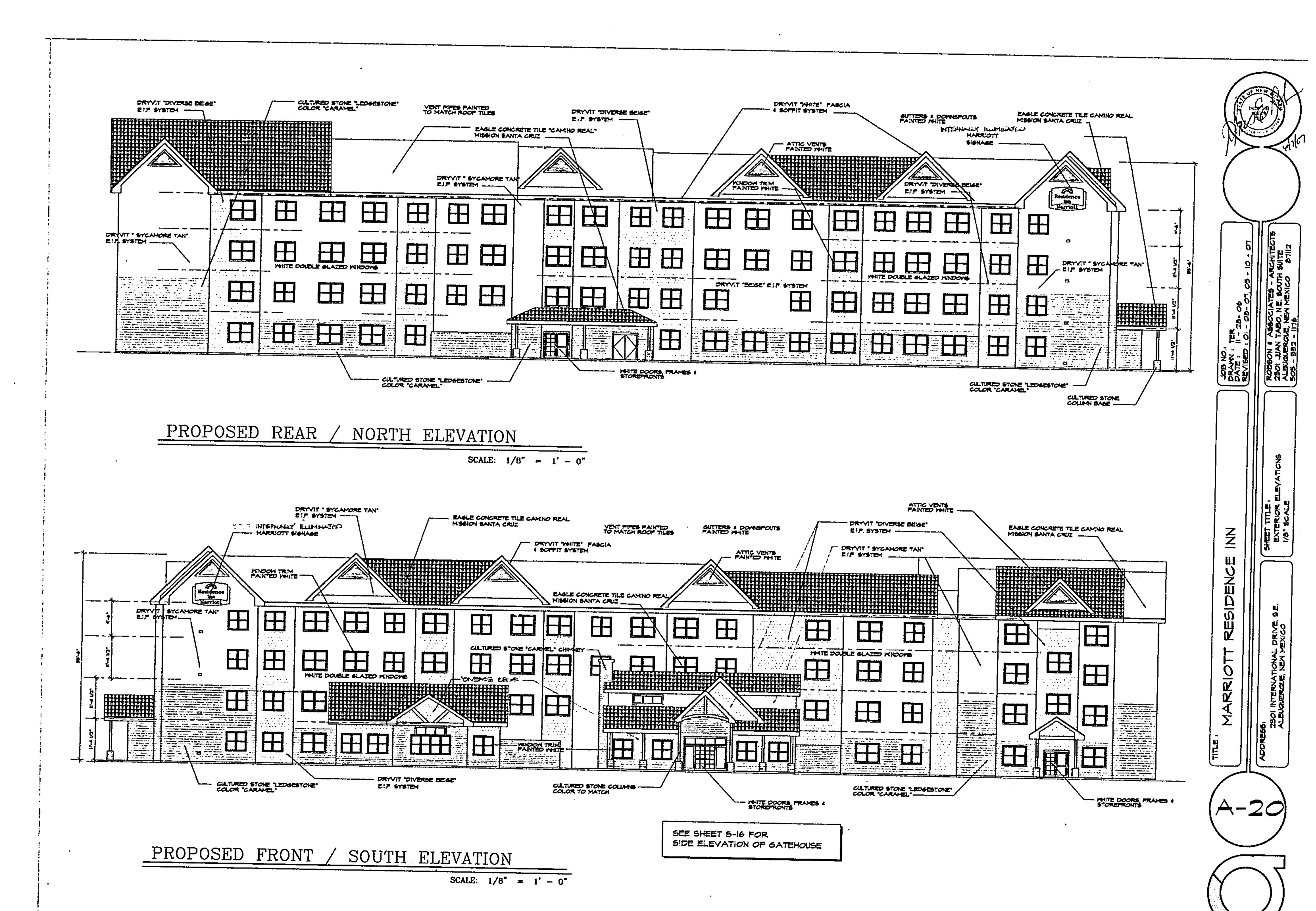
Thank You



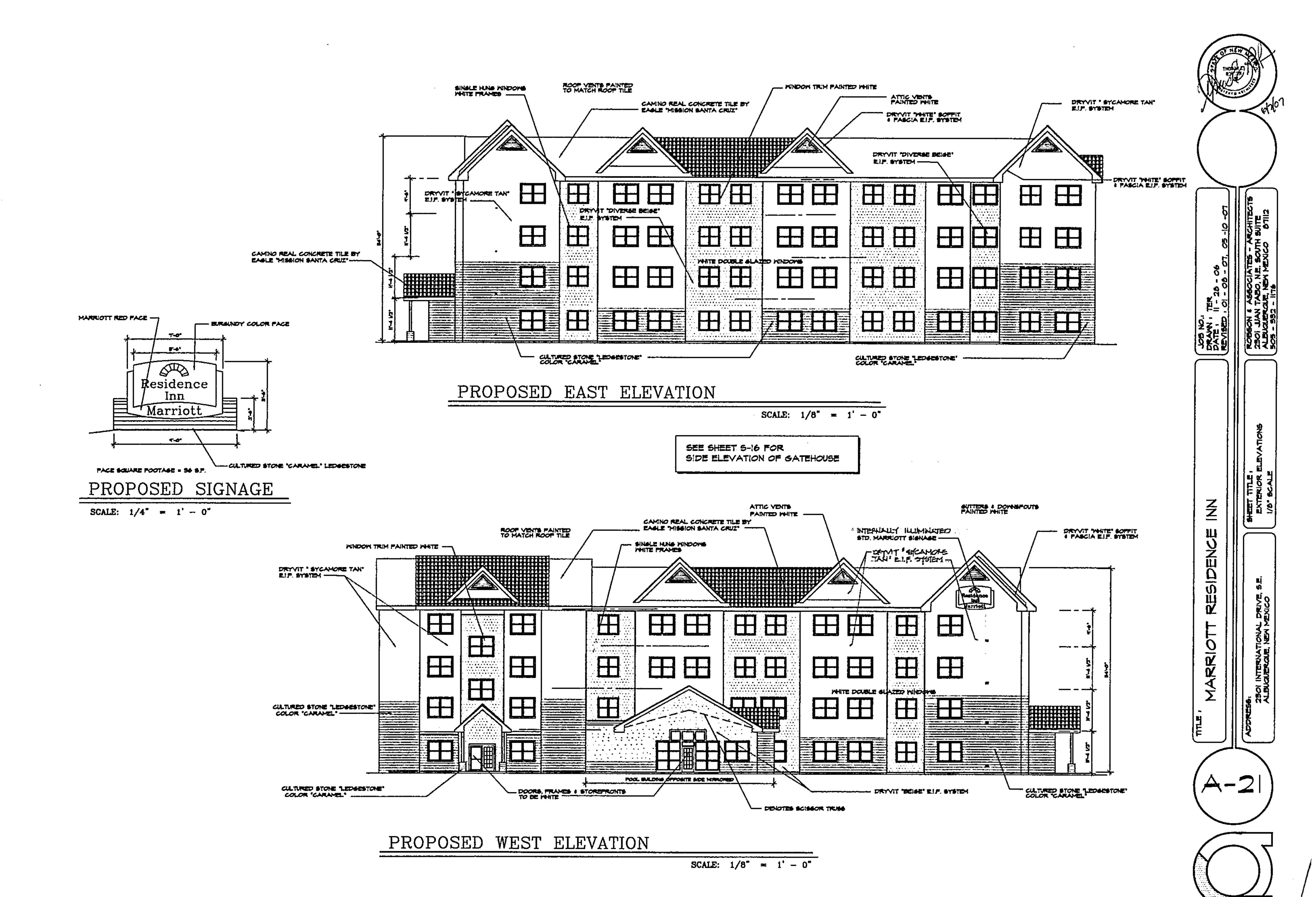
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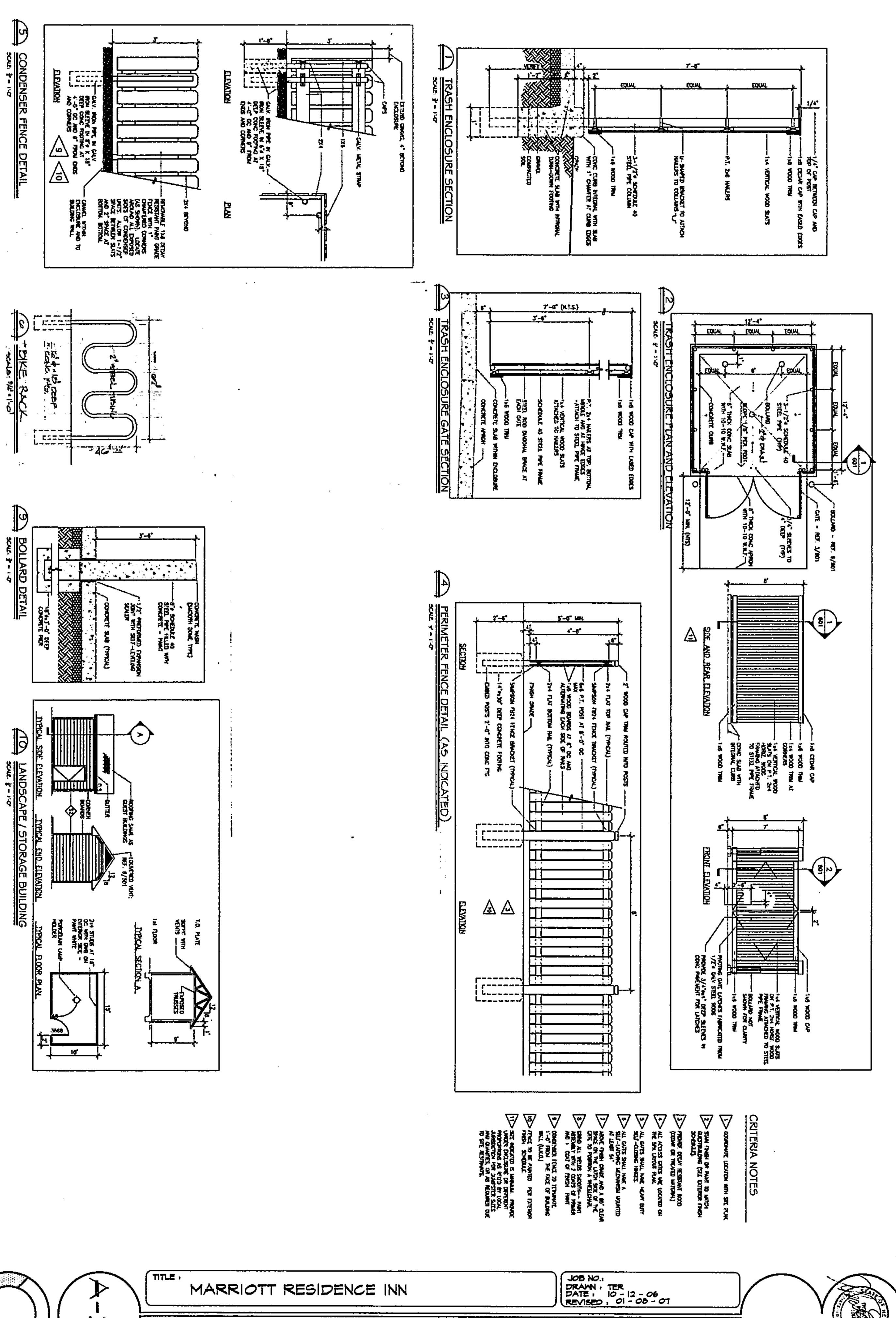


