



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 14, 2006

**7. Project # 1004928**  
**06DRB-00800 Minor-North Fourth Street Sector Development Plan**  
**Boundaries**

ARCHITECTURAL RESEARCH CONSULTANTS (ARC) agent(s) for CITY OF ALBUQUERQUE-REDEVELOPMENT AGENCY, PLANNING DEPARTMENT, request(s) the above action(s) for the **NORTH 4TH ST. RANK THREE CORRIDOR PLAN**, North Fourth Street Sector Development Plan Boundaries from downtown to the City limits along North Fourth Street, area has multiple zoning, located on North 4<sup>th</sup> St NW between Lomas NW and Solar NW containing approximately 1,290 acre(s). (J-14, H-14, G-14, F-14, E-14)

At the June 14, 2006, Development Review Board meeting, the Development Review Board recommended approval to the Environmental Planning Commission of the North Fourth Street Sector Development Plan Boundaries as they were presented.

Sheran Matson, AICP, DRB Chair

Cc: Richard Asnap, Metropolitan Redevelopment Agency, Plaza del Sol, 5<sup>th</sup> Floor  
Architectural Research Consultants (ARC), 520 Gold Ave SW, 87102  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



2. **Project # 1000945**  
06DRB-00710 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for SCOTT G. COTE request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK NE, between SAN PEDRO NE and LOUISIANA BLVD NW containing approximately 1 acre(s). [REF: DRB-99-75] (C-18) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1003403**  
06DRB-00707 Major-Two Year SIA

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and OAKRIDGE ST NW containing approximately 17 acre(s). [REF: O4DDR01493] (C-9) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1004556**  
06DRB-00708 Major-Amended  
SiteDev Plan BldPermit

BOHANNAN HUSTON agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11-B, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 10 acre(s). [REF: 05DRB-01781] (D-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PRIVATE SANITARY SEWER EASEMENTS ON SITE PLAN AND LANDSCAPE PLAN, JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE APPROVAL LETTER, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

5. **Project # 1004496**  
06DRB-00667 Major-Preliminary Plat Approval  
06DRB-00668 Major-Vacation of Pub Right-of-Way  
06DRB-00669 Major-Vacation of Public Easements  
06DRB-00671 Minor-SiteDev Plan Subd/EPC  
06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 6/7/06 & 6/14/06*] (K-23/L-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

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

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4<sup>TH</sup> ST NW and 2<sup>ND</sup> ST NW containing approximately 4 acre(s). [*Deferred from 5/31/06 & 6/7/06*] (H-14) **THE VACATION OF 1<sup>ST</sup> STREET WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF THE ALLEY WAS WITHDRAWN AT THE BOARD'S REQUEST BY THE AGENT. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

**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 # 1004928**  
06DRB-00800 Minor-North Fourth Street Sector Development Plan

ARCHITECTURAL RESEARCH CONSULTANTS (ARC) agent(s) for CITY OF ALBUQUERQUE-REDEVELOPMENT AGENCY, PLANNING

## Boundaries

DEPARTMENT, request(s) the above action(s) for the **NORTH 4TH ST. RANK THREE CORRIDOR PLAN**, North Fourth Street Sector Development Plan Boundaries from downtown to the City limits along North Fourth Street, area has multiple zoning, located on North 4<sup>th</sup> St NW between Lomas NW and Solar NW containing approximately 1,290 acre(s). (J-14, H-14, G-14, F-14, E-14) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE NORTH FOURTH STREET SECTOR DEVELOPMENT PLAN BOUNDARIES, NORTH 4<sup>TH</sup> STREET, RANK 3 CORRIDOR PLAN, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION.**

8. **Project # 1004818**  
06DRB-00799 Minor-SiteDev Plan  
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for PACIFICA MESA STUDIOS LLC request(s) the above action(s) for all or a portion of Tract(s) 4B, MESA DEL SOL AND Tract(s) 4-A, 4-B & 4-C (to be known as **ALBUQUERQUE STUDIOS**) zoned SU-2 for PC, located at the intersection of UNIVERSITY BLVD SE, between BOBBY FOSTER RD SE and containing approximately 2 acre(s). [REF: 06EPC00466] **[Russell Brito, EPC Case Planner] (R-16) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/14/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, 3 COPIES OF THE SITE PLAN, RADII DIMENSIONS AND PAPER SIDEWALK EASEMENTS AND UTILITIES DEVELOPMENT FOR UTILITY PLAN REVISIONS AND APROVAL OF THE DEVELOPMENT AGREEMENT BY THE ABCWUA.**

9. **Project # 1002405**  
06DRB-00796 Minor-SiteDev Plan  
BldPermit/EPC

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for CRACKER BARREL OLD COUNTRY STORE INC request(s) the above action(s) for all or a portion of Tract(s) A-28-B-1-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **CRACKER BARREL**) zoned SU-1 FOR C-1 AUTO BODY REPAIR AND PAINTING, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 3 acre(s). [REF: DRB-94-398, Z-99-94, 06EPC00471] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 6/14/06*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

10. **Project # 1004937**  
06DRB-00789 Minor-SiteDev Plan  
BldPermit

JEFFREY HOWELL agent(s) for JEHOVAH'S WITNESSES, DESERT HILLS CONGREGATION request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 11, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **KINGDOM HALL OF JEHOVAH'S WITNESSES**) zoned RD, located on PALOMAS AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: DRB-93-125] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON THE COMMENT SHEET PROVIDED AT THE MEETING AND PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN.**

11. **Project # 1004821**  
06DRB-00804 Minor-SiteDev Plan  
BldPermit/EPC

JACK HARRIS ARCHITECTS INC agent(s) for DR SHAWN HWANG request(s) the above action(s) for all or a portion of Lot(s) H-6A4A, RIVERVIEW (to be known as **DR SHAWN HWANG DENTAL OFFICE BUILDING**) zoned SU-1 for IP, located on the

northwest corner at the intersection of GOLF COURSE RD NW, between PASEO DEL NORTE NW and containing approximately 1 acre(s). [REF: 06EPC-0 0472, DRB-94-547] **[Stephanie Shumsky, EPC Case Planner]** (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A COPY OF THE ACCESS DOCUMENT, ADA RAMPS WITHIN AN EASEMENT AND ADA RAMP DETAILS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as **LOUISIANA PLACE**, zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 6/7/06 & 6/14/06]* (J-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

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

**13. Project # 1004233**

06DRB-00793 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORMCLOUD SUBDIVISION**, zoned SU-2, R-LT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [REF:05DRB-00899] (H-9, J-8, J-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

06DRB-00646 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) I-2, SUNDORO SUBDIVISION, UNIT 1 (to be known as **STORMCLOUD SUBDIVISION, UNIT 1**, zoned SU-2, R-LT, located on ARROYO VISTA BLVD NW, between TIERRA VISTA ST NW and LADERA DR NW containing approximately 164 acre(s). [REF: 05DRB-00899, 05DRB-00900, 05DRB-00901, 05DRB-00902] [*Indef Deferred on 5/17/06*] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING TO RECORD.**

**14. Project # 1004940**

06DRB-00794 Minor-Prelim&Final Plat Approval  
06DRB-00795 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**



15. **Project # 1002632**  
06DRB-00585 Minor-Final Plat  
Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1**, zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 5/3/06 & 5/24/06 for SIA AND 15-Day Appeal period]* (B-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF THE UNSER EASEMENT AND APPROVAL BY THE CITY AND PLANNING TO RECORD THE PLAT.**

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

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

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

**17. Project # 1004932**  
06DRB-00775 Minor-Sketch Plat or  
Plan

KIMCON INC AND/OR WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE, between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**18. Project # 1004941**  
06DRB-00797 Minor-Sketch Plat or  
Plan

LARKIN GROUP NM INC agent(s) for JOHN W. DANIELS request(s) the above action(s) for all or a portion of Tract(s) A-1, **TRAMHILL TOWNHOMES**, zoned C-1, located on COPPER AVE NE, between MOUNTAINVIEW AVE NE and TRAMWAY BLVD NE containing approximately 1 acre(s). (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**19. Project # 1004942**  
06DRB-00798 Minor-Sketch Plat or  
Plan

LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION**, zoned M-1, located on CANDELARIA RD NE, between VASSAR DR NE and GIRARD BLVD NE containing approximately 1 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1004943**  
06DRB-00801 Minor-Sketch Plat or  
Plan

ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) D, **VILLAGE CENTER NORTH**, zoned SU-1, R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON BLVD NW containing approximately 1 acre(s). (A-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1004944**  
06DRB-00803 Minor-Sketch Plat or  
Plan

REX O LEWIS request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 18, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on MURIEL ST NE, between BUENA VENTURA RD NE and LINN NE containing approximately 1 acre(s). (K-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for June 7, 2006. **THE DRB MINUTES FOR JUNE 7, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:35 A.M.



