

COMPLETED 09/25/09 54 DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

Project Name: IVES ADDITION Agent: ALBUQUERQUE MONTHLY MEETING Phone No.: OF THE RELIGIOUS SOCIETY OF FRIENDS
OF THE RELIGIOUS SOCIETY OF FRIENDS
Your request was approved on by the DRB with delegation of signature(s) to the
following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED
□ TRANSPORTATION:
UTILITIES:
CITY ENGINEER / AMAFCA:
D PARKS / CIP:
□ PLANNING (Last to sign):
☐ Planning must record this plat. Please submit the following items:
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Tax certificate from the County TreasurerRecording fee (checks payable to the County Clerk). RECORDED DATE:
-Tax certificate from the County TreasurerRecording 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.
-Tax certificate from the County TreasurerRecording 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
 -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.
-Tax certificate from the County TreasurerRecording 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
 -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



COMPLETED 09/25/09 500 DRB CASE ACTION LOG (EPC SDP - BUILD. P.)

REVISED 10/08/07

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

<u>DRB</u>	Application No.: 07DRB-70382 Project # 1004875
Proje	ct Name: IVES ADDITION
_	t: ALBUQUERQUE MONTHLY MEETING Phone No.: HE RELIGEOUS SOCIETY OF FRIENDS
follow	request was approved on 12 by the DRB with delegation of signature(s) to the ving departments. STANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION: add rest con newfr
	UTILITIES:
	CITY ENGINEER / AMAFCA: SHA N/A BIB
	PARKS / CIP:
	PLANNING (Last to sign):
	Planning must record this plat. Please submit the following items: -The original plat and a mylar copy for the County Clerk. -Tax certificate from the County Treasurer. -Recording fee (checks payable to the County Clerk). RECORDED DATE: -Tax printout from the County Assessor. 3 copies of the approved site plan. Include all pages.
	 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk. Property Management's signature must be obtained prior to Planning Department's signature. AGIS DXF File approval required.
Created	□ Copy of recorded plat for Planning. For: 12/19/07 🤈

DXF Electronic Approval Form

DRB Project Case #:	1004875
Subdivision Name:	IVES ADDN BLOCK 2 LOT 19A
Surveyor:	THOMAS D JOHNSTON
Contact Person:	THOMAS D JOHNSTON
Contact Information:	255-2052
DXF Received:	11/14/2007 Hard Copy Received: 11/13/2007
Coordinate System:	NMSP Grid (NAD 27)
7 June	11.14.2007
	Approved Date
* The DXF file cannot	be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc 4875

to agiscov on 11/14/2007 Contact person notified on 11/14/2007



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJECT NO: 1004875 AGENDA ITEM NO: 6
	SUBJECT:
	Site Plan for BP Final Plat Preliminary Plat
	ACTION REQUESTED:
P.O. Box 1293	REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()
Albuquerque	ENGINEERING COMMENTS:
	An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.
New Mexico 87103	
vww.cabq.gov	RESOLUTION:
	APPROVED; DENIED; DEFERRED; COMMENTS PROVIDED; WITHDRAWN
	SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)
	DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (LNG)
	FOR:
	SIGNED: Bradley L. Bingham City Engineer/AMAFCA Designee 924-3986 DATE: December 19, 2007



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD - SPEED MEMO

DRB CASE NO/PROJECT NO: 1004875 AGENDA ITEM NO: 6

SUBJECT:

FINAL PLAT PRELIMINARY PLAT SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Call out the removal of all existing drivepads

The alley entrance at Bellamah Avenue must be modified to accommodate the new alley width If the alley is being built with a typical alley section (CoA standard 2415), please state this on the site plan The site plan shows an additional 4-foot of right of way dedication; this must be shown on the plat

An infrastructure list is required for this site (alley improvements, sidewalk)

List the width of all driveways, both existing and proposed

Build notes, referring to the appropriate City Standard, must be provided for all work proposed within the City right of way

Show all ramps, both existing and proposed, and demonstrate how they meet current ADA standards; provide details

The proposed drive located on 5th Street must be a minimum of 30 feet in width (no left turn access), or 36 feet (with left turn access)

New Mexico 87103

www.cabq.gov

P.O. Box 1293

Albuquerque

RESOLUTION:			
APPROVED	; DENIED; DEFERRED \sum_; (COMMENTS PRO	OVIDED; WITHDRAWN
DELEGATED:	(SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD)	(CE) (TRANS) (PRKS) (PLNG)
SIGNED:	Kristal D. Metro Transportation Development	505-924-3991	DATE: DECEMBER 5, 2007

PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004875 AGENDA ITEM NO: 6
SUBJECT:
Site Plan for BP Final Plat Preliminary Plat
ACTION REQUESTED:
REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()
ENGINEERING COMMENTS: No adverse comments.
RESOLUTION:
APPROVED; DENIED; DEFERRED; COMMENTS PROVIDED; WITHDRAWN
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)
FOR:
SIGNED: Bradley L. Bingham City Engineer/AMAFCA Designee

924-3986

PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004875	AGENDA ITEM NO: 6
SUBJECT:	
Site Plan for BP Final Plat Preliminary Plat	
ACTION REQUESTED:	
REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AM	END:0
ENGINEERING COMMENTS: No adverse comments.	
RESOLUTION: 2-12- APPROVED; DENIED; DEFERRED; CO	b7 DMMENTS PROVIDED; WITHDRAWN
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP)	BY: (UD) (CE) (TRANS) (PKS) (PLNG)
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP)	TO: (UD) (CE) (TRANS) (PKS) (PLNG)
FOR:	
SIGNED: Bradley L. Bingham City Engineer/AMAFCA Designee	DATE: December 5, 2007

924-3986



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD - SPEED MEMO

DRB CASE NO/PROJECT NO: 1004875

AGENDA ITEM NO: 6

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Call out the removal of all existing drivepads

The alley entrance at Bellamah Avenue must be modified to accommodate the new alley width

If the alley is being built with a typical alley section (CoA standard 2415), please state this on the site plan. The site plan shows an additional 4-foot of right of way dedication; this must be shown on the plat

An infrastructure list is required for this site (alley improvements, sidewalk)

List the width of all driveways, both existing and proposed

Build notes, referring to the appropriate City Standard, must be provided for all work proposed within the

City right of way

Show all ramps, both existing and proposed, and demonstrate how they meet current ADA standards;

provide details

The proposed drive located on 5th Street must be a minimum of 30 feet in width (no left turn access), or 36

feet (with left turn access)

New Mexico 87103

P.O. Box 1293

Albuquerque

www.cabq.gov

<u>KESOLUTION:</u>	12/12/07			
APPROVED	_; DENIED; DEFERRED X_;	COMMENTS PRO	OVIDED; WITHDRAWN	
DELEGATED:	(SEC-PLN) (SP-SUB) (SP-BP)	(FP) TO: (UD)	(CE) (TRANS) (PRKS) (PLNG)	
SIGNED:	Kristal D. Metro Transportation Development	505-924-3991	DATE: DECEMBER 5, 2007	



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJECT NO: 1004875	AGENDA ITEM NO: 8					
	SUBJECT:						
	Site Plan for BP Final Plat Preliminary Plat						
	ACTION REQUESTED:						
P.O. Box 1293	REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMI	END:0					
Albuquerque	ENGINEERING COMMENTS: No adverse comments.						
New Mexico 87103							
ww.cabq.gov	RESOLUTION: $ 2-5-6 $ APPROVED; DENIED; DEFERRED χ ; CO						
	SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP)	BY: (UD) (CE) (TRANS) (PKS) (PLNG)					
	DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP)	TO: (UD) (CE) (TRANS) (PKS) (PLNG)					
	FOR:						
	SIGNED: Bradley L. Bingham City Engineer/AMAFCA Designee 924-3986	DATE: November 21, 2007					

. M . . . A . A

INTER-OFFICE MEMO

DATE:

November 19, 2007

TO:

Sheran Matson, DRB Chair

FROM:

Catalina Lehner, Senior Planner

RE:

Project #1004875, Religious Society of Friends-Quaker Church

On October 19, 2006, the EPC approved a Sector Development Plan Map Amendment and a Site Development Plan for Building Permit for Lots 19-25, Ives Addition.

Staff met with the applicant on two occasions: with Peter Rook-Ley of SMPC Architects on February 21, 2007, and with Ian Ford of the Religious Society of Friends on August 24, 2007 to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit satisfactorily meets the EPC conditions of approval, as elaborated in the Official Notification of Decision, with the exception of the following:

Condition #10

It appears that *all* of the Russian Sage has been replaced with Tuscan Blue Rosemary. The previously used symbol P (for Russian Sage) is no longer there. The condition calls for the replacement of half of the Russian Sage, not all of it.