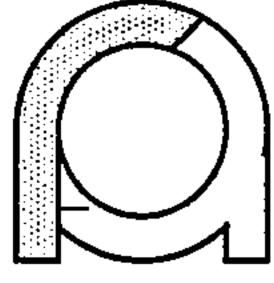




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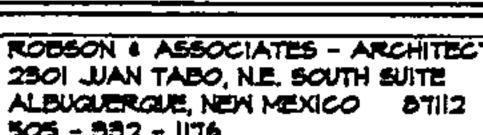


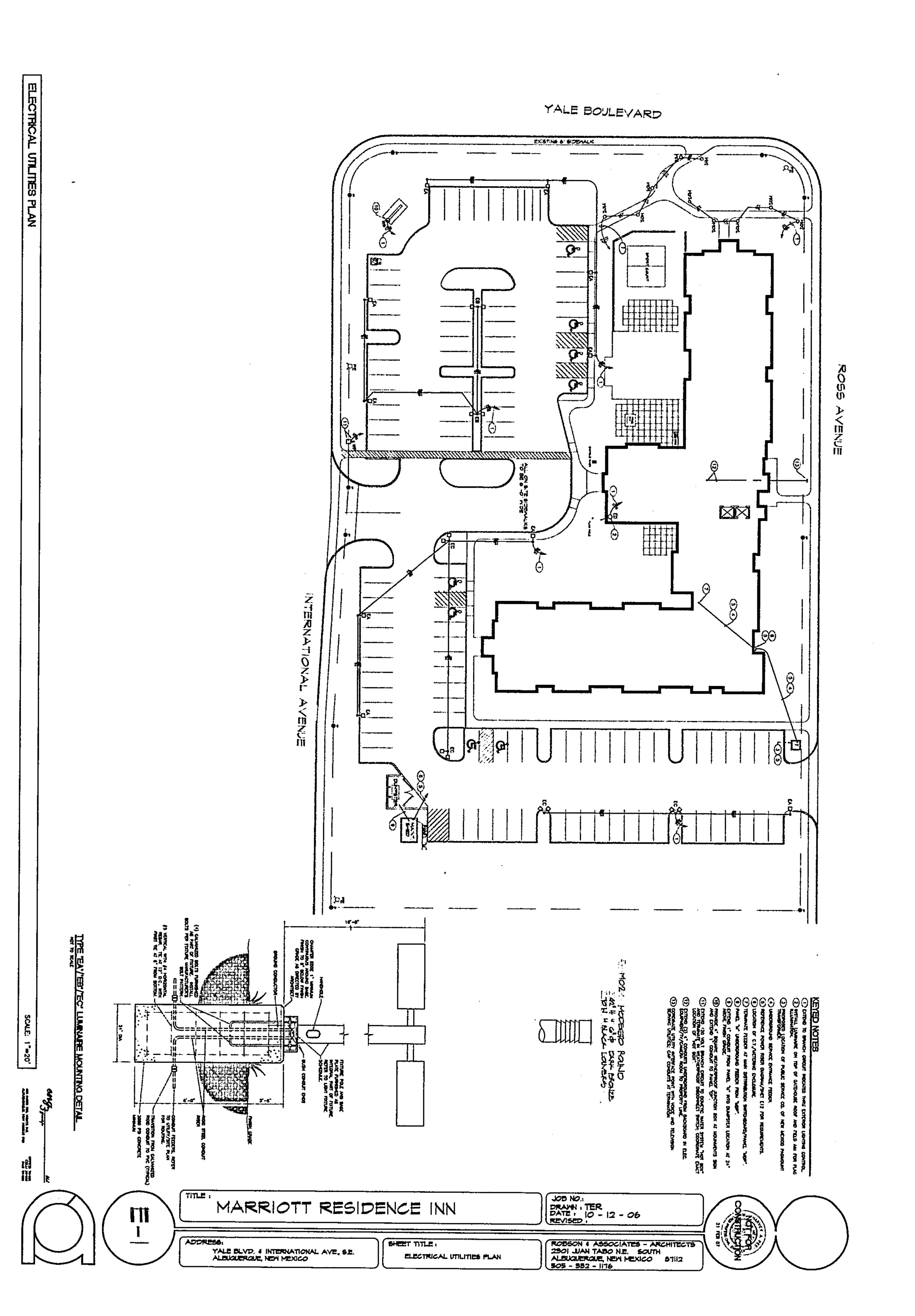
ADDRESS.