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1004928**

**AGENDA ITEM NO: 7**

**SUBJECT:**

Sector Dev Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED ; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** June 14, 2006

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

**APPLICANT INFORMATION:**

NAME: City of Alb, Metro. Redev. Agency, Planning Dept PHONE: 924-3478  
 ADDRESS: 5th Floor PLAZA del Sol Bldg FAX: 924-3482  
 CITY: Albq STATE nm ZIP \_\_\_\_\_ E-MAIL: rasenap@cabq.gov  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_  
 AGENT (if any): Architectural Research Consultants (ARC) PHONE: 505-842-1254  
 ADDRESS: 520 Gold Ave SW FAX: \_\_\_\_\_  
 CITY: Albq STATE nm ZIP 87102 E-MAIL: ibiel@arcplanning.com

DESCRIPTION OF REQUEST: To adopt a RANK III Corridor / Sector Plan for the North Fourth St. area.

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

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

Lot or Tract No. See attached Block: N/A Unit: N/A  
 Subdiv. / Addn. N/A  
 Current Zoning: Multiple Zoning Proposed zoning: See attached plan  
 Zone Atlas page(s): J-14Z; H14Z; G14Z; F14Z; E14Z No. of existing lots: N/A No. of proposed lots: N/A  
 Total area of site (acres): 1290 +/- Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A  
 UPC No. N/A MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: N. 4th Street  
 Between: Lomas and Solar

**CASE HISTORY:**

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

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

SIGNATURE Richard B. Asenap DATE 6-1-06  
 (Print) Richard B. Asenap  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB - 00800</u>	<u>SDP</u>	<u>2</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date: <u>6/14/06</u>			Total: <u>\$ 0</u>

Kim Sims 6/4/06

Project #: 1004928

DRB

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION

- Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
Petition for Annexation Form and necessary attachments
Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied).
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
Letter of authorization from the property owner if application is submitted by an agent
BCC Notice of Decision for City Submittals
Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
Sign Posting Agreement
TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
Any original and/or related file numbers are listed on the cover application

BOUNDARY

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

- SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW (Unadvertised)
SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)
SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request
Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC final review and approval - public hearing only)
TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval public hearing only)

NA Fee for EPC final review and approval only (see schedule)
Any original and/or related file numbers are listed on the cover application

Refer to the schedules for the dates, times and places of D.R.B. Unadvertised meetings and E.P.C. hearings. Your attendance is required.

AMENDMENT TO ZONE MAP (ESTABLISHMENT OF ZONING OR ZONE CHANGE)

- 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 per "Resolution 270-1980".
Letter of authorization from the property owner if application is submitted by an agent
Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
Sign Posting Agreement
TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
Fee (see schedule)
Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

AMENDMENT TO SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
Plan to be amended with materials to be changed noted and marked
Zone Atlas map with the entire plan/amendment area precisely and clearly outlined and crosshatched (to be photocopied)
Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
Letter of authorization from the property owner if application is submitted by an agent (Map change only)
Letter briefly describing, explaining, and justifying the request
Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
Sign Posting Agreement
Fee (see schedule)
Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
Letter briefly describing, explaining, and justifying the request
Fee (see schedule)
Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

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

Richard Asencio Applicant name (print)
[Signature] Applicant signature / date 6/6/06

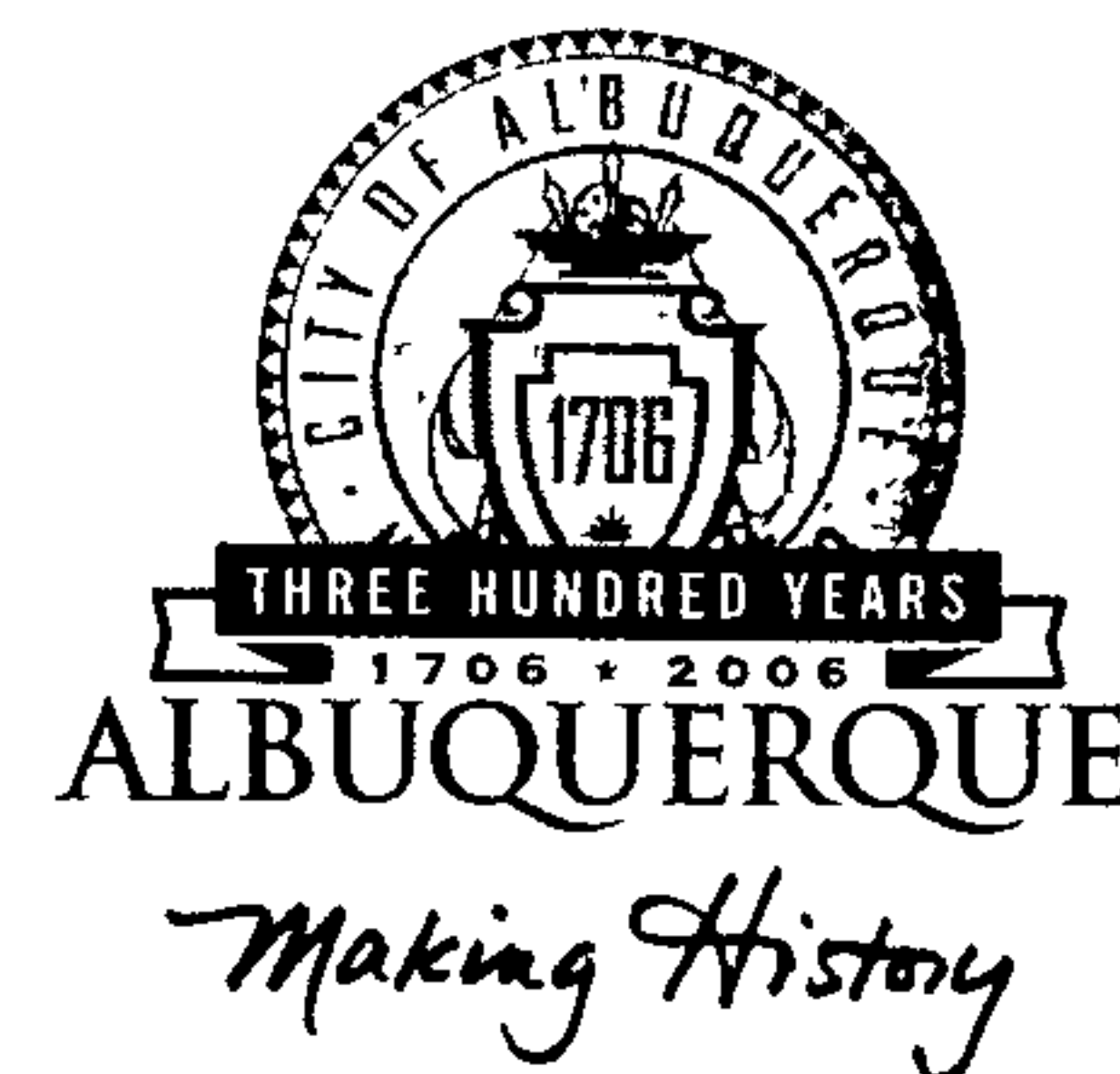


Form revised APRIL 06

- Checklists complete Application case numbers
Fees collected QEDRB - - 00800
Case #s assigned - -
Related #s listed - -

Ki 3is 6/6/06 Planner signature / date
Project # 1004928

# CITY OF ALBUQUERQUE



May 31, 2006

Mr. Jeffrey Jesionowski, Chair  
Environmental Planning Commission  
City of Albuquerque

Re: North Fourth Street Rank Three Corridor Plan

Dear Sir:

Presented for consideration is the North Fourth Street, Rank Three Corridor Plan. The authority to create the plan is contained in the adopted Resolution C/S R-04-62 Enactment Number 63-2004. Guidance and direction for the plan was provided the Planning Department's Advance Planning Division and the Metropolitan Redevelopment Agency. The plan was prepared by the professional planning firm of Architectural Research Consultants (ARC).

P.O. Box 1293

Albuquerque

New Mexico 87103

As presented, the document represents the City's future policy for the revitalization of the corridor from downtown to the City limits along N. 4<sup>th</sup> Street. Among the categories addressed are proposed land uses, rezoning, transportation, and economic redevelopment. The process included the involvement of residents, business owners, as well as, professional experts resulting in a realistic and achievable plan for the area.