Condition #6B - Note

I added up all the dimensioned landscape beds and keep getting 11,614 square feet, not the 11,898 square feet indicated on the landscaping plan. I am unsure what the discrepancy is, but am noting it here.

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



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB	Application No.: 07DRB-70383 Project # 1004875	
Projec	ct Name: IVES ADDITION	
Agent	E ALBUQUERQUE MONTHLY MEETING Phone No.:	
OF TI	HE RELIGIOUS SOCIETY OF FRIENDS	
Your	request was approved on by the DRB with delegation of signature(s) to the	
follow	ving departments.	
OUTS	STANDING SIGNATURES COMMENTS TO BE ADDRESSED	
	TRANSPORTATION:	
teres.		_
		_
		_
		-
	UTILITIES:	
		_
		_
		
	CITY ENGINEER / AMAFCA:	

		-
		-
	PARKS / CIP:	
		
[]	PLANNING (Last to sign):	
	Planning must record this plat. Please submit the following items:	
	-The original plat and a mylar copy for the County Clerk.	
	-Tax certificate from the County Treasurer.	
	-Recording fee (checks payable to the County Clerk). RECORDED DATE:	
	-Tax printout from the County Assessor.	
	☐ 3 copies of the approved site plan. Include all pages.	
	County Treasurer's signature must be obtained prior to the recording of the plat	
	with the County Clerk.	
	Property Management's signature must be obtained prior to Planning	
	Department's signature.	
, - -	AGIS DXF File approval required.	
	Copy of recorded plat for Planning.	
Crea	ted On: 12/19/07	



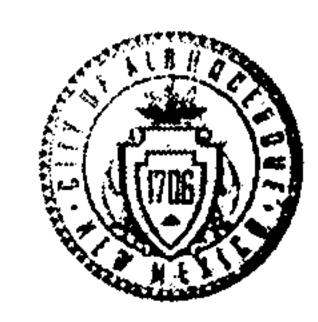
DRB CASE ACTION LOG (EPC SDP - BUILD. P.)

REVISED 10/08/07

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

+ + + + + + + + + + + + + + + + + + + 	Application No.: 07DRB-70382 Project # 1004875
	ect Name: IVES ADDITION nt: ALBUQUERQUE MONTHLY MEETING Phone No.:
_	HE RELIGEOUS SOCIETY OF FRIENDS
follov	request was approved on 12/ by the DRB with delegation of signature(s) to the wing departments. STANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION: add rest con rent
	UTILITIES:
,	
	CITY ENGINEER / AMAFCA: $\frac{5}{4}$
V	
	PARKS / CIP:
J	DI ANININIC (Loot to ciop):
	PLANNING (Last to sign):
	Planning must record this plat. Please submit the following items: -The original plat and a mylar copy for the County Clerk.
	-Tax certificate from the County Treasurer.
	-Recording fee (checks payable to the County Clerk). RECORDED DATE: -Tax printout from the County Assessor.
	3 copies of the approved site plan. Include all pages.
	County Treasurer's signature must be obtained prior to the recording of the plat
	with the County Clerk. ☐ Property Management's signature must be obtained prior to Planning
	Department's signature.
	 AGIS DXF File approval required. Copy of recorded plat for Planning.
Create	ed For: 12/19/07





DEVELOPMENT REVIEW BOARD AGENDA

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

December 19. 2007 9:00AM MEMBERS:

Jack Cloud, Acting Chair Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA Christina Sandoval, Parks & Recreation

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

1. Project# 1000539
07DRB-70400 VACATION OF PUBLIC
EASEMENT
07DRB-70401 VACATION OF PRIVATE
EASEMENT
07DRB-70402 MINOR - TEMP DEFR
SWDK CONST
07DRB-70403 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 8-A, 9A-1, 10& 26, Block(s) 11, NORTH ALBUQUERQUE ACRES Unit(s) A, zoned SU-1 PRIVATE SCHOOL, located on PALOMAS NE BETWEEN SAN PEDRO AND LOUISIANA containing approximately 6.75 acre(s). (D-18) DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.

2. Project# 1006953
07DRB-70406 VACATION OF PUBLIC
EASEMENT

LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, TERRACE ADDITION, zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) DEFERRED TO 1/23/08 AT THE AGENT'S REQUEST.

3. Project# 1004073 07DRB-70399 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA) MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, JUAN TABO HILLS Unit(s) 1, zoned R-D, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS ROAD SE containing approximately 244.4124 acre(s). (M-21, M-22) THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.

4. Project# 1001449
07DRB-70379 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70380 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for CV LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) A, KIRTLAND ADDITION Unit(s) 2, located on GIBSON SE BETWEEN UNIVERSITY SE AND YALE SE containing approximately 3.254 acre(s). (M-15) [Deferred from 12/5/07] THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REVISION OF ADJOINER FOR ALLEY AND ACCESS EASEMENTS, AND FOR REMOVAL OF EASMENT NOTE PER TRANSPORTATION, AND TO RECORD.

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

5. Project# 1003479 07DRB-70438 EPC APPROVED SDP FOR BUILD PERMIT DAC ENTERPRISES INC agent(s) for EDDIE & CHRISTINE LOPEZ request(s) the above action(s) for all or a portion of Lot E, ST ANTHONY ORPHANAGE ADDITION, zoned SU-1 FOR C-1 Residential, located on 12TH ST NW BETWEEN INDIAN SCHOOL RD NW AND I-40 containing approximately 1.4 acre(s). [REF: 06EPC-00955] (H-13) [Catalina Lehner-EPC Planner] DEFERRED TO 1/2/08 AT THE AGENT'S REQUEST.

6. rProject#-1004875

07DRB-70382 EPC/ SDP FOR
BUILDING PERMIT
07DRB-70383 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALBUQUERQUE MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS request(s) the above action(s) for all or a portion of Lot(s) 19-25, Block(s) 2, IVES ADDITION zoned SU2 FOR S-R, located on 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW containing approximately 0.57 acre(s). [REF: 06EPC00627/00628] (J-14) | Catalina Lehner - EPC Planner [Deferred from 11/21/0 & 12/5/07] THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 6 FT SIDEWALK FOR RAMP DETAIL, BUILD NOTE FOR ALLEY, REFERENCE TO CITY STANDARD 24-15, ALLEY IMPROVEMENTS, CURB AND GUTTER TO REPLACE 3 EXISTING DRIVE PADS AND TO CITY ENGINEER FOR THE SIA AND FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/19/07, THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.

Project# 1000965 07DRB-70421 AMENDED SDP FOR **SUBDIVISION**

CONSENSUS PLANNING agent(s) for ANDALUCIA DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-164, 1-54 & 1-60, Tract(s) A, B-2 & 6A, LANDS OF RAY A GRAHAM III, OVEN CORP & COA; ANDALUCIA AT LA LUZ, zoned SU-1 FOR PRD & MPOS, located on COORS BLVD NW BETWEEN MONTANO RD NW AND NAMASTE RD NW containing approximately 158 acre(s). (F-11/12 & E-12) [Deferred from 12/12/07]. THE SITE FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.

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

Project# 1000572 8. 07DRB-70440 MINOR - TEMP DEFR SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion THE PRESIDIO Unit(s) 1 & 2, zoned SU-1 FOR PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE approximately 28.0088 acre(s). (K-21) THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

Project# 1001164 FINAL PLAT APPROVAL

BOHANNAN HUSTON agent(s) tor 07DRB-70434 MINOR - PRELIMINARY/ UPTOWN III, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A, ST. PIUS X SUBDIVISION, zoned SU-3, located on UPTOWN LOOP RD AND INDIAN SCHOOL ROAD containing approximately 1.8509 acre(s). (H-19) DEFERRED TO 1/9/08 AT THE AGENT'S REQUEST.

10. Project# 1003125 07DRB-70192 MINOR – AMENDED PRELIMINARY/FINAL PLAT APPROVAL

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY ALBUQUERQUE/AVIATION & AVIATION INC request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, LANDS OF DOUBLE EAGLE II AIRPORT AEROSPACE TECHNOLOGY PARK, zoned SU-1/ AIRPORT AND RELATED USES, DOUBLE EAGLE II AIRPORT BETWEEN PASEO DEL VOLCAN SHOOTING RANGE PARK RD NW approximately 251 acre(s). (F-G/6). PRELIMINARY/FINAL PLAT WAS APPROVED SIGN OFF DELEGATED TO ABCWUA FOR SATISFACTORY RECTIFICATION OF S1-A WATERLINE ISSUE AND CORRECTION OF EASEMENT LANGUAGE FOR D1-A1, AND TO PLANNING FOR SOLAR COLLECTORS LANGUAGE ON PLAT, AGIS DXF AND TO RECORD. A CONDITION OF FINAL PLAT WILL BE THAT THE DISCLAIMER LANGUAGE PER CITY ATTORNEY BE PLACED ON THE FINAL PLAT.