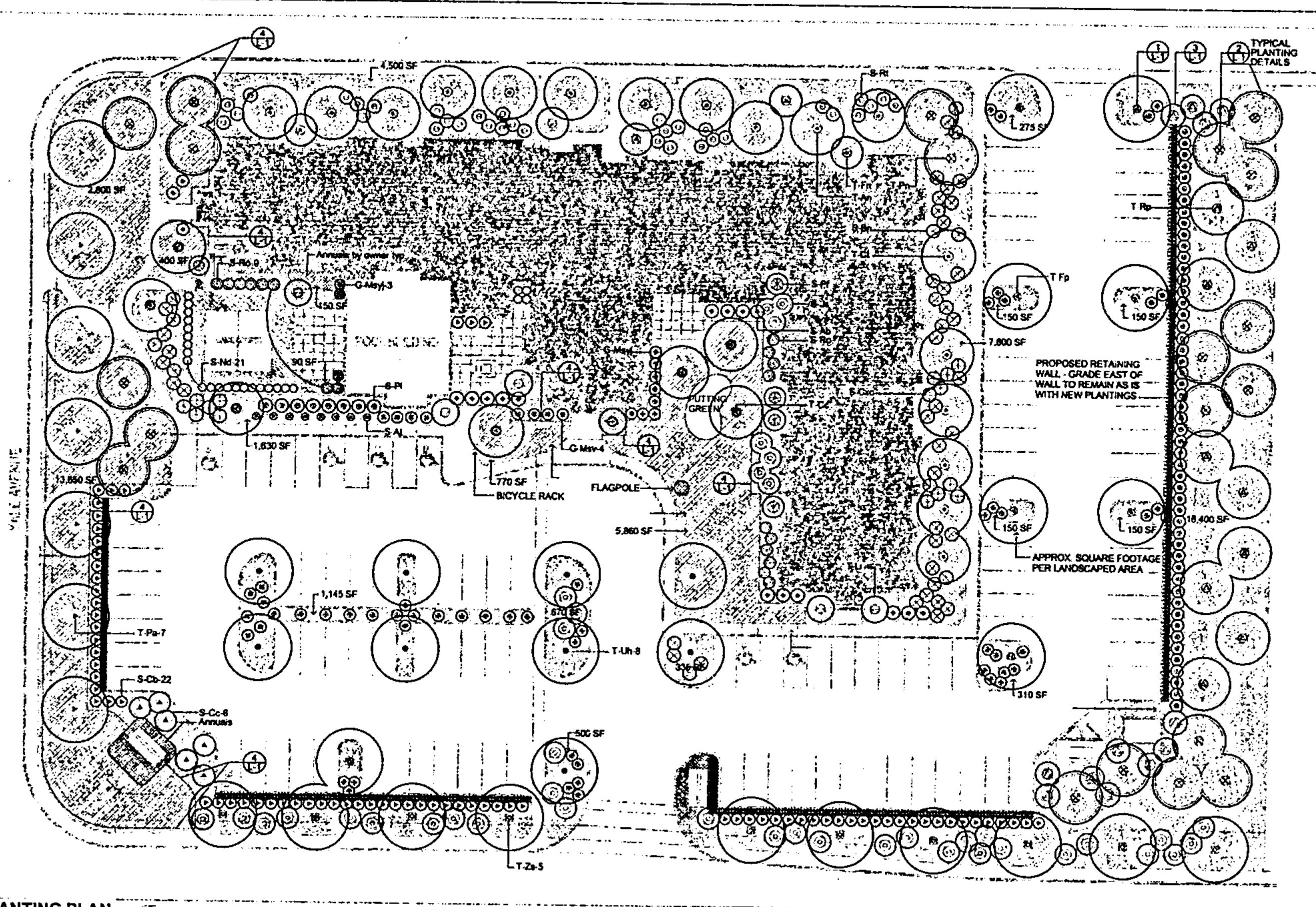
2301 INTERNATIONAL DRIVE, S.E. ALBUQUERQUE, NEW MEXICO

ROBSON & ASSOCIATES - ARCHITECTS
2301 JUAN TABO, NE. SOUTH SUITE
ALBUQUERQUE, NEW MEXICO 87112
505 - 932 - 1176









PLANTING PLAN
SCALE 1'-20'

#### PLANT SCHEDULE

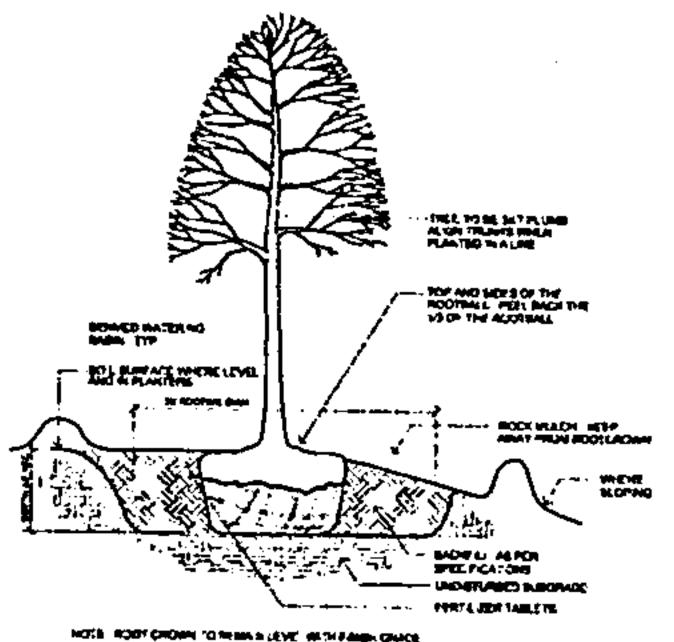
Trees			<u> </u>	· · · · · ·					<del></del>
SYMBOL		BOTANICAL NAME COMMON NAME	VARIETY/CULTIVAR	CONDITION	\$IZE	DETAIL	QTY.	NOTES	MATURE SIZE
0	Tfn	Forestera neomexicane New Mexican otve		8/8	253°Cal.	1	5	Clump	10=12
0	T-An	Aber negundo Sensation respie	"Sensetion"	8/8	2 5-3" Cal.	•	11		25×25
<b>(3</b> )	T-Rep	Robina pseudoscada Purple robe locuel		8/8	2.5-3" Cal.	1	9		20:20
O	T-Li	Lagerstroemia indica Crape myrtie	Pink	8/8	8-10" Tall	1	6		12-12
0	T-Cc	Cercia canadensis Eastern redbud		B/B	5-10' Tali	1	7	Multi trunk	15×15
8	T-Pn	Pinus nigra Austrian pine		B/B	8-10" Tall	2	17	Multi trunk	15×40
•	T-Un	Umus hybrid Fronter elm	Frontier	B/6	253°C#	1	10		25135
¥	T-Zs	Zalcova serrata Saw leef zelcova	'Green Vase'	8/9	2.5-3" Cal.	1	11		30x40
3	T-Fp	Frazinus pennsyvanica Urbanite ash	"Urbanda"	8/8	2.5-3" C⊯.	1	7		25=40
•	T-Pa	Platanus acerticile London plane tree	"Bloodgood"	849	2.5-3" Cal	1	7		40±60
<b>©</b>	T-CI	Chitalpe tachentensis Momine cloud chesion	'Morning Cloud'	B/B	6-10 Tab	1	•		18x25