[www.cabq.gov](http://www.cabq.gov)

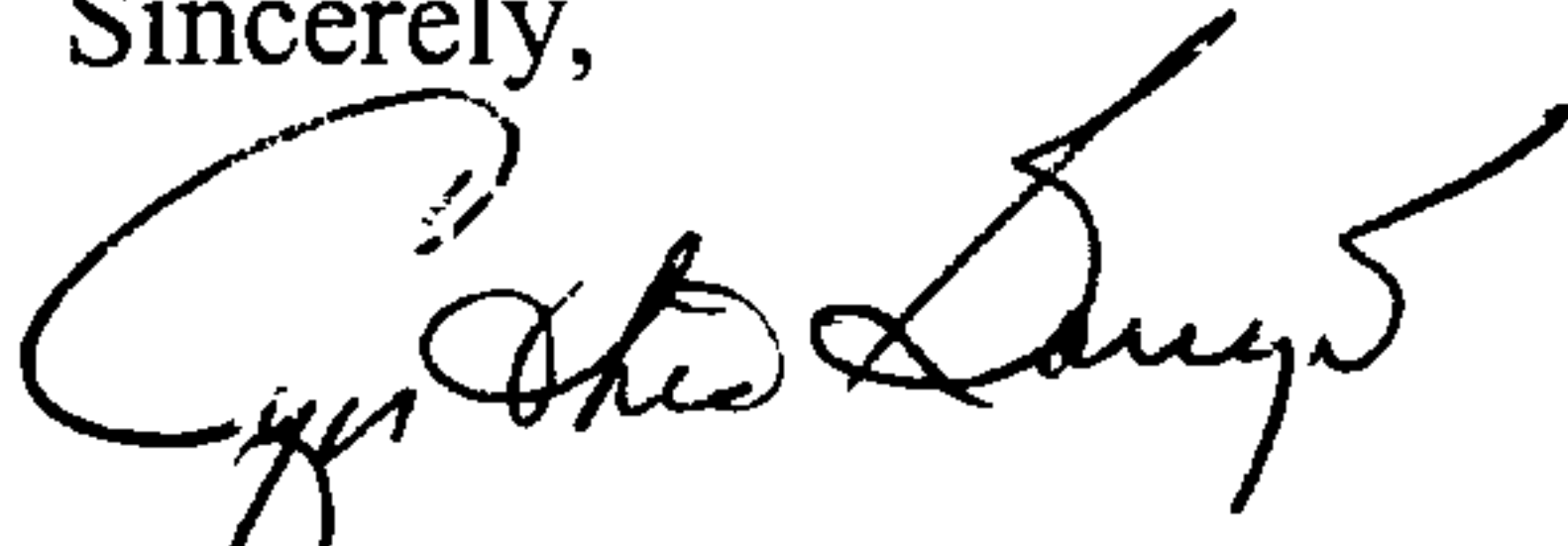
The North Fourth Street Rank Three Corridor Plan was developed in compliance with the City of Albuquerque's Goals, adopted Policies the Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the Planned Growth Strategy. The Comprehensive Plan, as amended, is a Rank One policy document that requires conformity with all lower ranking planning documents. The North Fourth Street Corridor Plan addressed the goals specifically of activity Centers and Transportation Corridors and related policies. The North Valley Area Plan, R-255-60-1993 recommended specific transportation, density and zoning considerations, which were used as a guide in the development of this plan.

The North Fourth Street Plan will revise the adopted boundaries to the Sawmill Wells Park Sector Development Plan and the McClennan Park Sector Plan.

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With this application, we respectfully request that the plan be approved and recommended to the City Council for adoption. Please feel free to contact Mr. Richard Asenap, project manager at 924-3478, if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Cynthia Borrego". The signature is fluid and cursive, with a large initial "C" and a long, sweeping tail.

Cynthia Borrego, Manager  
Metropolitan Redevelopment Agency

Attachments: EPC forms



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: \_\_\_\_\_ DATE OF REQUEST: \_\_\_/\_\_\_/\_\_\_ ZONE ATLAS PAGE(S): \_\_\_\_\_

CURRENT:

ZONING \_\_\_\_\_

PARCEL SIZE (AC/SQ. FT.) \_\_\_\_\_

LEGAL DESCRIPTION:

LOT OR TRACT # \_\_\_\_\_

BLOCK # \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

REQUESTED CITY ACTION(S):

ANNEXATION

SECTOR PLAN

SITE DEVELOPMENT PLAN:

COMP. PLAN

ZONE CHANGE

A) SUBDIVISION

BUILDING PERMIT

AMENDMENT

CONDITIONAL USE

B) BUILD'G PURPOSES

ACCESS PERMIT

C) AMENDMENT

OTHER

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT

# OF UNITS: \_\_\_\_\_

NEW CONSTRUCTION

BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT

GENERAL DESCRIPTION OF ACTION: <sup>1</sup>

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE \_\_\_\_\_

DATE \_\_\_\_\_

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES  NO  BORDERLINE

THRESHOLDS MET? YES  NO  MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study: **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

**Air Quality Impact Analysis (AQIA) May Be Required:**

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES  NO

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

APPLICANT \_\_\_\_\_

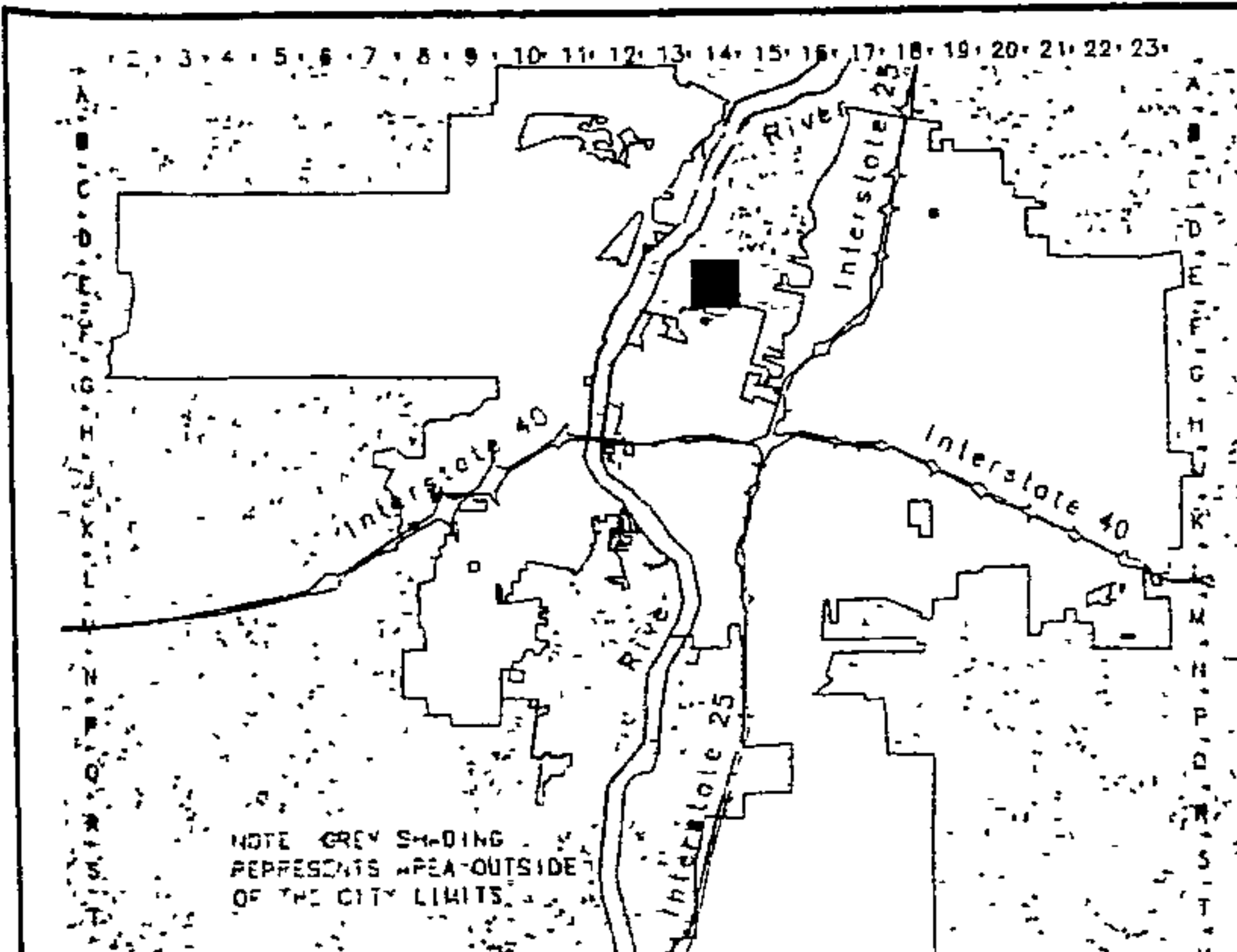
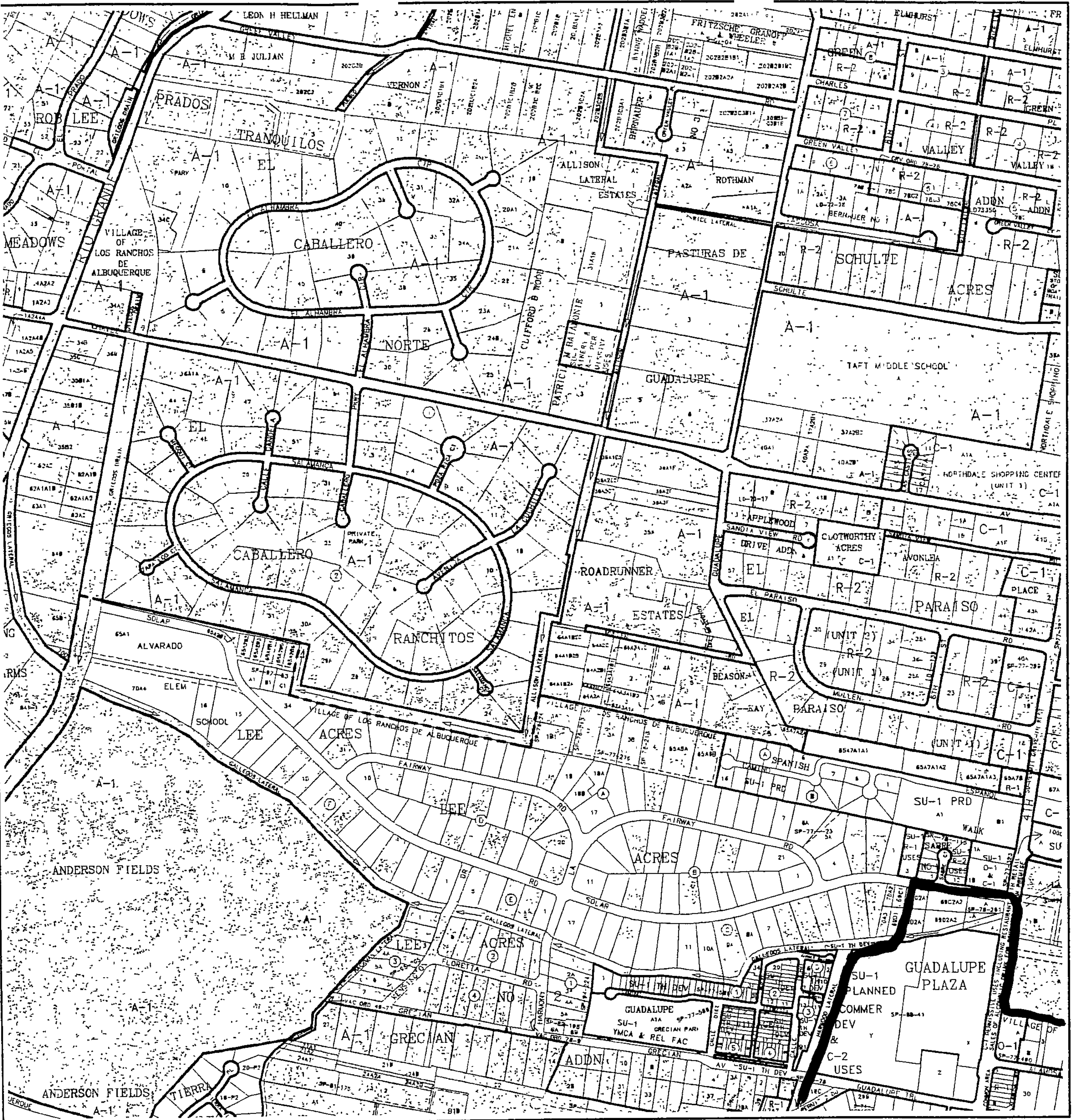
DATE \_\_\_\_\_