11. Project# 1003798 07DRB-70424 EXT OF MAJOR PRELIMINARY PLAT

GREATER ALBUQUERQUE HOUSING PARTNERSHIP agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, EMIL MANN ADDITION zoned RT, located on PENNSYLVANIA SE BETWEEN SOUTHERN SE AND TRUMBULL SE containing approximately 1.1 acre(s). (L-19) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

12. Project# 1004428 07DRB-70435 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3B & RR-3D, CEJA VISTA/ TOWN IF ATRISCO GRANT, zoned SU-1/C-1, RLT, located on DENNIS CHAVEZ BLVD SW BETWEEN MEADE AVE SW AND 118TH ST SW containing approximately 98.907 acre(s). (P-9) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

13. Project# 1005130 07DRB-70437 EXT OF MAJOR PRELIMINARY PLAT

SLAGLE HERR ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, NORTH ALBUQUERQUE ACRES Unit(s) 3, zoned SU-2 MIXED USE, located on HOLLY AND PASEO DEL NORTE NE BETWEEN WYOMING NE AND LOUSIANA NE containing approximately 2.7306 acre(s). (C-19) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

14. Project# 1005081 07DRB-70441 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) B & F, ANDALUCIA AT LA LUZ, and Tract A-1, ANDALUCIA AT LA LUZ UNIT 3, zoned SU-1/PRD 5 DU/A, located on COORS BLVD NW BETWEEN NAMASTE RD NW AND SEVILLA AVENUE NW containing approximately 18.3517 acre(s). (F-11) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND TO TRANSPORTATION FOR RIGHT OF WAY INDICATION, CURVE C1 MUST BE 30 FT AND INDICATION OF NARROWEST PORTION OF RIGHT OF WAY ON COORS AND SEVILLA.

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

15. Project# 1005108 07DRB-70436 SKETCH PLAT REVIEW AND COMMENT RALPH CORRIZ agent(s) for THE DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 67-A-1 & 67-A - 2, zoned C-1 & R-1, located on 4TH ST NW BETWEEN VINEYARD NW AND WILLOW NW containing approximately 2.4 acre(s). (E-15) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

16. Project# 1006965
07DRB-70418 SKETCH PLAT REVIEW
AND COMMENT

CECILIA PULSIFER agent(s) for CECILIA PULSIFER request(s) the above action(s) for all or a portion of Lot(s) 3a, Block(s) 3, WELLS SANDIA MANOR, zoned R-1, located on WINDSOR NE AND ARCADIA NE containing approximately .4067 acre(s). (L-23) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

17. Approval of the Development Review Board Minutes for October 24, 2007, November 7, 2007 and November 14, 2007.

Other Matters:

ADJOURNED: 11:25

Current DRC Project Numbe)r			FIGURE 12		1004875	Date Submi	···	-19-07
				FRASTRUCTURE LIST (Rev. 9-20-05) EXHIBIT "A"	P/G/NAL	Date Prelim	Site Plan Appro ninary Plat Appro liminary Plat Exp DRB Project	ved: 12	-19-07 Ya
				ON IMPROVEMENTS AGREE		DRB	Application No.:	07DRB-70	383
			DEVELOPMENT REVIEW BO						
	····	-	Lots	19 through 25, Block 2, Ive	OPMENT DI AN			 	
			EXISTING LEGAL DE	Lot 19-A, Block 2, Ives Add SCRIPTION PRIOR TO PLAT	TING ACTION	_ _			
ems in the list ortions of the iministratively oject accepta	ing and related fina financial guarantee . In addition, any ince and close out	ancial guarantees. All such reunforeseen ite by the City.	inastructure required to be constructed or first the DRC Chair determines that appurte ee. Likewise, if the DRC Chair determines evisions require approval by the DRC Chair emissions which arise during construction which a	that appurtenant or non-essen	Mai items can be deleted for	led in the infrastructure list om the listing, those items	sting, the DRC C s may be deleted isions to the listin onsibility will be	hair may included has the hair well as the hair may include has the hair may include hair may include has the hair may include has the hair may include hair may i	dude tho the relation corporate a condition
nancially laranteed	Constructed Under	Size 20 ft.	Type of Improvement	Location	From	То	Priva	ruction Cer	City (
DRC#	DRC#		Typical Alley Asphalt pavement	East property line	Bellamah Avenue, N	W North Property line	Inspector	P.E.	Engi
								,	
			Typical Aliey gutter	East property line	Bellamah Avenue, Ni	W North Property line	· · · · · · · · · · · · · · · · · · ·	 -	
									
	 								
									
					1				
								,	
					7				
									
	· · · · · · · · · · · · · · · · · · ·		10		101				
				A) H	-,6-)				
				// > a \					,
					\			,	,
							-		
					 -				
									
1 1							•		

PAGE 1 OF 2

uaranteed	Constructed Under	Size	Toma of tone	_			Const	truction Cer	tification
DRC#	DRC#	3126	Type of improvement	Location	From	To	Priv	ate	City Cnst
							Inspector	P.E.	Engineer
			······································				,	,	•
		_	······································						
					Approval of Creditable Item		/ Amanas and and	<u>/</u>	
							Approval of	Creditable is	tems:
				NOTES	Impact Fee Admistrator Sig	nature Date	City User D	ept. Signatu	ure Dat
2		<u></u>							
									
						 	<u> </u>	 	
3						, , , , , , , , , , , , , , , , , , , ,			······································
3	AGENT / OWNER			DEVELOPMENT REVI	EW BOARD MEMBER APPRO	OVALS			
	lan Ford NAME (print)	USe	DRB CHAI	P _r date	EW BOARD MEMBER APPRO	0	also and a second	12/	19/07
Frience	lan Ford NAME (print) Is Meeting Ho FIRM	use 2/12/07	PRB CHAINER CH	Prodate 12/19/57 EVELOPMENT date	Christia PARKS &	a Sa	ato	121	19/07
Frience	lan Ford NAME (print) Is Meeting Ho FIRM	,	PRANSPORTATION DE UTILITY DEVELO	Produce 12/9/07 EVELOPMENT date PMENT - date 12/9/07	Christia PARKS &	RECREATION - de	ato		19/07
Frience	lan Ford NAME (print) Is Meeting Ho FIRM	,	TRANSPORTATION DE UTILITY DEVELO	Produce 12/9/07 EVELOPMENT date PMENT - date 12/9/07	Christia PARKS &	RECREATION - date	adoro	121	19/07
Frience	lan Ford NAME (print) Is Meeting Ho FIRM	,	TRANSPORTATION DE UTILITY DEVELO CITY ENGINE	Produce 12/9/07 EVELOPMENT date PMENT - date 12/9/07	Christia PARKS &	RECREATION - date	dovo	12/	14/07
Frience	lan Ford NAME (print) Is Meeting Ho FIRM	,	TRANSPORTATION DE UTILITY DEVELO CITY ENGINE	Proposition of the second seco	PARKS &	RECREATION - di AFCA - date - date	OWNER	121	19/07

City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

11/13/2007 Issued By: PLNSDH ***

Permit Number: 2007 070 382

Category Code 910

Application Number: *

•07DRB-70382. Epc Approved Sdp For Build Permit

Address:

Location Description:

5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW

Project Number:

'Applicant,

Albuquerque Monthly Meeting Of The Religious Society

Po Box 25462

Agent / Contact

Albuquerque NM 87125

Albuquerque Monthly Meeting Of The Religious Society

Albuquerque NM 871254

8436450

Po Box 25462

8436450

OfFrie

"Application Fees",

						
ķ	441018/4971000 Public Notification	\$.		t.		
- •	441032/3424000 ,Conflict Mgmt Fee	7 8	-% de -% de		\$20.0	0.
•	441006/4983000 DRB Actions		**	4	The State of	

City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

11/13/2007 Issued By: PLNSDH

Permit Number: 2007 070 383. Category Code 910

Application Number: 07DRB-70383, Minor - Preliminary/Final Plat Approval

Address:

Location Description: 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW.,

Project Number: 1004875

Applicants Agent / Contact

Po Box 25462. ** Po Box 25462 ** Albuquerque NM 87125

"Application Fees"

7441006/4983000 DRB Actions \$215.00

TOTAL: \$215.00

Treasury Division

City of Albuquerque Planning Department

*One Stop Shop – Development and Building Services

12/14/2007 Issued By: ,PLNSDH *

Permit Number: 2007 070 383

Category Code 910

Application Number: , 07DRB-70383, Minor - Preliminary Final Plat Approval

Address:

Location Description: * 5TH ST NW BETWEEN BELLAMAH NW AND ASPEÑ AVE NW

Project Number: 1004875

*Applicant

. Albuquerque Monthly Meeting Of The Religious Society

of Frie?