#### ANNUAL BEDS

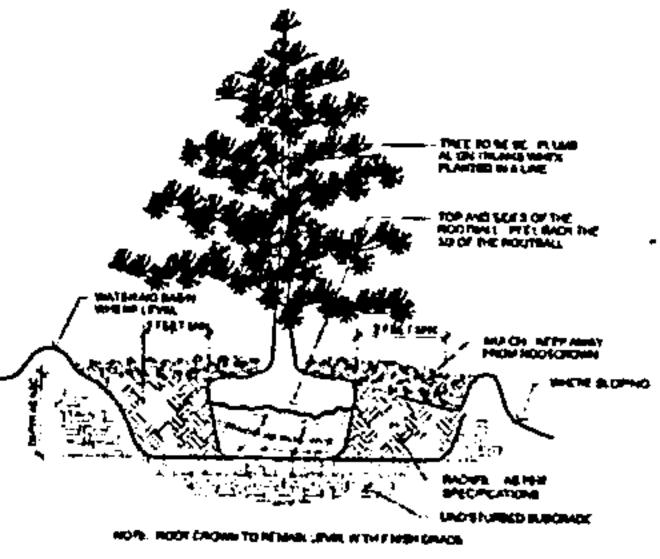
	SEASONAL ANDRIALS IN 4" POTS - APPROXIMATELY 200 PLANTS
--	---

Shrub: SYMBOL	<b></b>	BOTANICAL NAME COMMON NAME	VARIETY/CULTIVAR	CONTAINER	DETAIL	QTY	MATURE SIZE
0	\$-Ag	Abela grandifore Glossy sbella		5 gallon	3	13	4#4
•	S-Cb	Cotonessier buschte Greylani cotonesser		5 gallon		74	2:4
⊚	SPI	Philadelphus lewisil Native mock orange		5 gation	- }	8	515
•	5-Ro	Rosemarinus officinalis Bush rosemary	'Агр'	5 gallon		10	5×4
•	SA	Achifest tageta Moonehine yerrow	'Moonehine'	5 gelon		7	2x1.5
<b>@</b>	S-Ja	Juniperus sabine Bullelo juniper	Toutials'	5 gallon		43	<b>0</b> ±1
8	S-84	Buddiele devidi Dwarf butterflytuen	'Nancenas'	5 gallon		27	4x5
$\odot$	S-Cc	Cotinue coggygrie Smoke tree	Royal Purple*	5 galon		6	12x12
❸	S-Pf	Photenia traseri Jepanese photenia		5 gallon		4	8x10
<b>(9</b>	S Rt	Rhus triobate Three-leaf sumac		5 gallon	ľ	, <b>54</b>	6x6
<b>⊕</b>	8 Cec	Caryopteria x clendonensis Blue mist	Dark Knight	5 gallon		13	5.4
0	SA	Nandria domestica Heavenly bamboo	'Moyers Red'	S gallon	1	25	3a4
0	SAL	Annuals Heavenly bemboo				25	344
<b>(a)</b>	8 Ep	Eleaegnus pungens Silverberry			3	×	4x6

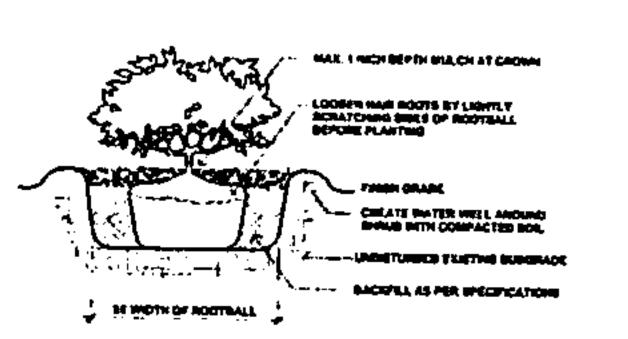
Отпати	ental Gr	25505					
SYMBOL		BOTANICAL NAME COLIMON NAME	VARIETY/CULTIVAR	CONTAINER	OSECAL	QIY	MATURE SIZE
•	G-May)	Miscanthus sinensis Yuka jima maidengrase	Yuka jima'	1 gellon	3	37	344
◉	G-Mev	Miscanthus sinensis variegat.	4	1 gallon	3	10	3x4