Required TIS and/or AQIA **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED \_\_\_/\_\_\_/\_\_\_  
-FINALIZED \_\_\_/\_\_\_/\_\_\_

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_



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Zone Atlas Page

**E-14-Z**

Map Amended through July 10, 2003

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS.

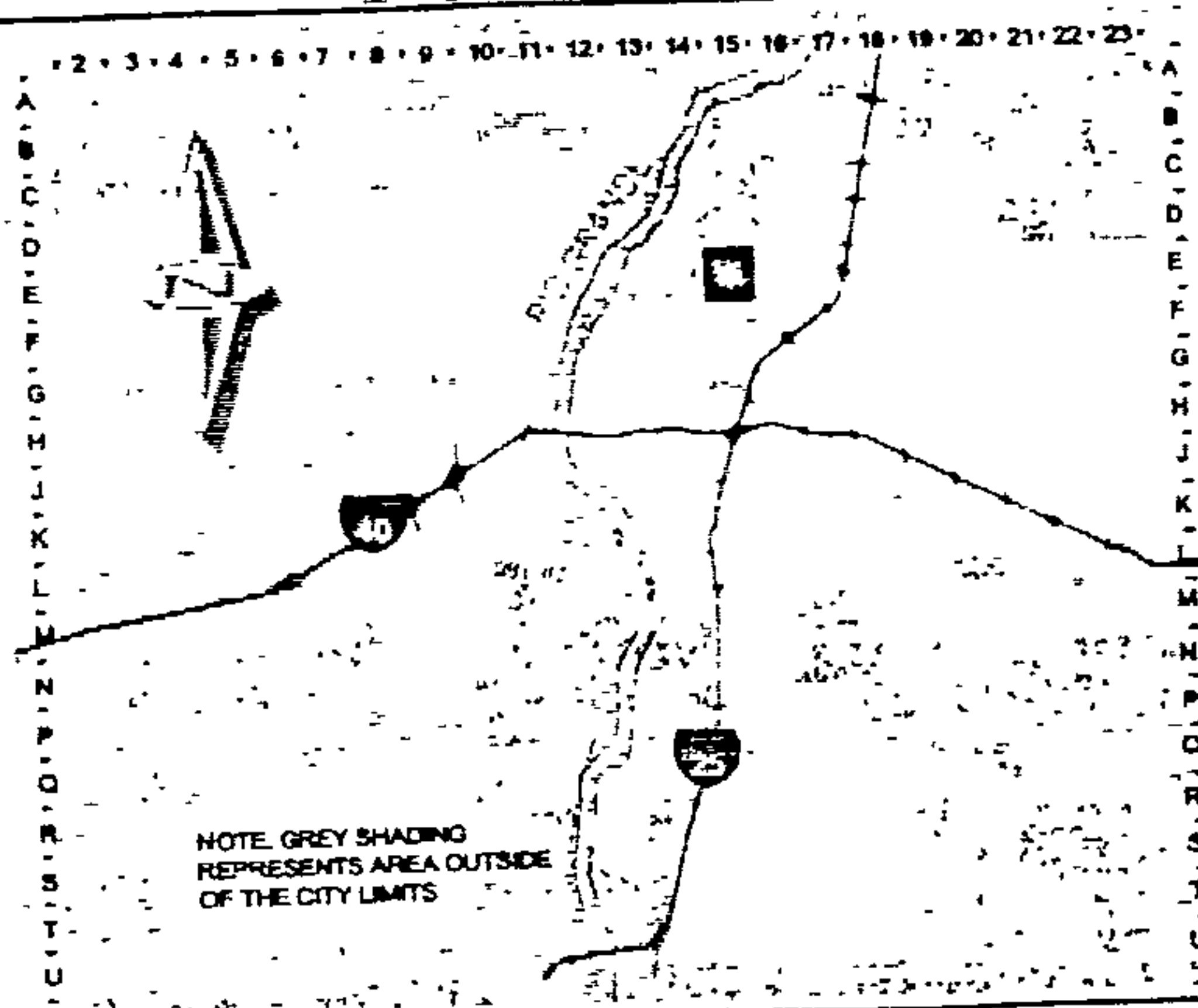
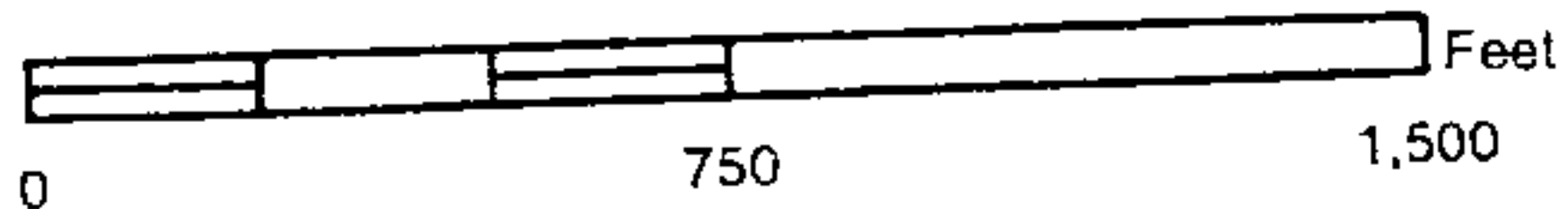