Po Box 25462

'Albuquerque NM 87125

8436450

Agent / Contact

Albuquerque Monthly, Meeting Of The Religious Society

Of Frie

Po Box 25462

Albuquerque NM 87125 - -

8436450

Application Fees

441018/4971000 * 'Public Notification

441032/3424000, ... Conflict Mgmt Fee.

441008/4983000 DRB DEFERAL FEE.

\$50.00

TOTAL

\$50.00

City Of Albuquerque Treasury Division

12/14/2007 11:41AH 1 WSW .006

ECEIFT# 00085631-00085631. ERMIT# 2007070383

DRE Actions

50,000,

. (\$50.0 • \$50.0

Jan 200

INTER-OFFICE MEMO

DATE:

November 19, 2007

TO:

Sheran Matson, DRB Chair

FROM:

Catalina Lehner, Senior Planner

RE:

Project #1004875, Religious Society of Friends-Quaker Church

On October 19, 2006, the EPC approved a Sector Development Plan Map Amendment and a Site Development Plan for Building Permit for Lots 19-25, Ives Addition.

Staff met with the applicant on two occasions: with Peter Rook-Ley of SMPC Architects on February 21, 2007, and with Ian Ford of the Religious Society of Friends on August 24, 2007 to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit satisfactorily meets the EPC conditions of approval, as elaborated in the Official Notification of Decision, with the exception of the following:

Condition #10

It appears that *all* of the Russian Sage has been replaced with Tuscan Blue Rosemary. The previously used symbol P (for Russian Sage) is no longer there. The condition calls for the replacement of half of the Russian Sage, not all of it.

Condition #6B - Note

I added up all the dimensioned landscape beds and keep getting 11,614 square feet, not the 11,898 square feet indicated on the landscaping plan. I am unsure what the discrepancy is, but am noting it here.

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

Albuquerque Monthly Meeting of the Religious Society of Friends

PO Box 25462; Albuquerque, NM 87125-5462

505 843 6450 - http://abg.imym.org

30 November 2007

Angela Gomez

Development Review Board

re: Project # 1004875

via FAX to 924 3864 - 1 page total

Angela:

The Friends Meeting would like to defer the DRB hearing currently set for 12/5, and re-schedule it for 12/12.

Thank you.

Ian Ford, clerk

Jech tend



Michael Ligon Dickson AlA
Glenn H. Fellows AlA
J. Chris Willadsen AlA

David A. Cook AJA

Patricia H. Hancock AJA

David M. Hassard AJA

Karl Schindwolf AJA

SMPC, P.A.

115 Amherst Drive SE

Albuquerque

New Mexico 87106

505-255 8668

FAX 268 6665

smpc@smpcarch.com

www.smpcarchgeom

December 12, 2007

Kristal Metro
Transportation Development
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Re: Friends Meeting House Preliminary Plat, Final Plat, Site Plan for Building Permit DRB Case No./Project No. 1004875

Dear Kristal Metro:

We have provided the information and changes requested as follows:

In response to your November 29, 2007, fax to SMPC Architects (attached):

- 1. Removals of existing drive pads are called out on drawing A1/C101 and on Grading and Drainage Plan Sheet 1.
- 2. New alley entrance is shown on A7/C101.
- 3. Alley will be widened per CoA Standard 2415 and this is now stated on A7/C101.
- 4. Existing and proposed ramps:
 - a. Existing ramps in R.O.W. were constructed per City Standards.
 - b. Slopes of existing ramps on the site were added to A7/C101 to show compliance with ADA standards.
 - c. New ramps in R.O.W. will be constructed per CoA Standard Drawing 2441 and will meet ADA standards. This is indicated on drawing A7/C101.
 - d. A plan detail and section have been added for the new ramp on the site showing compliance with ADA standards. See A10/C101
- 5. All previous DRB comments have been addressed.

In response to November 21, 2007, Development Review Board -- Speed Memo (attached):

- 6. Additional 4' right of way dedication for alley is shown.
- 7. Intersection right of way is addressed by Wayjohn Surveying plat.
- 8. Infrastructure list provided by Wayjohn Surveying.
- 9. Widths of all existing and proposed driveways are shown on C101.
- 10. References to appropriate City Standard Drawings are provided for all work proposed within the City right of way on drawing A7/C101.

- 11. For compliance of all ramps with ADA standards, see #4 above.
- 12. Width of new drive on 5th Street is corrected to 30' (no left turn access).

In response to November 19, 2007, Inter-Office Memo from Catalina Lehner to Sheran Matson (attached):

- 13. Condition #10. Russian Sage, shown on landscape plan with symbol P, has been added to the plant legend.
- 14. Condition #6B-Note. An error was corrected at one planting area resulting in a total landscaped area of 12,271sf.

We are grateful for your assistance with this project.

Sincerely,

Allison Abraham AIA, ASLA

Principal

Enclosures

-2

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number - 2nd Level)
505-924-3440 (fax number - 4th Floor)
Development and Building Services (One Stop Shop)
600 2nd Street NW
Albuquerque, NM 87102

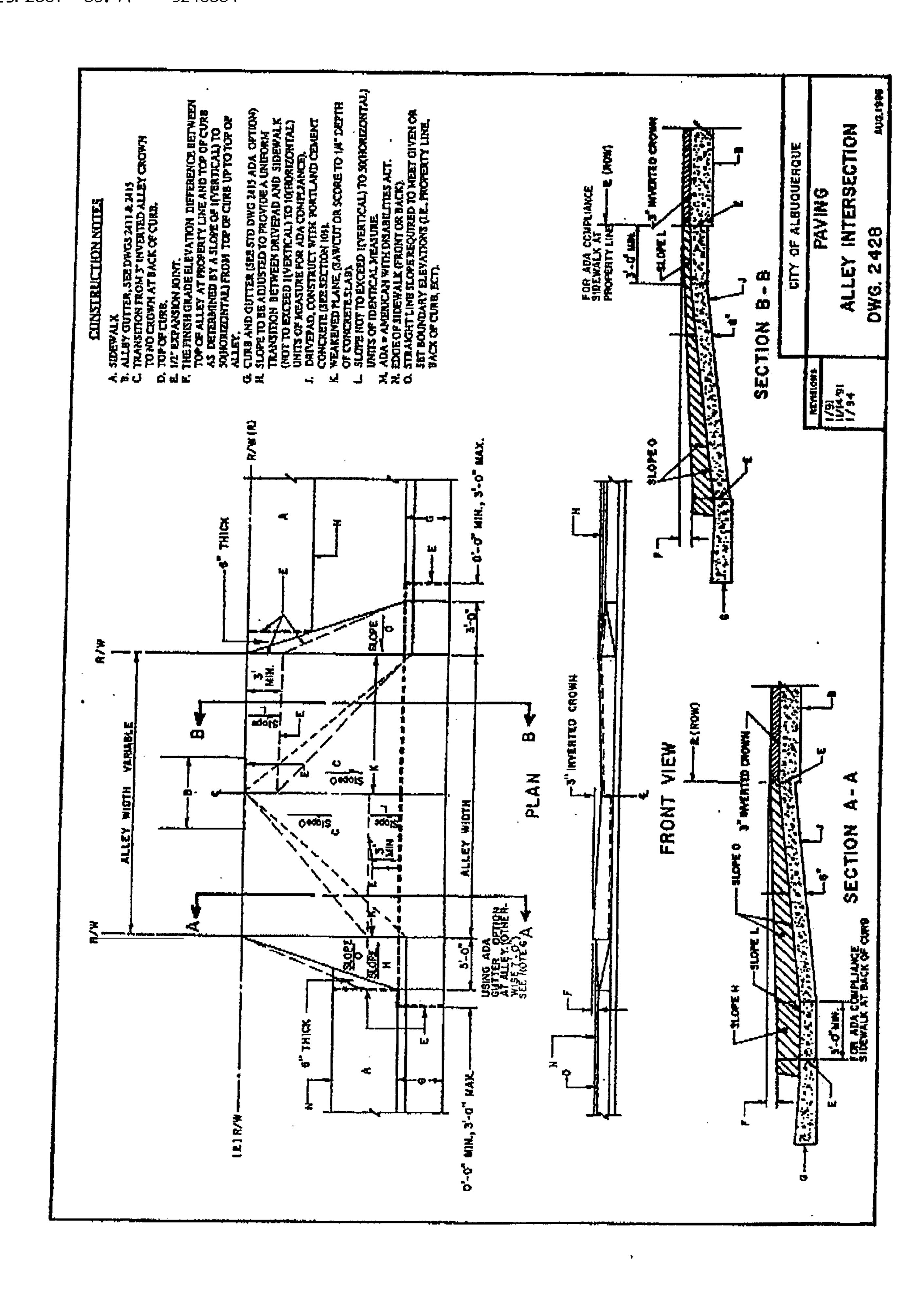
City of Albuquerque Planning Dept. Dev. & Bldg. Srvcs.