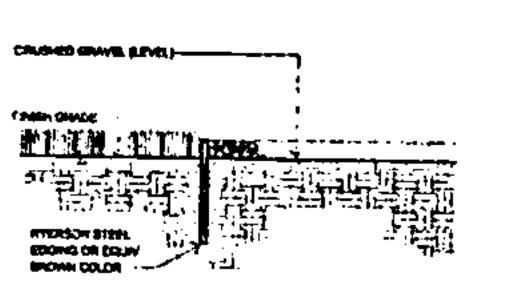
DECIDUOUS TREE PLANTING



2 EVERGREEN TREE PLANTING



3 SHRUB PLANTING



STEEL EDGING

SOD 59,400 + TOTAL LANDOCATE / H, BOO + GOO AREA

LAWN REVERE TALL FESCUE SOD

STONE AND MULCHES

BARK MULCH

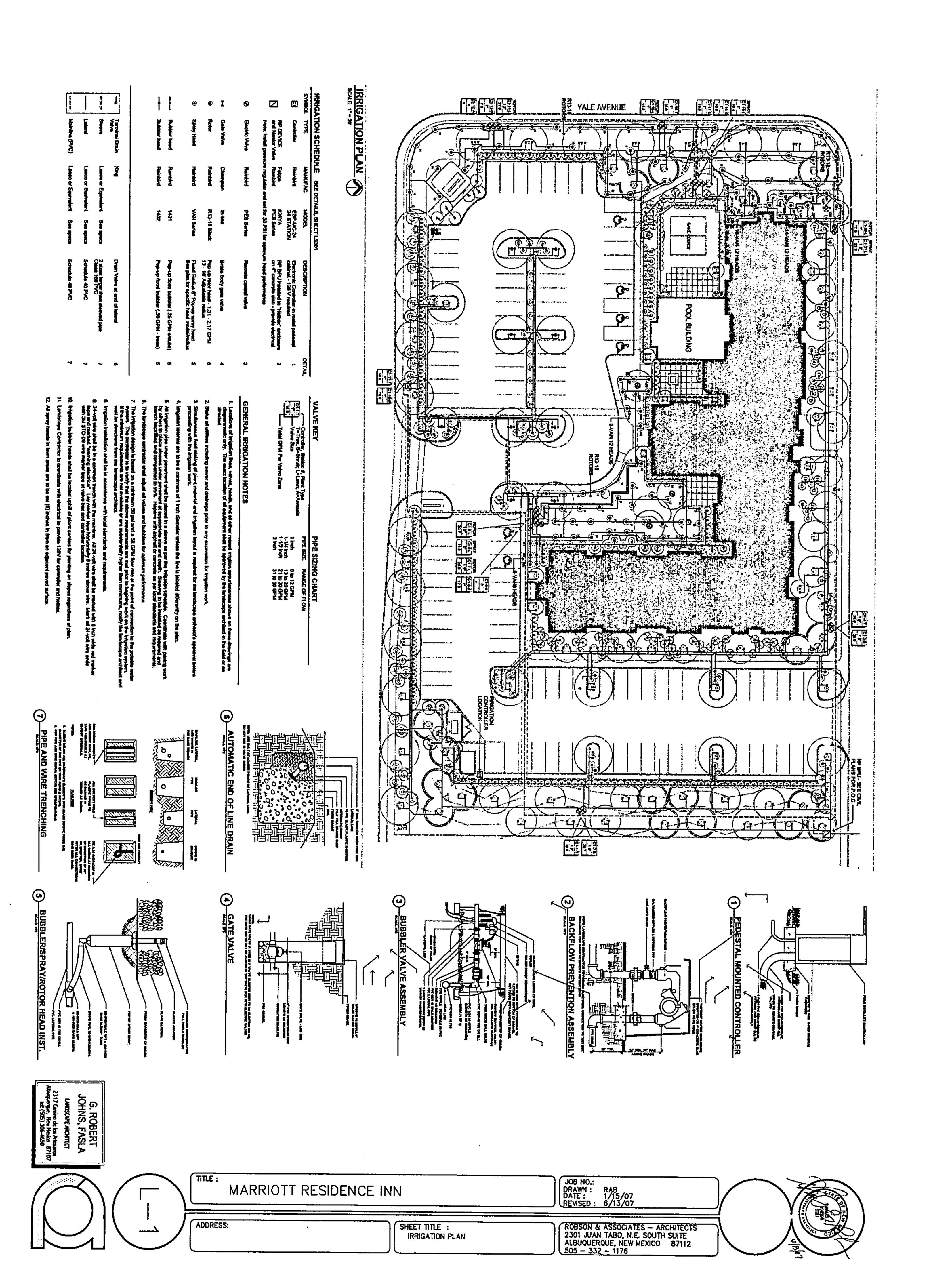
MEDIUM WALK ON BY WESTERN ORGANICS OR EQUIVALENT PLACE 3 INCHES DEEP NO FABRIC

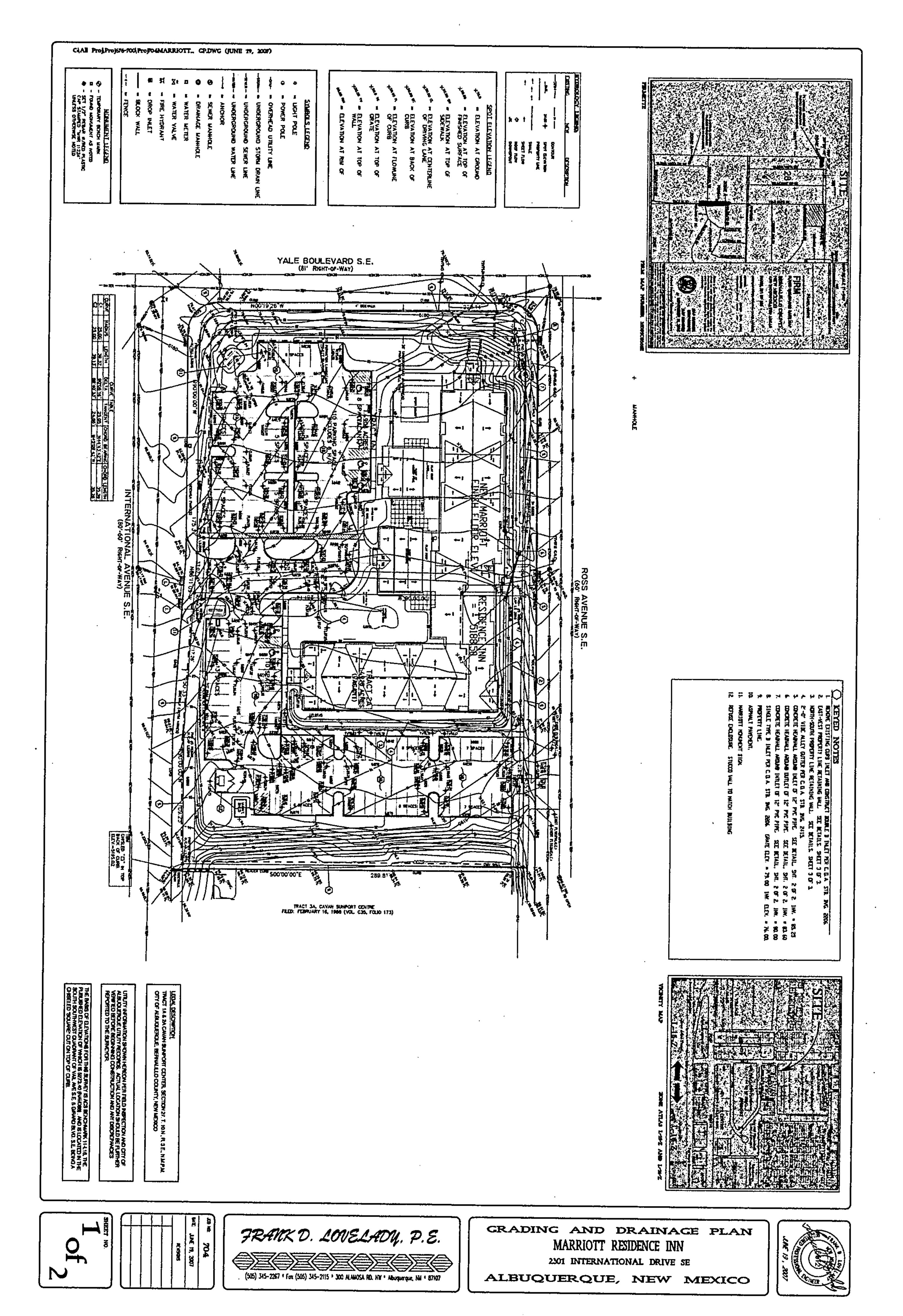
GRAVEL

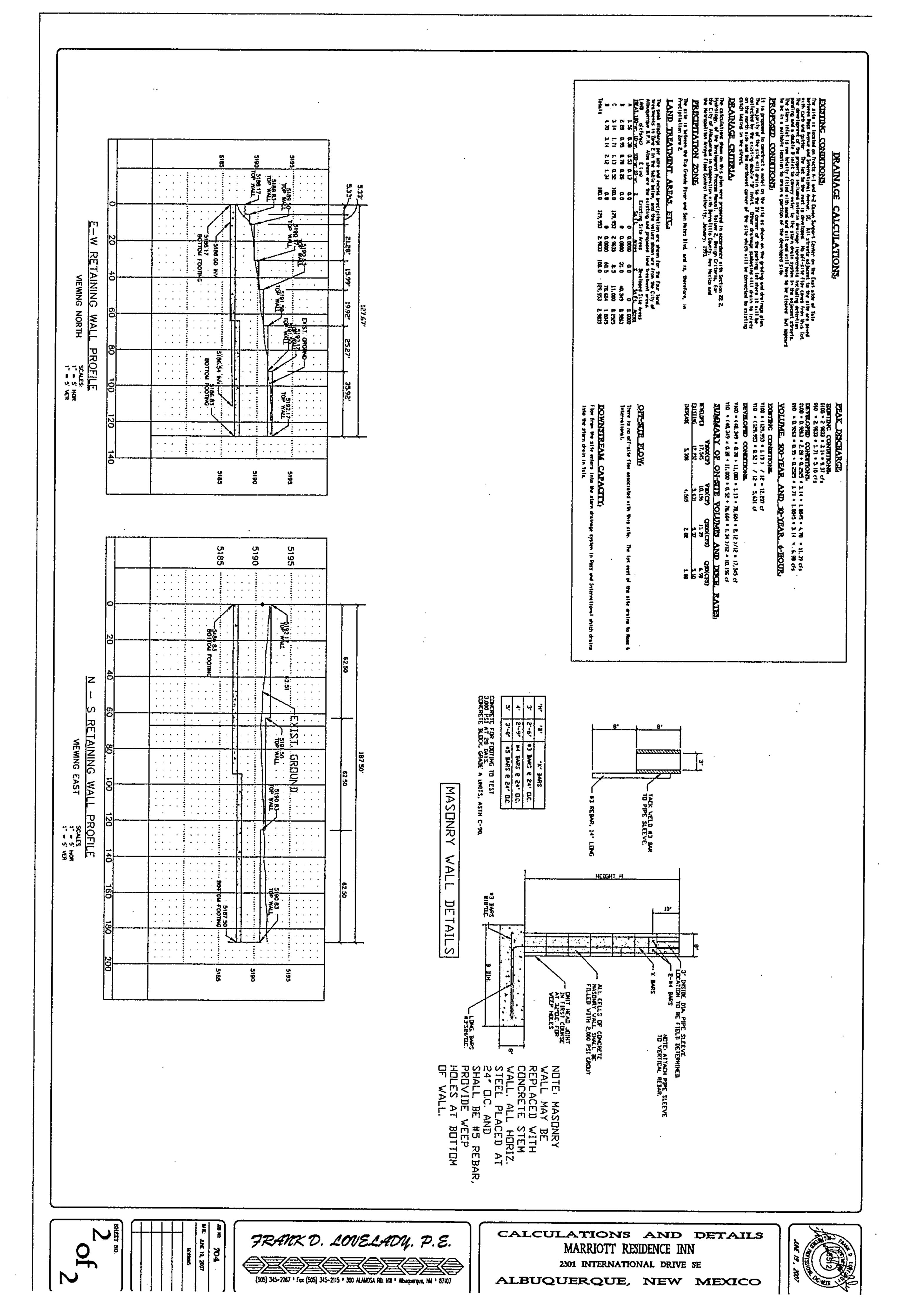
1 INCH DIAMETER "SANTA ANA TAN" CRUSHED GRAVEL PLACED 3 INCHES DEEP - NO FABRIC G. ROBERT
JOHNS, FASLA
LANDSCAPE ARCHITECT
2317 Carnino de los Artesanos
Abuquerque, Hen Mexico 87107
tet (505) 306-4650