Zone Atlas Page: **E-15-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



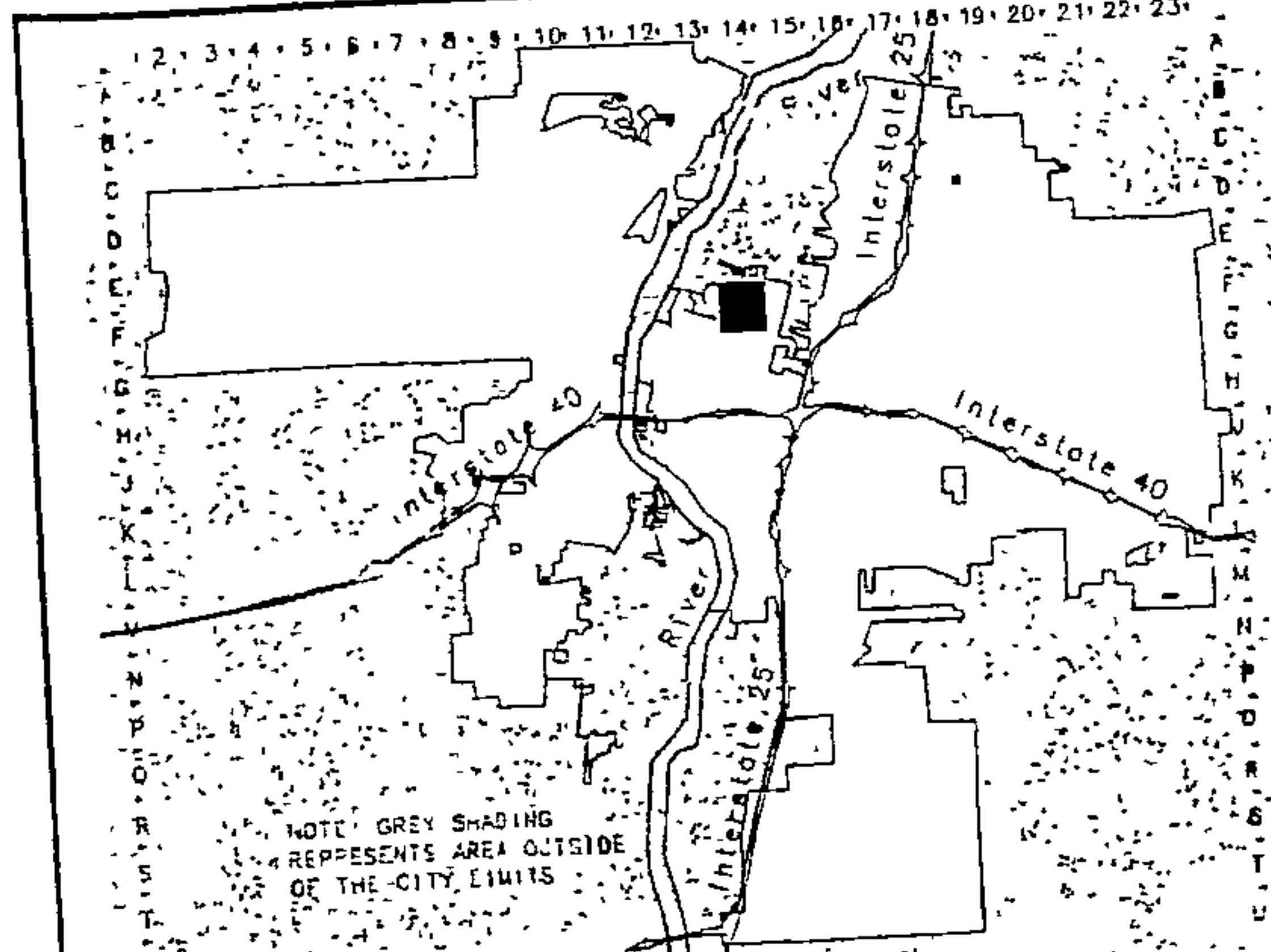
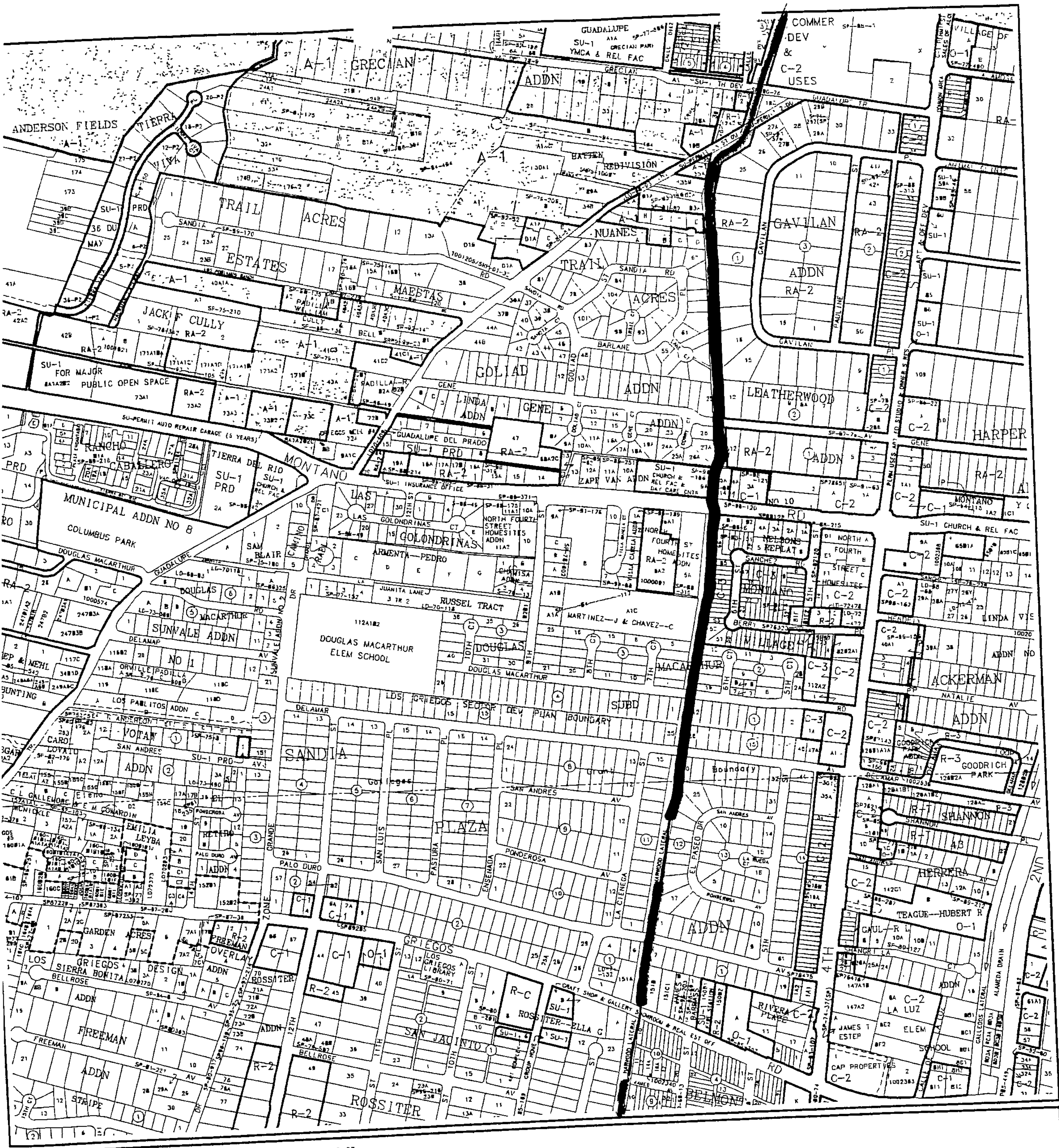
**THREE HUNDRED YEARS**  
1706 - 2006