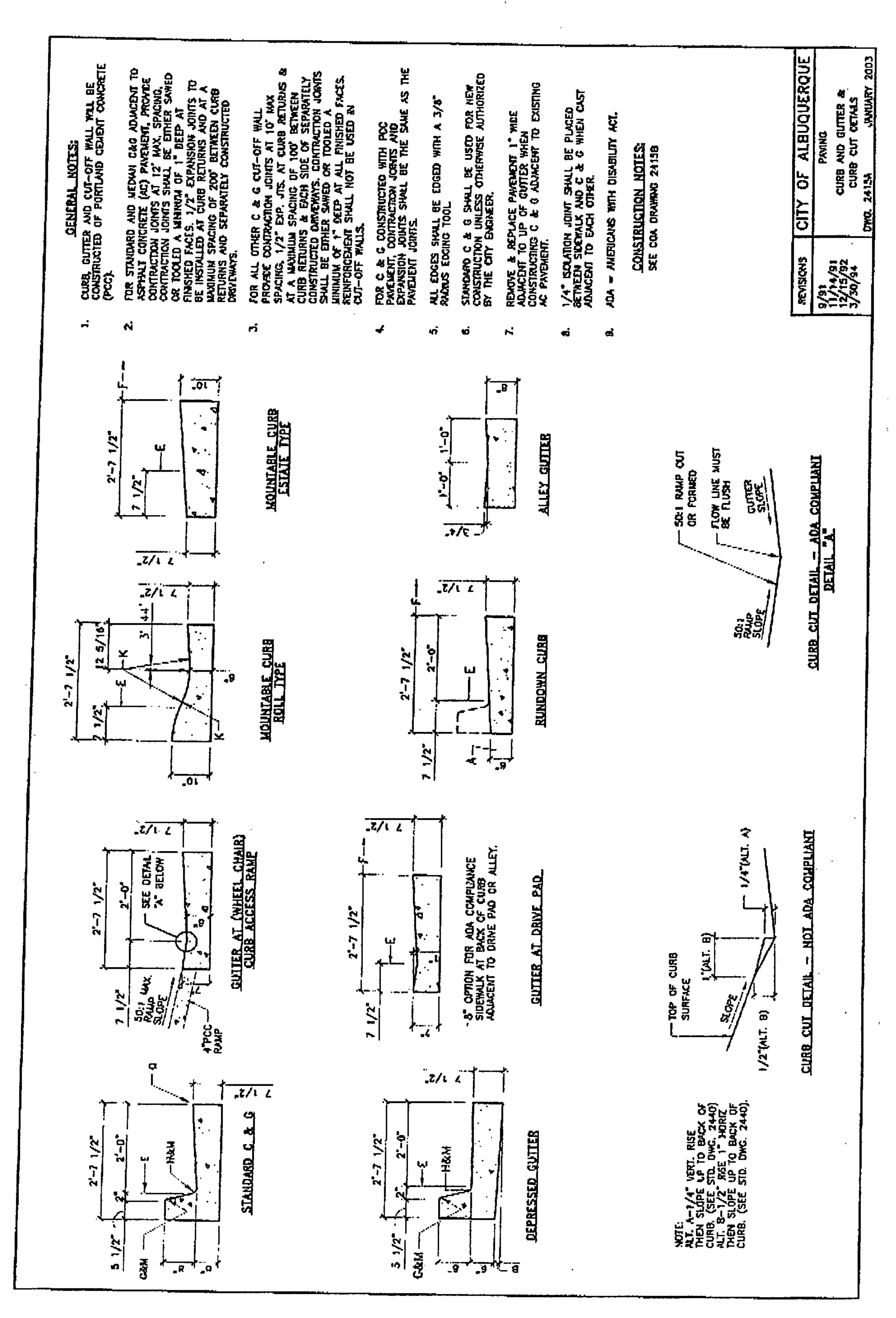
To:	Allison Abraham - SMPC	From:	Kristal Metro	
Fax:	268-6665	Pages Sent:	(including this page)	3
Phone		Date:	11/29/07	

RE: Friends Meeting House, DRB 1004875

Comments:

Allison. Tom Johnston sent me some additional information regarding the above
referenced site, and I have a few comments: Call out the removal of all existing drivepads
the alley entrance at Bellamah Avenue must be modified to accomodate the new alley
width; if the alley is being built with a typical alley section (CoA standard 2415), please state
this on the site plan; show all ramps, existing and proposed, and demonstrate how they
meet current ADA standards (provide details); all previous DRB comments must be
addressed





PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD - SPEED MEMO

DRB CASE NO/PROJECT NO: 1004875

AGENDA ITEM NO: 8

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

The site plan shows an additional 4 foot of right of way dedication; this must be shown on the plat

Per the Development Process Manual, Table 23.3.3, the right of way at the intersection of a minor arterial

and a local roadway requires a radius of 30 feet

An infrastructure list is required for this site (alley improvements, removal of existing drivepads, sidewalk)
List the width of all driveways, both existing and proposed

Build notes, referring to the appropriate City Standard, must be provided for all work proposed within the City right of way

Show all ramps, both existing and proposed, and demonstrate how they meet current ADA standards; provide details

The proposed drive located on 5th Street must be a minimum of 30 feet in width (no left turn access), or 36 feet (with left turn access)

RESOLUTION:

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

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

SIGNED:

Kristal D. Metro

Transportation Development

505-924-3981

DATE: NOVEMBER 21, 2007



INTER-OFFICE MEMO

DATE:

November 19, 2007

TO:

Sheran Matson, DRB Chair

FROM:

Catalina Lehner, Senior Planner

RE:

Project #1004875, Religious Society of Friends-Quaker Church

On October 19, 2006, the EPC approved a Sector Development Plan Map Amendment and a Site Development Plan for Building Permit for Lots 19-25, Ives Addition.

Staff met with the applicant on two occasions: with Peter Rook-Ley of SMPC Architects on February 21, 2007, and with lan Ford of the Religious Society of Friends on August 24, 2007 to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit satisfactorily meets the EPC conditions of approval, as elaborated in the Official Notification of Decision, with the exception of the following:

Condition #10

It appears that all of the Russian Sage has been replaced with Tuscan Blue Rosemary. The previously used symbol P (for Russian Sage) is no longer there. The condition calls for the replacement of half of the Russian Sage, not all of it.

Condition #6B - Note

I added up all the dimensioned landscape beds and keep getting 11,614 square feet, not the 11,898 square feet indicated on the landscaping plan. I am unsure what the discrepancy is, but am noting it here.

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

Albuquerque Monthly Meeting of the Religious Society of Friends PO Box 25462; Albuquerque, NM 87125-5462

505 843 6450 - http://abq.imym.org

5 December 2007

Angela Gomez

Development Review Board

re: Project # 1004875

via FAX to 924 3864 - 1 page total

Angela:

The Friends Meeting would like to defer the DRB hearing currently set for 12/12, and re-schedule it for 12/19. We are unable to reach Kristal Metro regarding questions from the last hearing in time for the previously scheduled date.

Thank you.