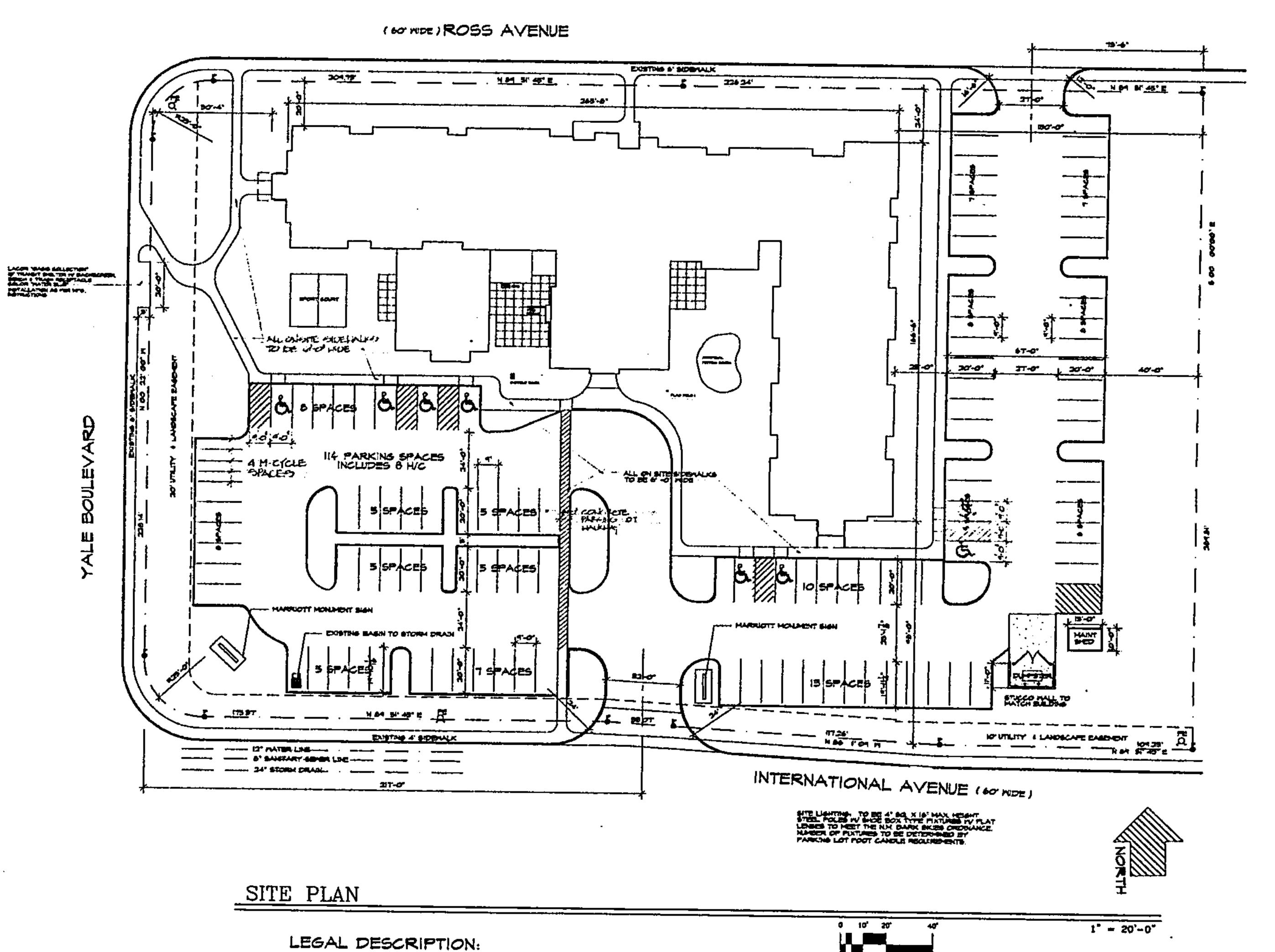


MARRIOTT



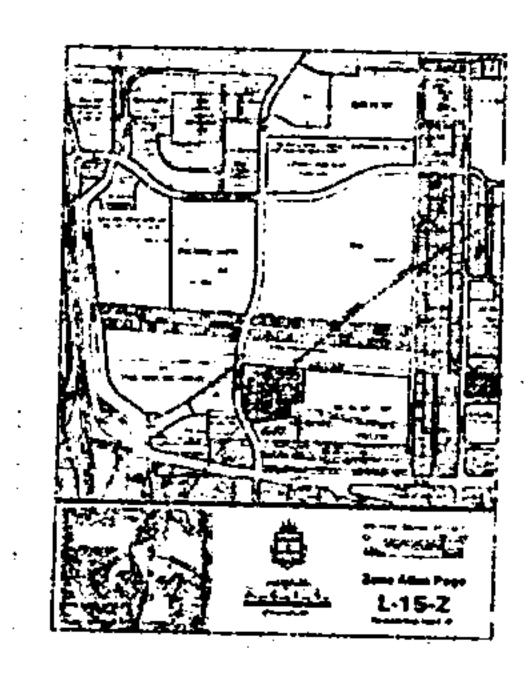






SCALE: 1" = 20"

TRACTS #1 # #2 OF THE CAYAN SUMPORT CENTRE CITY OF ALBUGUERALE, BERNALELLO COUNTY, NEW MEXICO



LEGEND

SQUARE FOOTAGE:

LANDSCAPE AREA

LAND AREA = 129,000 SQ, PT,
BUILDING FOOTPRINT = 23,640 SF,
PARKING / PAVEMENT AREA = 44,500 SF,
DECK, SPORT COURT & PATIOS = 2,950 SF.

= 54,408 S.F.

120 - 10% = 108 SPACES

Parking. Required = Provided =

PROVIDED = 114 SPACES INCL. 8 H/C LANDSCAPING:

REQUIRED = 15,900 SQ, FT. PROVIDED = 54,408 SQ, FT.

HOTEL STATISTICS

HOTEL SQUARE FOOTAGE = \$2,071 S.F.