**ALBUQUERQUE**  
*Hacienda Historia*

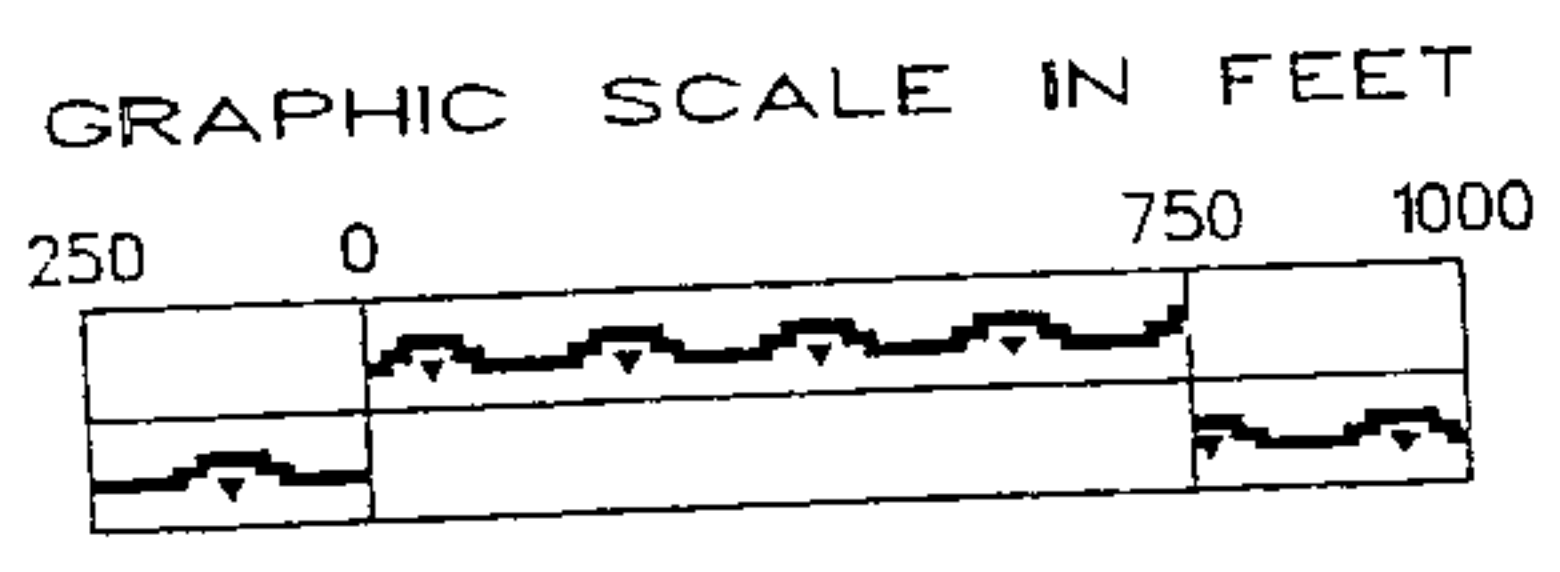
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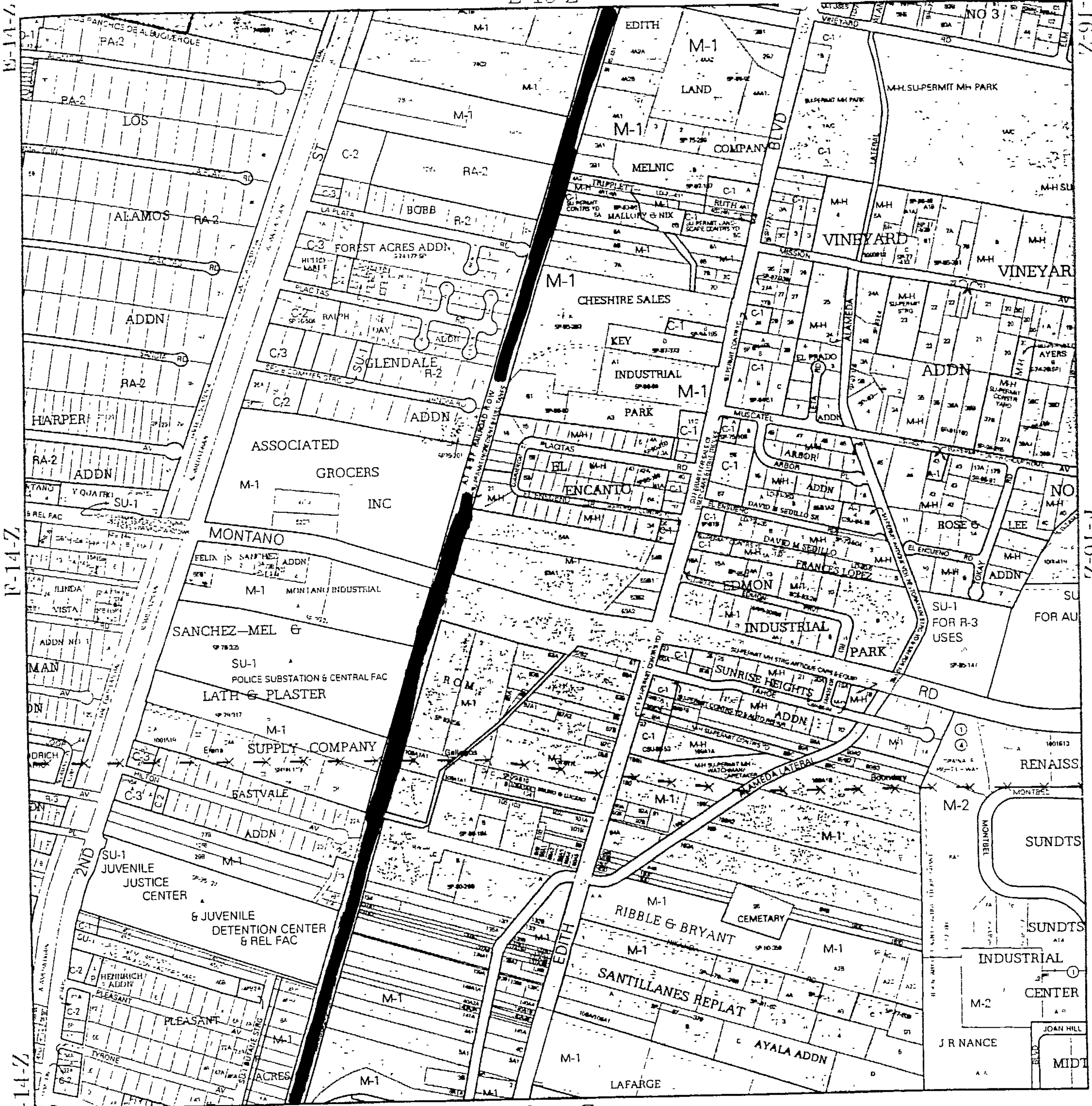
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Zone Atlas Page

**F-14-Z**

Map Amended through July 10, 2003



E-14-Z

E-14-Z

G-14-Z

E-16-Z

E-16-Z

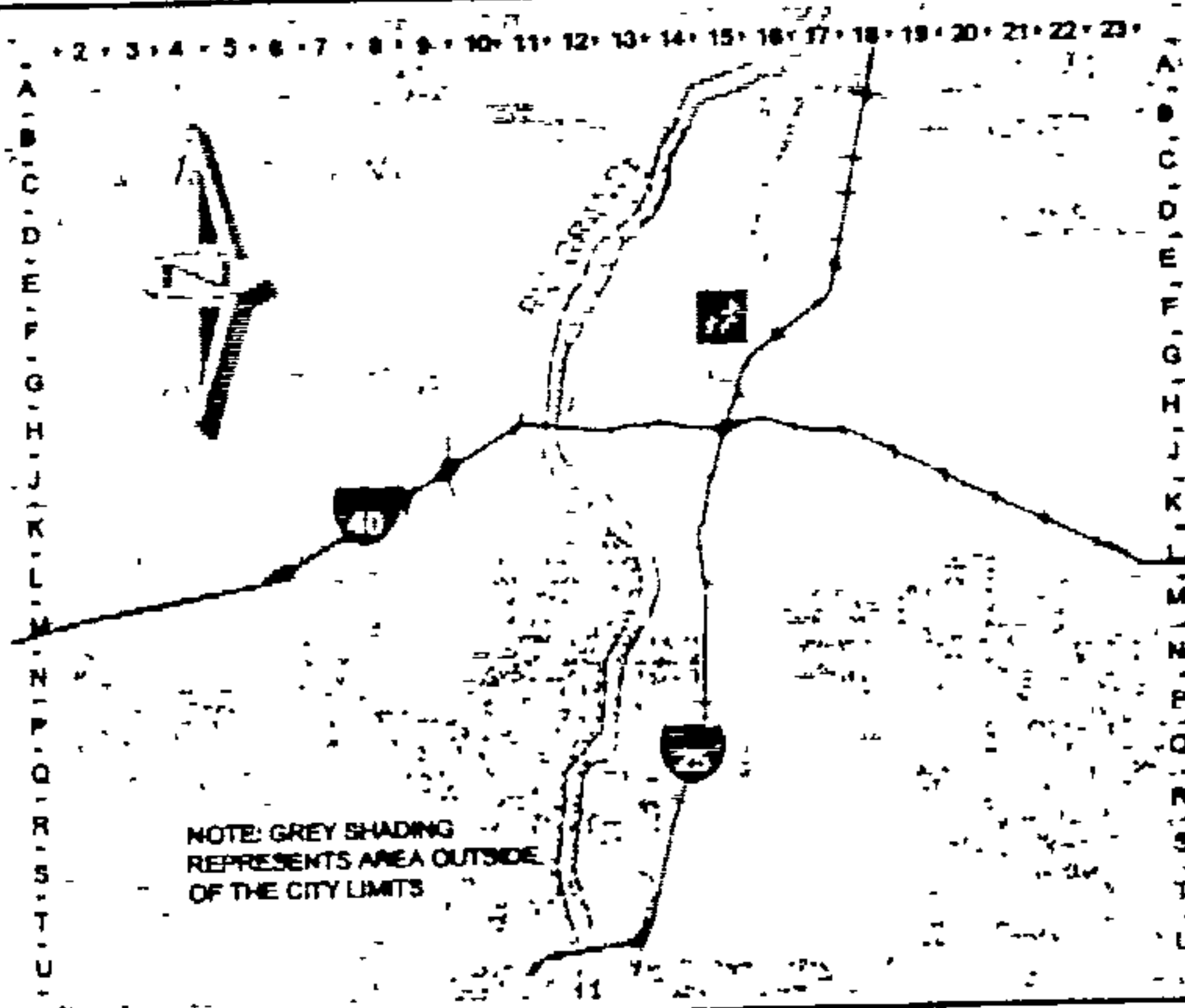
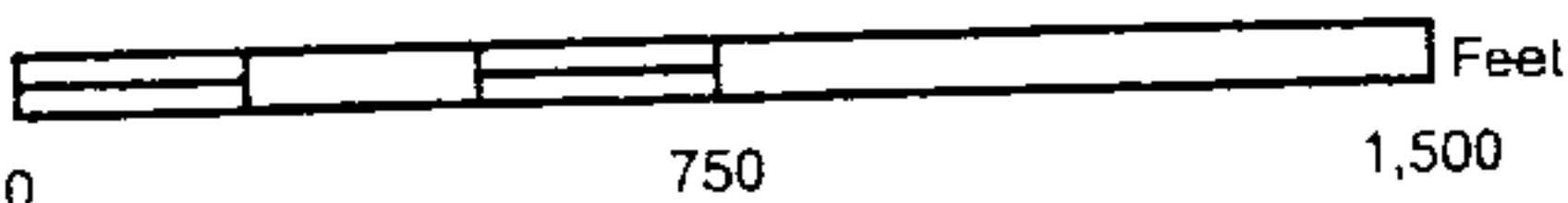
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Zone Atlas Page: **F-15-Z**