Ian Ford, clerk

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

•	Supplemental form		
SUBDIVISION	S Z ZON	IING & PLANNING	
Major Subdivision action Minor Subdivision action	·	Annexation	
Vacation	\mathbf{V}	County Submittal	
Variance (Non-Zoning)		EPC Submittal Zone Map Amendment (Esta	ablish or Change
SITE DEVELOPMENT PLAN	,,,	Zoning)	and the original
for Subdivision	P	Sector Plan (Phase I, II, III) Amendment to Sector, Area	Facility
for Building Permit		Comprehensive Plan	. Pacinty of
Administrative Amendment (AA) IP Master Development Plan		Text Amendment (Zoning Co	- ,
Cert. of Appropriateness (LUCC)	· 1·	Street Name Change (Local	& Collector)
STORM DRAINAGE Storm Drainage Cost Allocation Plan	D A APP	EAL / PROTEST of Decision by: DRB, EPC, LUCC, Pla ZHE, Zoning Board of Appeals	anning Director or Staff,
PRINT OR TYPE IN BLACK INK ONLY. The application of application. Refer to supplemental forms	itti. OUU Z. Street NVV. Ali	bmit the completed application	on in person to the must be paid at the
APPLICANT INFORMATION:	•	•	
Professional/Agent (if any):	ż	PHONE:	
ADDRESS:	· · · · · · · · · · · · · · · · · · ·		
CITY:		FAX:	
	STATE ZIP		
ALBUQUEROUE M APPLICANT: OF THE RELIGIOUS	ONTHLY MEETI SUCIETY ME	WG WIFNIC DUONE 01	7/4-0
ADDRESS: PO BOX 25462)		
CITY: ALBUQUERAUE		FAX:	······································
		25 E-MAIL: ILFCI,	4 NFURD. COM
Proprietary interest in site:OWNET	List all owners:		······································
DESCRIPTION OF REQUEST: <u>COMBINE</u> 7 L	OJS INTO 1 CHN	UGE ZONING AND	SITE
PLAN FUR PARKING LOT			
	ily Housing Davidson L		····
Is the applicant seeking incentives pursuant to the Fami			
ITE INFORMATION: ACCURACY OF THE EXISTING LEG	GAL DESCRIPTION IS CRUCI	AL! ATTACH A SEPARATE SHEE	T IF NECESSARY.
Lot dr Tract No. 19-25		Block: U	nit:
Subdiv/Addn/TBKA: /VES / NODI	MON	•	
Existing Zoning: SU-Z FOR S-R	 Proposed zonina	: SU-1 FUR CHURCH	P. RFLATION IX
Zone Atlas page(s): $J-14-Z$	UPC Code:		
		NRGCD M	ap No
ASE HISTORY:		•	
List any current or prior case number that may be releva	ant to your application (Proj., Ap	p., DRB-, AX_,Z_, V_, S_, etc.):	•
LIC CASE # 06EPC 0062	7/00628:	PROJECTH 100487	
ASE INFORMATION:			<u> </u>
	T of a landfill?		
	sed lots: Total are	* ***	
LOCATION OF PROPERTY BY STREETS: On or Near	: 1600 FIF	TH ST NW	
Between: CORNER 5TH & BELL	1MAH and ASPEN	LAV. NIUL	
·		•	
Check-off if project was previously reviewed by Sketch F	iavrian Li, or Fre-application i	Review Leam LJ. Date of review: _	
GNATURE Len Ford		DATE	<i>(</i>
(Print)		Applicant: 🛂 Ag	gent: □
R OFFICIAL USE ONLY	•		
INTEDNAL DOUTING		Form rev	ised 4/07
INTERNAL ROUTING All checklists are complete All checklists are complete	case numbers	Action S.F.	Fees
All fees have been collected	-70383	53P	\$-00
All case #s are assigned	10320	7 <u>4</u> =	215.00
AGIS copy has been sent	······································		20.00
Case history #s are listed —Site is within 1000ft of a landfill	•·		<u></u>
F.H.D.P. density bonus			<u> </u>
F.H.D.P. fee rebate Hearing date	11/2/100		Total
Δ Δ Δ		†	<u></u>
Sandy Dandley 1130	Project:#	1004875	•
Planner signatur	e/date		

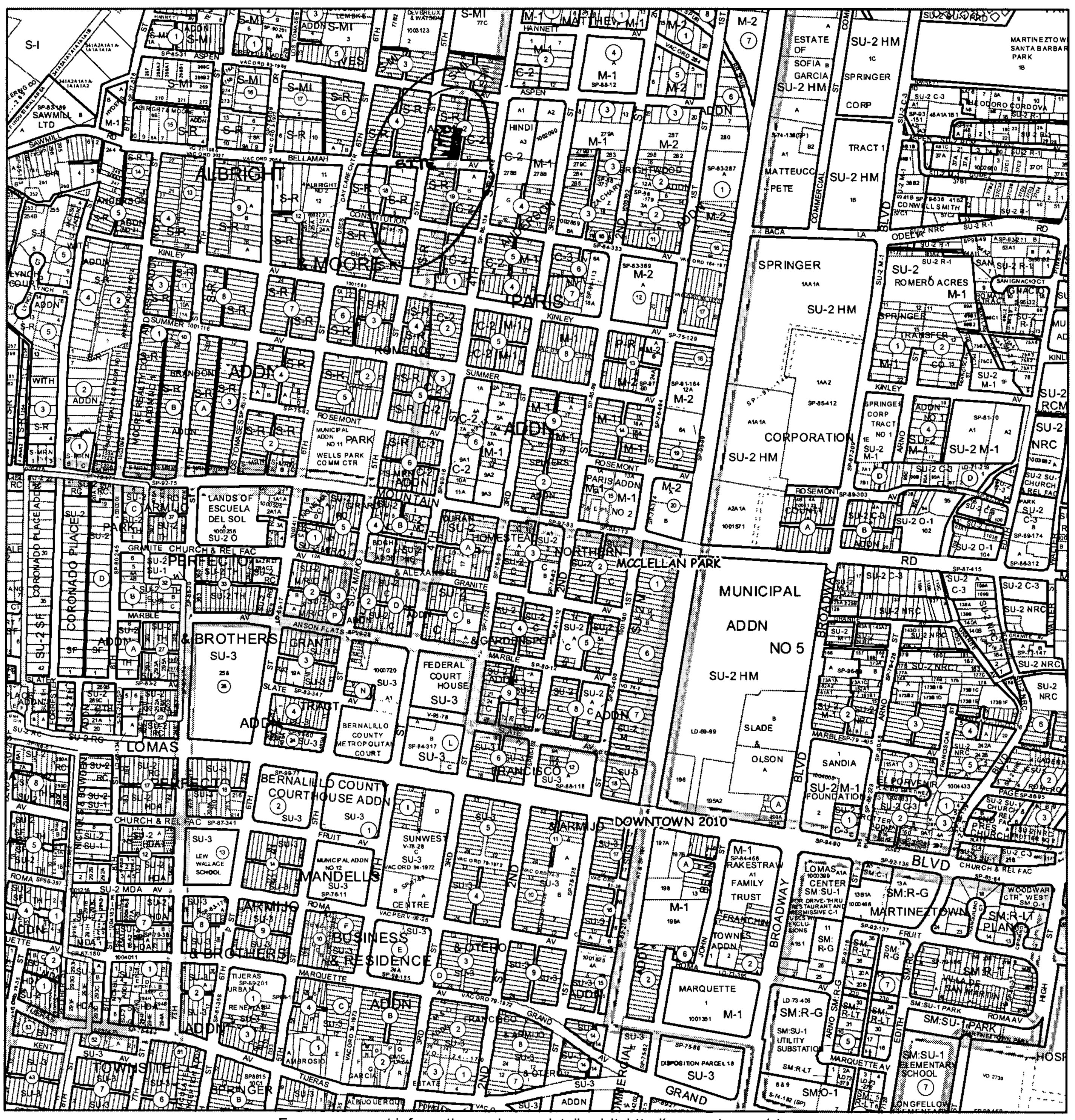
FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