STUDIOS = 60 SUITES

INCLUDES 2 H/C

ONE BEDROOMS = 29 SUITES

INCLUDES 9 H/C

TWO BEDROOMS = 21 SUITES

INCLUDES I HIC TOAL SUITES = 110 SUITES [6]

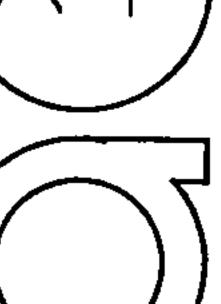
D - 01 - 05 - 07, 04 - 50 - 0

ROBBON & ABBOCIATES
2501 JUAN TABO, NE. SC
ALBUQUERQUE, NEW MEXI

SITE FLAN SCALE: I\* = 20'

MATIONAL DRIVE, SE.

ADDRESS:





333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306

July 16, 2007

SANDY HANDLEY, ADMINISTRATIVE ASSISTANT PLAZA DEL SOL 600 SECOND STREET NW ALBUQUERQUE, NM 87102

VIA FAX 924-3864

REF: PROJECT #1004871 - TRACT 1-A-1, CAVAN SUNPORT CENTRE

Dear Sandy:

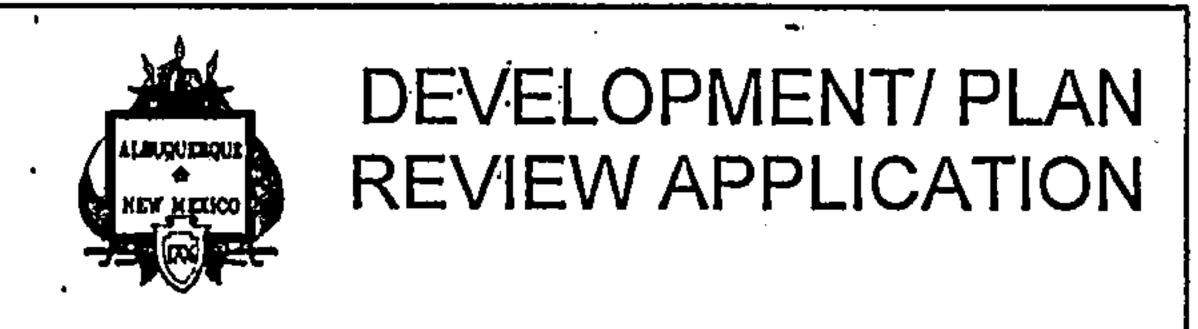
Surveys Southwest, Ltd is requesting to be back on the agenda for the July 25, 2007 DRB Meeting for the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney President

# A City of Albuquerque



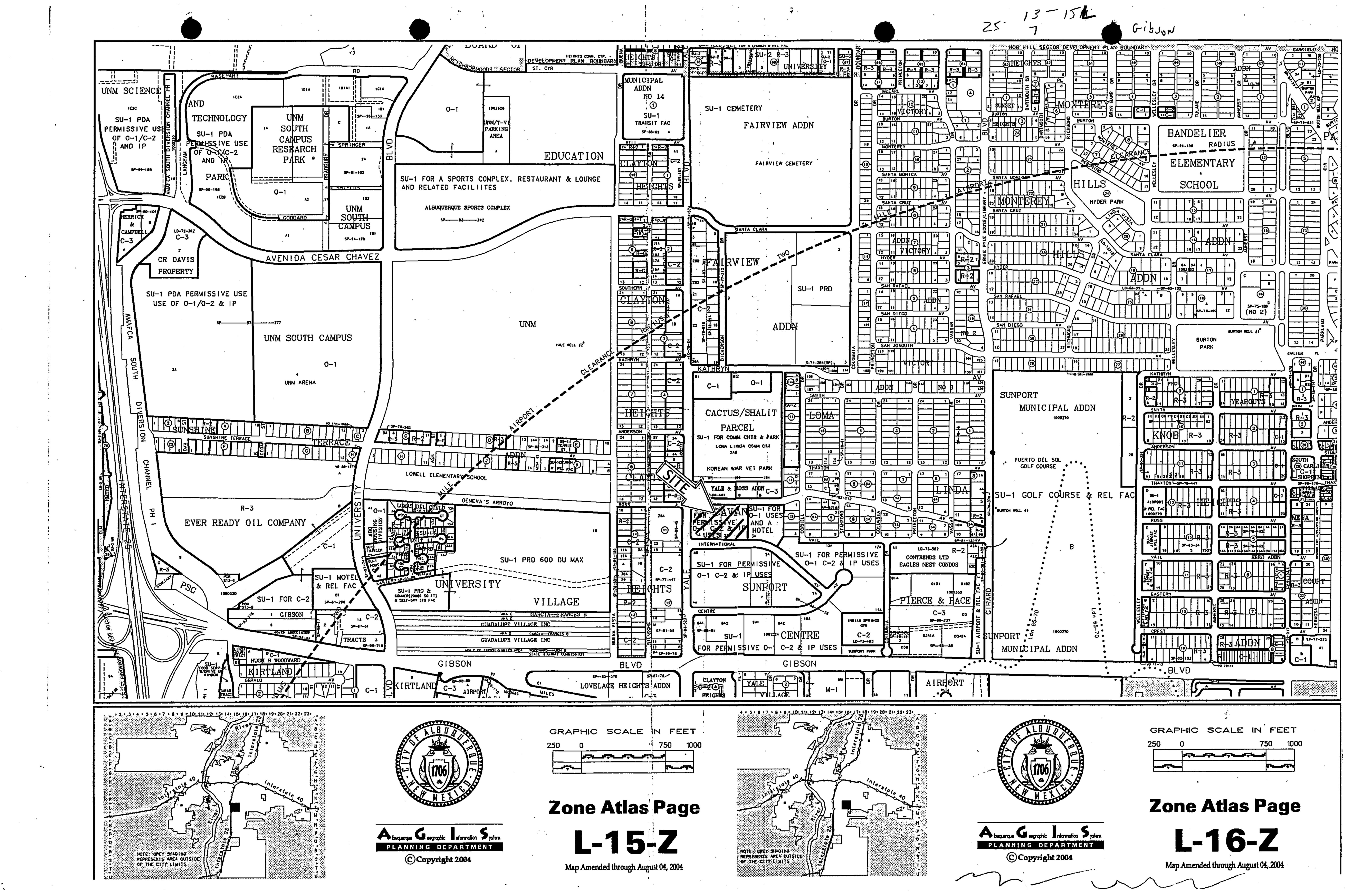
	•		Sı.	applemental fo	orm <sub>.</sub> .	
	SUBDIN	•	`	S Z	ZONING & PLANNING	
	3	Major Subdivision action	/	^ <i>i</i>	Annexation	
•	<b>—¥</b> —	Minor Subdivision action	ZELIMI   MI	14	<u> </u>	Submittal
		Vacation Variance (Non-Zoning)		ν.		ubmittal .
·	<del></del>	vanance (Non-Zoning)			Zoning)	ndment (Establish or Change
•	SITE DI	EVELOPMENT PLAN		P	Sector Plan (Ph	ase I, II, III)
		for Subdivision Purposes	• •		•	Sector, Area, Facility or
			•	•	Comprehensive PI	
· :	<del></del>	for Building Permit	•		<b>+</b>	nt (Zoning Code/Sub Regs)
	·	IP Master Development Pla			•	ange (Local & Collector)
	STOPIN	Cert. of Appropriateness (LIDRAINAGE	000)	-	APPEAL / PROTEST (	
	SIORIV	Storm Drainage Cost Allocation F	lan	D.	ZHE, Zoning Board of	EPC, LUCC, Planning Director or Staff,
	· · · · · · · · · · · · · · · · · · ·			•		• •
						plication in person to the Planning
				•		es must be paid at the time of
applica	uon. Rei	fer to supplemental forms	for submillar req	uirements.	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	TOM BOBSON
APPLICA	ANT INFO	RMATION:			40	I DITT TODOUT
NAN	ΛF:	JOHL ( JOP.IL. !	TLBW. IJU	IKEEPEK	, LLC PHONE	332-11-10
	•	9511 1 MbTU	TEICHAD	12111		
ADI	DRESS:	· poll DUKITI	7012NOF	LLY D	FAX: _	
CIT	Y:_ <i>[]</i> }	CRUCES	STATE	<u> </u>	2001 E-MAIL	• • •
Droi	oriotany inte	erest in site:	HIFR	List all owner		•
•	•	10.15.10	10.151111	LIST AII OWITED	S	aaa-12/12
AG	ENT (if any	): <u>JUKYG45</u>	ZUHNES		PHONE	
ADI	RESS:	1 333 LDMF	1S (3LY)	KIE	· FAX:	998-1)3010
		1 (3/)		11W	27187	
CIT	Y:	WY	STATE		O 1100 E-MAIL	
DESCRI	PTION OF	REQUEST: COMB	ME (1WO)	EXISTI	NH TRACTS	INTO CHE HEW
	TOAM	T / VOFIIM!	FILIAL	1		•
	11010	- / KCC	///////////////////////////////////////	<del></del>		
ls th	ie applican	nt seeking incentives pursuant t	o the Family Housing	Development	Program?Yes1	10.
SITE INF	ORMATIC	N: ACCURACY OF THE LEG	AL DESCRIPTION IS	S CRUCIALI A	TTACH A SEPARATE SHE	ET IF NECESSARY.
		MANATO	1-1991		5	11/1
Lot	or Tract No	0	11401	1 100	Block:	1/14 Unit: 19/19
Sub	div. / Addn	1. AYAU DI	JUPORT (	EUILE		
· . Pur	regt Zoning	" SII-I FOR PEDMIS	SIVE 0-1 C-2	Proposed	zoning: '	A
	``	0 117 11CES	1 11 -7	•		<del>**</del>
Zon	e Atlas pa	ge(s):	LIUL	No. of exis	sting lots:	No. of proposed lots:
Tota	al area of s	ite (acres): 2.9833 De	ensity if applicable:	dwellings per g	ross acre:	dwellings per net acre: \( \mathcal{L} \mathcal{H} \)
-						
	•		within 5 miles of the $\Delta I = \Delta I$			000FT of a landfill?
. UPO	No. [1]	16:056:017:127:301	טוט ז'טוט אינער אינע	WUTU J	28:30102 MRGC	D_Map No
LOC	O NOITA	F PROPERTY BY STREETS:	On or Near:		155 LIVE 56	
		VAIF 1/31	1N CF.		TITED: INTI	OLIAL HVE SE
Bet/	ween:	11100	11/20	and	MULKAMII	JUIL 1116 DL
CASE HI	STORY:	•				-1 nr_1/1 n
List	any currer	nt or prior case number that ma	y be relevant to your	application (Pr	oj., App., DRB-, AX_Z_, V_	S_ etc.): <u>L-05-41-6</u> ,
Z	<u>-43</u> -	123-94-	541. IRI)	1#//)/	4811	S_etc.): <u>Z-85-41-2,</u>
		oject was previously reviewed l			•	
SIGNATI	IDE /	K///. / /a dan 7	y Skelch PlauPian 1	, or Pre-applic	•	DATE <u>5.30.07</u>
	1			<del>-,</del>		DATE J. JOEV
(Prir	nt) <u> </u>	lan Graney	<u> </u>	<del></del>	<del></del>	ApplicantAgent
.•			•		•	
OR OFF	ICIAL US	SE ONLY	<del></del>	<del></del>	···	Form revised 4/04
	RNAL ROU	•	A19	<b>.</b>	•	
_	ecklists are		Application case num		Action	S.F. Fees
		n collected	OTDRB -	<u>-70028</u>	_ /- /-	53 \$ 215.00
_	se #s are as				<u> </u>	\$
	copy has be	•	<u> </u>	<del></del>	CMF	\$ 20,00
			_		•	
Case	history#s a	re listed			<del></del>	<u> </u>
	history#s a	re listed Oft of a landfill				\$ \$
Site is F.H.D	history#s a within 1000 P. density l	Oft of a landfill bonus			- · · · · · · · · · · · · · · · · · · ·	\$ \$ Total
Site is F.H.D	history #s a within 1000	Oft of a landfill bonus	Hearing date 6	13/07		\$\$ Total \$ 2.35 00
Site is F.H.D F.H.D	history #s a within 1000 P. density l P. fee reba	Oft of a landfill bonus	Hearing date6	13/07		\$\$