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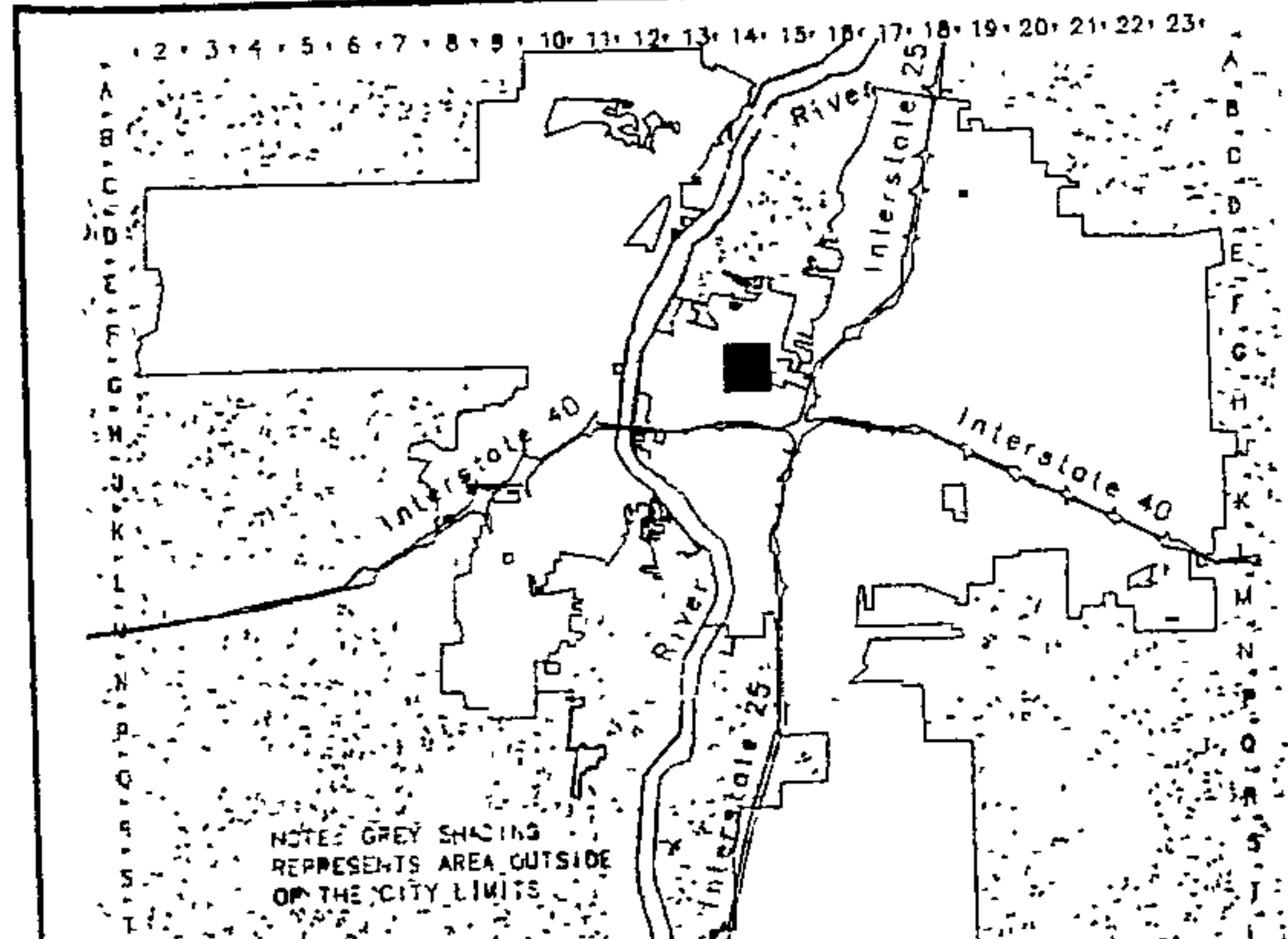
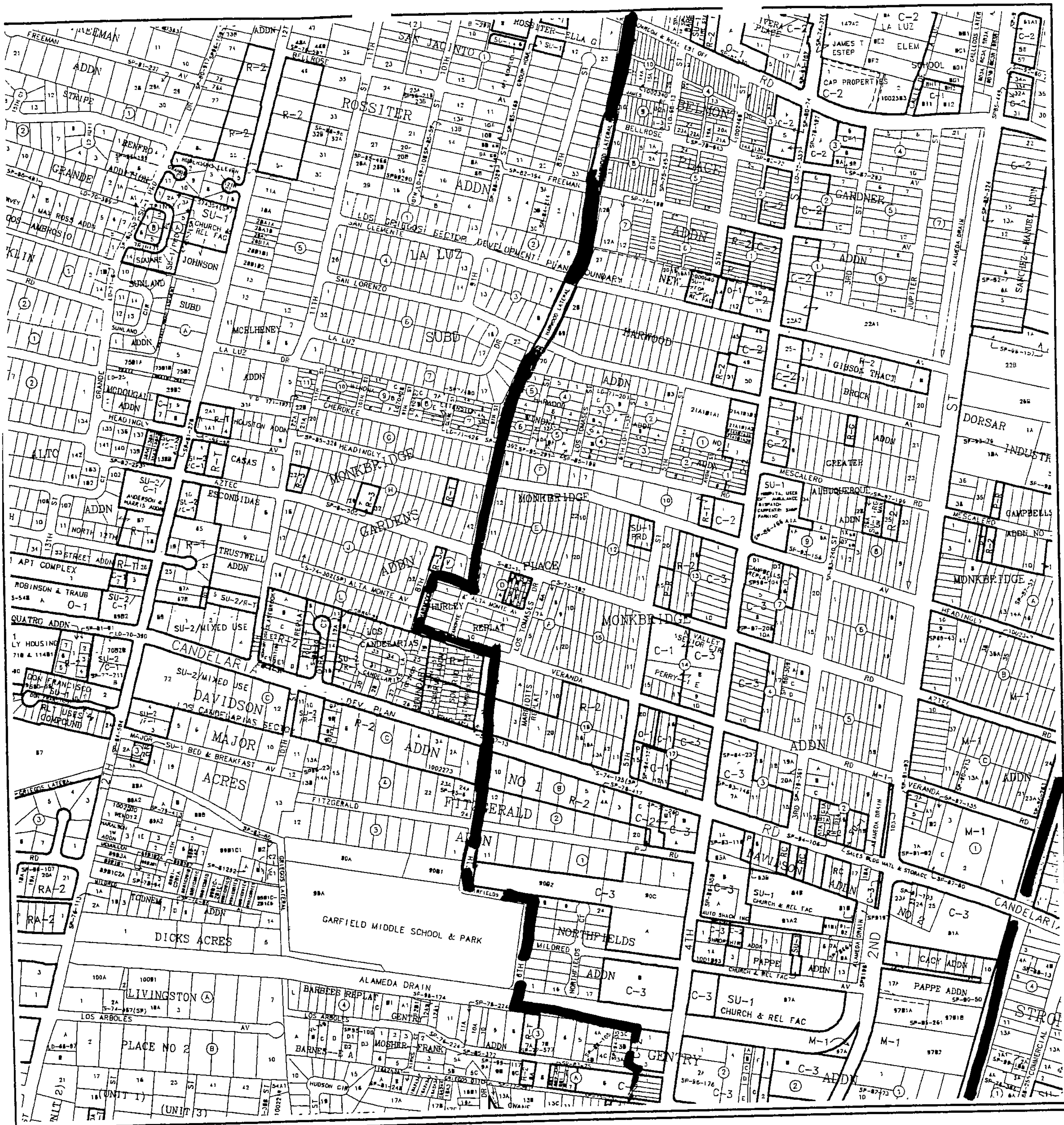
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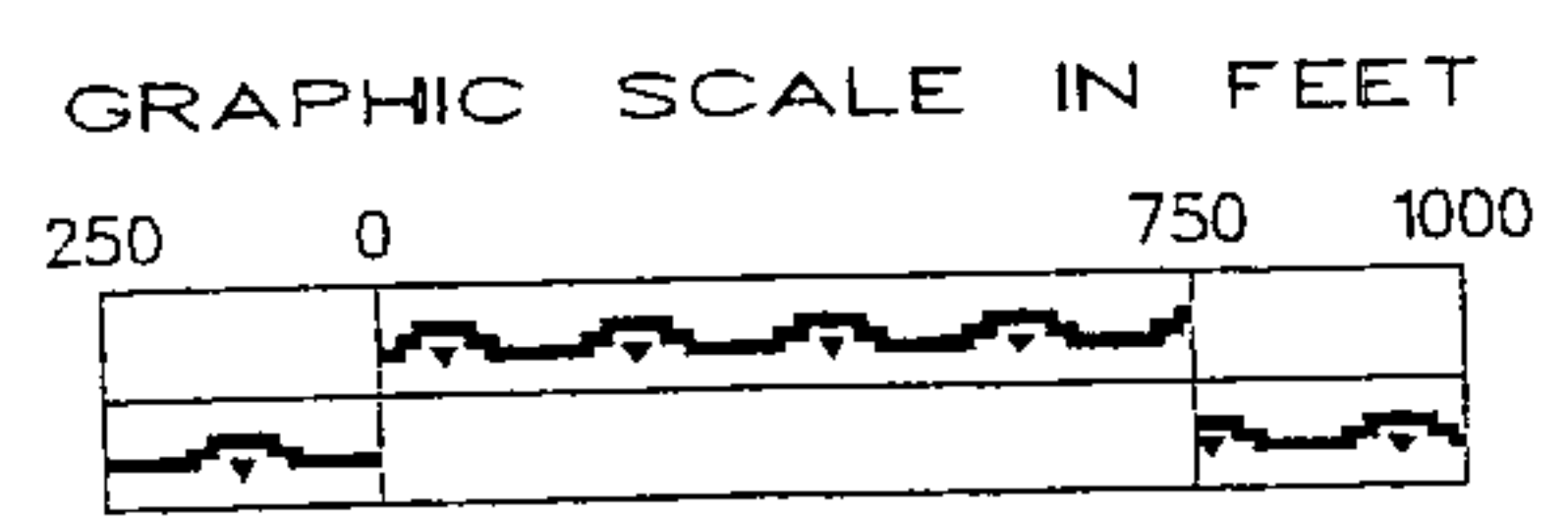