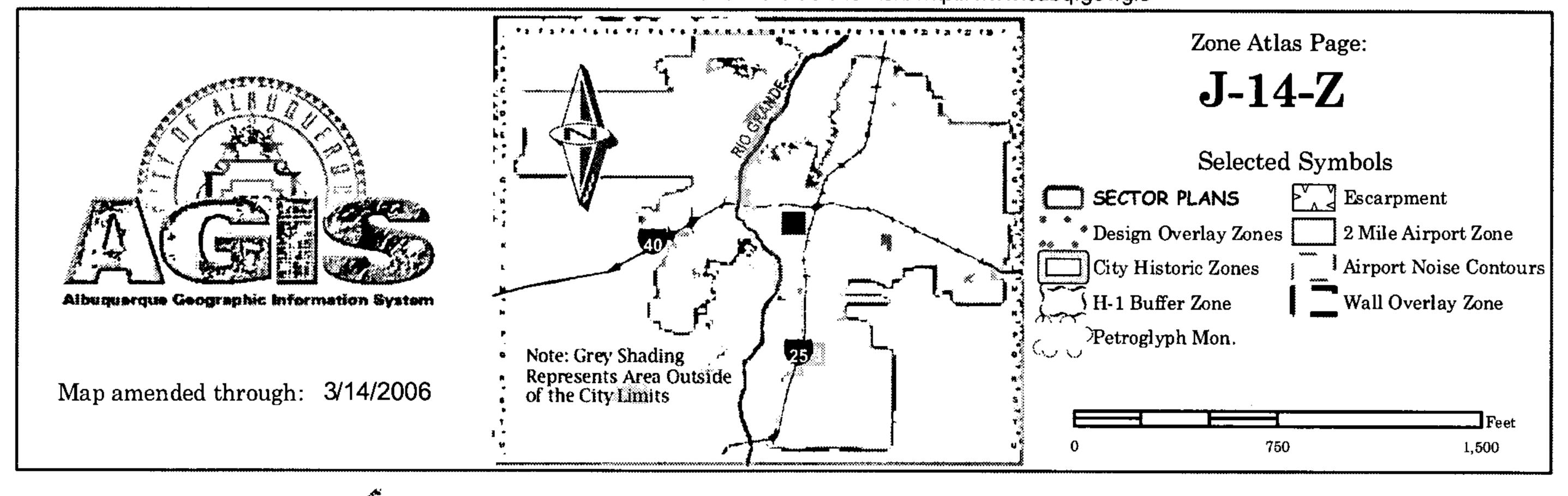
	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" positive sketch with measurements showing structures, parking, Bldg. setbacks, adjactime improvements, if there is any existing land use (folded to fit into an 8.5" by 14. Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request List any original and/or related file numbers on the cover application	cent rights-of-way and street
	Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Copy of DRB approved infrastructure list Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension List any original and/or related file numbers on the cover application Extension of preliminary plat approval expires after one year.	Your attendance is required. on request
	MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies Signed & recorded Final Pre-Development Facilities Fee Agreement for Resident Design elevations & cross sections of perimeter walls 3 copies Zone Atlas map with the entire property(ies) clearly outlined Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor Copy of recorded SIA Landfill disclosure and EHD signature line on the Mylar if property is within a land List any original and/or related file numbers on the cover application DXF file and hard copy of final plat data for AGIS is required.	's signatures are on the plat
	MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies Signed & recorded Final Pre-Development Facilities Fee Agreement for Resident Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 Site sketch with measurements showing structures, parking, Bldg. setbacks, adjactiment improvements, if there is any existing land use (folded to fit into an 8.5" by 14 Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor Landfill disclosure and EHD signature line on the Mylar if property is within a land Fee (see schedule) List any original and/or related file numbers on the cover application NIA Infrastructure list if required (verify with DRB Engineer) — DXF file and hard copy of final plat data for AGIS is required.	tial development only copies — cent rights-of-way and street pocket) 6 copies 's signatures are on the plat
	AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) PLEASE NOTE: There are no clear distinctions between significant and minor change amendments. Significant changes are those deemed by the DRB to require public not proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (foldoworket) 6 copies Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor List any original and/or related file numbers on the cover application Amended preliminary plat approval expires after one year	otice and public hearing. ded to fit into an 8.5" by 14" an 8.5" by 14" pocket) 6 copies
an su	ely result in deferral of actions. Dev Follows	licant name (print) nt signature / date Form revised 4/07
		Planner signature date 1004875

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

	SKETCH PLAT REVIEW AND COMMENT (DRB22) Scaled site sketch and related drawings showing proposed land use including streadjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your att	by 14" pocket) 6 copies.
	SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18) Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 completed site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 completed site property (ies) clearly outlined by an accompleted site plan for subdivision submitted by an accompleted 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 Your attendance is required.	gent
	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) 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 subsolid Waste Management Department signature on Site Plan Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Letter of authorization from the property owner if application is submitted by an agent Copy of the document delegating approval authority to the DRB Infrastructure List, if relevant to the site plan Completed Site Plan for Building Permit Checklist Copy of Site Plan with Fire Marshal's stamp Fee (see schedule) List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring th	gent
	AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) 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 c 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 accompleted Site Plan for Building Permit Checklist (not required for amendment of 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 Your attendance is required.	Maximum Size: 24" x 36" opies gent f SDP for Subdivision)
	FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DR FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06) Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies Solid Waste Management Department signature on Site Plan for Building Permit Zone Atlas map with the entire property(ies) clearly outlined Letter carefully explaining how each EPC condition has been met and a copy of the Infrastructure List, if relevant to the site plan Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring th Your attendance is required.	opies he EPC Notification of Decision
any	ely result in deferral of actions. Applican	icant name (print) ALBUQUERQUE NEW MEXICO Revised APRIL 2007
	Checklists complete Application case numbers Fees collected 07003 Project #	Hanner signature / date



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



Albuquerque Monthly Meeting of the Religious Society of Friends

PO Box 25462; Albuquerque, NM 87125-5462

505 843 6450 - http://abq.imym.org

23 August 2007

Development Review Board City of Albuquerque

Re: Zone change and site plan for Friends Meeting, 1600 Fifth St NW

This proposal is for a sector development plan map amendment and a site plan for building permit for an approx 0.57 acre site at the northeast corner of Fifth St and Bellamah Ave. The Friends Meeting owns seven contiguous lots. The purpose of consolidating the lots is to permit future building irrespective of historical lot lines.

At the EPC hearing for this property, a number of conditions were made. The changes to the site plan based on those conditions are as follows:

- 4.A. The minimim width for the future portales has been specified at 8 feet.
- 4.B. The reason for providing the interior open space (plaza) is for garden and recreation, which has been noted.
- 4.C. A note was added to the landscape design stating that new and existing landscaping will cover a minimum of 15% of the site's net lot area.
- 5. The light poles are labeled as existing or proposed.
- 6.A. The name, color, and type of ground topping has been specified as brown large bark mulch over fiber fabric.
 - 6.B. The landscape areas are correctly dimensioned and correspond to the landscape calculations.
 - 6.C. A note was added to the landscape design stating that new and existing landscaping will cover a minimum of 15% of the site's net lot area, and that native seed and wildflower shall be planted where the future buildings are planned.
 - 6.D. A note was added stating that the owner will maintain the landscape in a living condition.
 - 7.A. Honey Locust was replaced with Purple Robe Locust.
 - 7.B. Austrian Pine was replaced with Afghan Pine.
 - 8.A. Permanent improvements to the transportation facilities adjacent to the proposed site have been noted.
 - 8.B. Curb return radii at site drive have been changed to 20' and the width to 30'
 - 8.C. The alley width was changed to 20 feet.
 - 9. The existing unstable wall will be removed.
 - 10. Half the Russian Sage was replaced with Tuscan Blue Rosemary. til Repl.

Additional changes to the site plan are:

- a. The alley entrance has been changed as requested. The south radius is 15 feet radius, and has a larger planter. The north side has been changed accordingly, and the dumpster's orientation is changed.
- b. The width of parking spaces has changed on the south side to 8'6" to provide a wider planting area and bigger turning radius at the alley as requested.
- c. The parking bumpers are removed and replaced with a raised sidewalk.

Ian Ford, clerk

Albuquerque Monthly Meeting





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

The Religious Society of Friends-Quaker Church 1600 Fifth St. NW Albuq. NM 87102

Date: October 20, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004875
06EPC-00627 EPC Site Development Plan-Building Permit
06EPC-00628 Zone Map Amendment

LEGAL DESCRIPTION: for all or a portion of Lots 19-25, Ives Addition, zoned S-R, located on 5TH ST. NW, between BELAMAH AVE. NW and Aspen Ave. NW, containing approximately 1 acre. (J-14) Catalina Lehner, Staff Planner

On October 19, 2006 the Environmental Planning Commission voted to approve Project 1004875/06EPC 00628, a request for a sector development plan map amendment from SU-2 for S-R (Sawmill Residential) to SU-2 for SU-1 for Church and Related Uses for Lots 19-25, Block 2, Ives Addition, located at 1600 Fifth Street NW, based on the following Findings and subject to the following Conditions:

FINDINGS:

- 1. This request is for an amendment to the zone map in the Sawmill/Wells Park Sector Development Plan (SWPSDP). Upon its adoption in 1996, the SWPSDP established zoning for the area in which the subject site lies.
- 2. The zone map amendment request is for a change from <u>SU-2 for S-R (Sawmill Residential)</u> to <u>SU-2 for SU-1 for Church and Related Uses</u>, for Lots 19-25, Block 2 of the Ives Addition, located at 1600 Fifth Street NW, approximately 0.57 acre.
- 3. The subject site contains an existing building that functions as a church, which the applicant purchased and remodeled in 1985. Prior to that, the building was used as a church. The proposed zoning will allow for the church's future expansion, which will include classrooms, a library, a kitchen and dining area, a caretaker's apartment and a landscaped courtyard.
- 4. Future development on the subject site will require EPC approval of a site development plan.
- 5. The request furthers the intent of the following Comprehensive Plan policies:

OFFICIAL NOTICE OF DECISION OCTOBER 19, 2006 PROJECT #1004875 PAGE 2 OF 6

- A. Policy II.B.5a-Full range of urban land uses. The church will continue to contribute to land use variety in the area.
- B. Policy II.B.5m- Design/improved visual environment. The SU-1 zoning requires site plan approval by the EPC which will result in a higher quality visual environment in the area.
- C. Policy II.B.50- Redevelopment/rehabilitation of older neighborhoods. The additions will serve to improve existing conditions in the Central Urban Area.
- D. Policy II.B.5p-Cost-effective redevelopment technique. This effort will be privately funded
- E. Policy II.B.6b-Upgrading Central Urban neighborhoods. The site improvements will help to upgrade this Central Urban Area neighborhood.
- 6. The request partially furthers the intent of the following Comprehensive Plan policies:
 - A. PolicyII.B.5d-Neighborhood values/environmental conditions/other resources. These improvements are to an existing site and are not considered intense, though a neighbor has expressed concern about traffic.
 - B. Policy II.B.5k- Arterial streets/residential neighborhoods. The site improvements should not adversely affect Fifth Street, though a neighbor has expressed concern about traffic and the alley.
- Regarding the Sawmill/Wells Park Sector Development Plan, the request furthers the intent of the Conservation Action Plan because it promotes community conservation by ensuring that the improvements will not compromise the existing building's historical character.
- 8. Overall, the applicant has adequately justified the zone change request pursuant to Resolution 270-1980:
 - A. Section A: The request will further the intent of applicable policies in the Comprehensive Plan and the SWPSDP and will not adversely affect health, safety or welfare.
 - B. Section B: The proposed zoning will not destabilize the area and will be consistent with the current land use. The subject site's land use has been stable for a long time.
 - C. Section C: The applicant cites Policy II.B.5a-Full range of urban land uses, Policy II.B.5d-Neighborhood values/natural environmental conditions, Policy II.B.5e-Programmed facilities/neighborhood integrity, Policy II.B.5k-Land adjacent to arterial streets, and Policy II.B.5o-Redevelopment/rehabilitation of older neighborhoods. The proposed zone change will not be in significant conflict with applicable policies in the Comprehensive Plan or the SWPSDP.
 - D. Section D: Principal justification is that a different zoning category would be more advantageous to the community as articulated in the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan.
 - E. Section E: The proposed zoning would allow a church and related uses that would not be harmful to the community.
 - F. Section F: This project will not use any City funding and no infrastructure is needed.
 - G. Section G: Economic considerations are not a factor in this request.
 - H. Section H: Location on Fifth Street is not a primary justification for this request.
 - I. Section I: SU-1 zoning is typically not considered a "spot" zone, though this request would further the intent of applicable plans and would function as a transition between uses.

OFFICIAL NOTICE OF DECISION OCTOBER 19, 2006 PROJECT #1004875 PAGE 3 OF 6

- J. Section J: This zone change would not result in a strip zone.
- Overall, the applicant has done an adequate job of substantiating the zone change request. The nexus with relevant policies is acceptable and the arguments made with respect to R270-1980 provide sufficient justification.
- 10. The Sawmill/Wells Park Neighborhood Association (SWPNA) supports the proposal, but some nearby residents remain unsatisfied with issues such as property maintenance and safety/trespassing. The SWPNA believes that the applicant has always worked toward the betterment of the community.

On October 19, 2006 the Environmental Planning Commission voted to approve Project 1004875/06EPC 00627, a request for a Site Development Plan for Building Permit for The Religious Society of Friends (Quakers), based on the following Findings and subject to the following Conditions:

FINDINGS:

- 1. This request is for approval of a site development plan for building permit for an approximately 0.57 acre site located at 1600 Fifth Street NW, between Bellamah Avenue and Aspen Avenue.
- 2. An existing church, in a building constructed in 1919, occupies the subject site. The request is for parking lot expansion and associated landscape improvements. No other additions are part of this proposal.
- 3. Future building expansion and/or major site improvements will require EPC approval.
- 4. The request furthers the intent of the following Comprehensive Plan policies:
 - A. Policy II.B.5a-Full range of urban land uses. The church will continue to contribute to land use variety in the area.
 - B. Policy II.B.5m- Design/improved visual environment. The SU-1 zoning requires site plan approval by the EPC which will result in a higher quality visual environment in the area.
 - C. Policy II.B.50- Redevelopment/rehabilitation of older neighborhoods. The additions will serve to improve existing conditions in the Central Urban Area.
 - D. Policy II.B.5p-Cost-effective redevelopment technique. This effort will be privately funded
 - E. Policy II.B.6b-Upgrading Central Urban neighborhoods. The site improvements will help to upgrade this Central Urban Area neighborhood.
- 5. The request partially furthers the intent of the following Comprehensive Plan policies:

OFFICIAL NOTICE OF DECISION OCTOBER 19, 2006 PROJECT #1004875 PAGE 4 OF 6

- A. PolicyII.B.5d- Neighborhood values/environmental conditions/other resources. These improvements are to an existing site and are not considered intense, though a neighbor has expressed concern about traffic.
- B. Policy II.B.5k- Arterial streets/residential neighborhoods. The site improvements should not adversely affect Fifth Street, though a neighbor has expressed concern about traffic and the alley.
- Regarding the Sawmill/Wells Park Sector Development Plan, the request furthers the intent of the Conservation Action Plan because it promotes community conservation by ensuring that the improvements will not compromise the existing building's historical character.
- 7. The site plan contains information regarding future development on the site that will serve to guide this development, which will return to the EPC for approval when the applicant decides upon the building configuration.
- 8. The Sawmill/Wells Park Neighborhood Association (SWPNA) supports the proposal, but some nearby residents remain unsatisfied with issues such as property maintenance and safety/trespassing. The SWPNA believes that the applicant has always worked toward the betterment of the community.

CONDITIONS:

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 2. Prior to DRB sign off, the applicant must meet with the staff planner to ensure that conditions of approval are adequately addressed.
- The seven lots comprising the subject site shall be consolidated into one lot at the Development Review Board (DRB).

4. Site Plan:

- A. A minimum width for the future portales, such as 8 ft., shall be specified.
- B. The reason for providing the interior open space (plaza) shall be mentioned.

OFFICIAL NOTICE OF DECISION OCTOBER 19, 2006 PROJECT #1004875 PAGE 5 OF 6

- C. A note shall be added to the landscape portion of the design standards and shall state that new and existing landscaping will cover a minimum 15% of the of the subject site's net lot area.
- 5. Lighting: The light pole(s) shall be labeled as "existing" or "proposed".
- 6. Landscaping-General:
 - A. The name, color and type of ground topping shall be specified on the landscape plan.
 - B. The landscape areas shall be correctly dimensioned and correspond to the landscape calculations.
 - C. Pursuant to Zoning Code §14-16-3-10, landscape coverage will equal not less than 15% of the net lot area. Native seed and wildflower shall be planted and maintained where the future buildings are planned.
 - D. A note shall be added to the site plan indicating that the owner will maintain the landscape in a living condition.
- 7. Landscaping-Plant Types
 - A. Purple Robe Locust shall replace Honey Locust.
 - B. Afghan Pine shall replace Austrian Pine.
- 8. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- 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. Curb return radii at site drive to be 20' minimum and width to be 30' minimum.
- C. Alley to be 20' wide.
- D. Site plan shall comply and be designed per DPM Standards.
- E. Platting must be a concurrent DRB action.
- 9. The existing unstable wall shall be removed and/or repaired.
- 10. Half of the Russian Sage shall be changed to Tucson Blue Rosemary.

OFFICIAL NOTICE OF DECISION OCTOBER 19, 2006 PROJECT #1004875 PAGE 6 OF 6

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 3, 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,

Planning Director

Manone

Richard Dineen

RD/CL/ac

cc:

SMPC Architects, 115 Amherst Dr. SE, Albuq. NM 87106
Fred Sais, Wells Park NA, 1508 Los Tomases NW, Albuq. NM 87102
Mark Clayburgh, Wells Park NA, 1310 5th St. NW, Albuq. NM 87102
John Healey & Ema Tanigaki, 416 Aspen Ave. NW, Albuq. NM 87102
Anna Glenn, 1605 Fifth St. NW, NW, Albuq. NM 87102
Jim Dudley, 2628 Granada SW, Albuq. NM 87105
Gail Taylor, 824 La Luz Dr. NW, Albuq. NM 87107
Minor Morgan, P.O. Box 6848, Albuq. NM 87107
Ema Tanigaki, 1612 5th St. NW, Albuq. NM 87102
Ted Church, 10801 Lagrima de Oro NE, Albuq. NM 87111