Planner signature / date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING YOUR ATTENDANCE IS REQUIRED. SKETCH PLAT REVIEW AND COMMENT Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing. Bite sketch with measurements showing structures, parking, Bldg...setbacks, adjacent rights of way and street. improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies. Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) Letter briefly describing, explaining, and justifying the request Any original and/or related file numbers are listed on the cover application MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT Your attendance is required. Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) Letter briefly describing, explaining, and justifying the request Copy of previous D.R.B. approved infrastructure list Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request Any original and/or related file numbers are listed on the cover application Extensions are not reviewed through internal routing. Extension of preliminary plat approval expires after one year. Your attendance is required. MAJOR SUBDIVISION FINAL PLAT APPROVAL Proposed 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 & cross sections of perimeter walls 3 copies Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting. Property owner's and City-Surveyor's signatures on the Mylar drawing Copy of recorded SIA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer Any original and/or related file numbers are listed on the cover application DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED. MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL Your attendance is required. Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing. Nationed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only X Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies. Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) Letter briefly describing, explaining, and justifying the request Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting. K Property owner's and City Surveyor's signatures on the Mylar drawing Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer Fee (see schedule) Any original and/or related file numbers are listed on the cover application Infrastructure list if required (verify with DRB Engineer)

NO INTERNAL ROUTING

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED. AMENDMENT TO PRELIMINARY PLAT (with minor changes) Your attendance is required. AMENDMENT TO INFRASTRUCTURE LIST (with minor changes) AMENDMENT TO GRADING PLAN (with minor changes) PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing. Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) Letter briefly describing, explaining, and justifying the request Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting. Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended Any original and/or related file numbers are listed on the cover application Amended preliminary plat approval expires after one year I, the applicant, acknowledge that Dan Francy any information required but not submitted with this application will Applicant name (print) **ALBUQÜERQU** likely result in deferral of actions. 5,30.07 Applicant signature / date Form revised 8/04, 1/05 ,10/05 & NOV 06 Checklists complete Application case numbers Fees collected - 700288 07 DRB Planher signature / date Case #s assigned Project # Related #s listed



# Surveys Southwest, Ltd

333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306

May 30, 2007

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: TRACT 1-A-1, CAVAN SUNPORT CENTRE

Dear Board Members:

The purpose of the above referenced plat is to eliminate the existing lot lines between Two (2) existing lots. The property will be developed with a Marriott Hotel.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney President

# City of Albuquerque Planning Department

#### One Stop Shop - Development and Building Services

05/31/2007 Issued By: PLNJMP

Permit Number:

2007 070 028

Category Code 0910

Application Number:

07DRB-70028, Minor - Preliminary/ Final Plat Approval

Address:

Location Description:

ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE

Project Number:

1004871

**Applicant** 

Albuquerque Inn Keeper, Llc

John Curry

2511 North Telshor Blvd

Las Cruces, NM 88011

332-1176

Agent / Contact

Surveys Southwest Ltd

Dan Graney

333 Lomas Blvd Ne

Albuguergue, NM 87102

dmgraney@swsurvey.com

Application Fees

Public Notification 441018/4971000

441032/3424000 Conflict Mgmt Fee

441006/4983000

DRB Actions

\$20.00

\$215.00

TOTAL:

\$235.00

City Of Albuquerque Treasury Division

5/31/2007 RECEIPT# 00076156 WS# 008

9:06AM

LOC: ANNX TRANS# 0007

Account 441032

Fund 0110

Activity 3424000

TRSLJS

Trans Ant

\$235.00

J24 Misc

\$20.00

Thank You