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**THREE HUNDRED YEARS**  
1706 - 2006  
**ALBUQUERQUE**  
*Hacienda Historia*  
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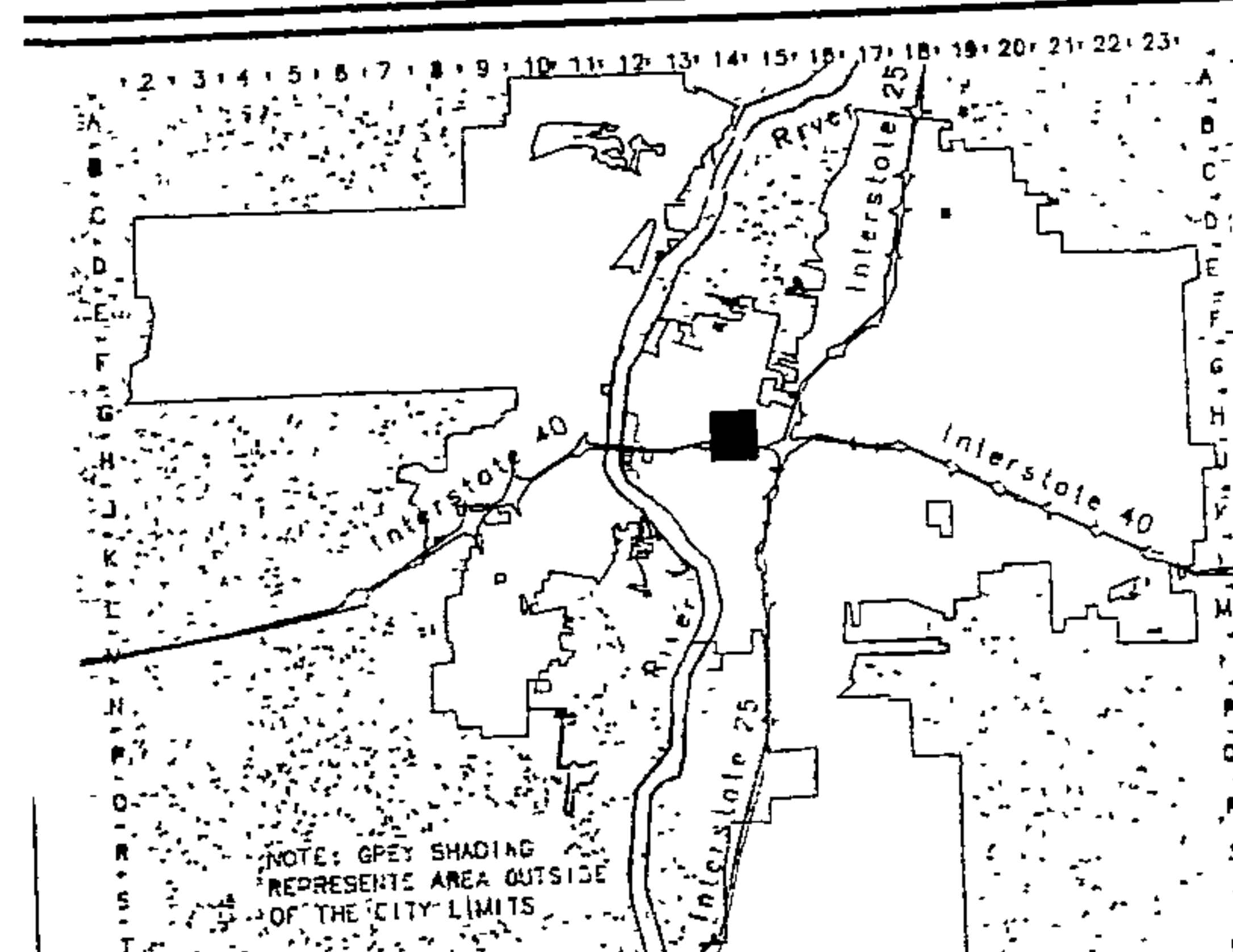
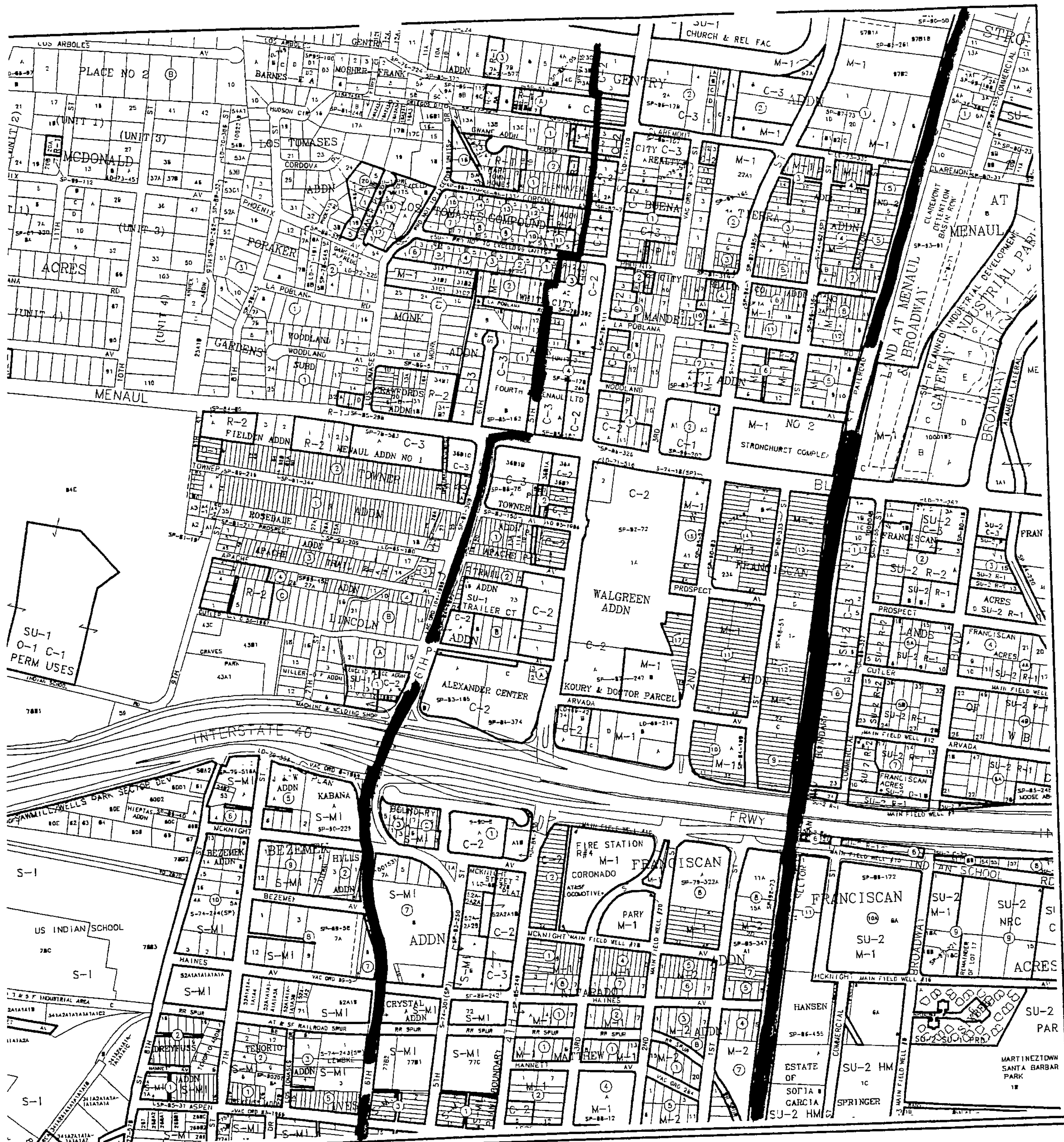
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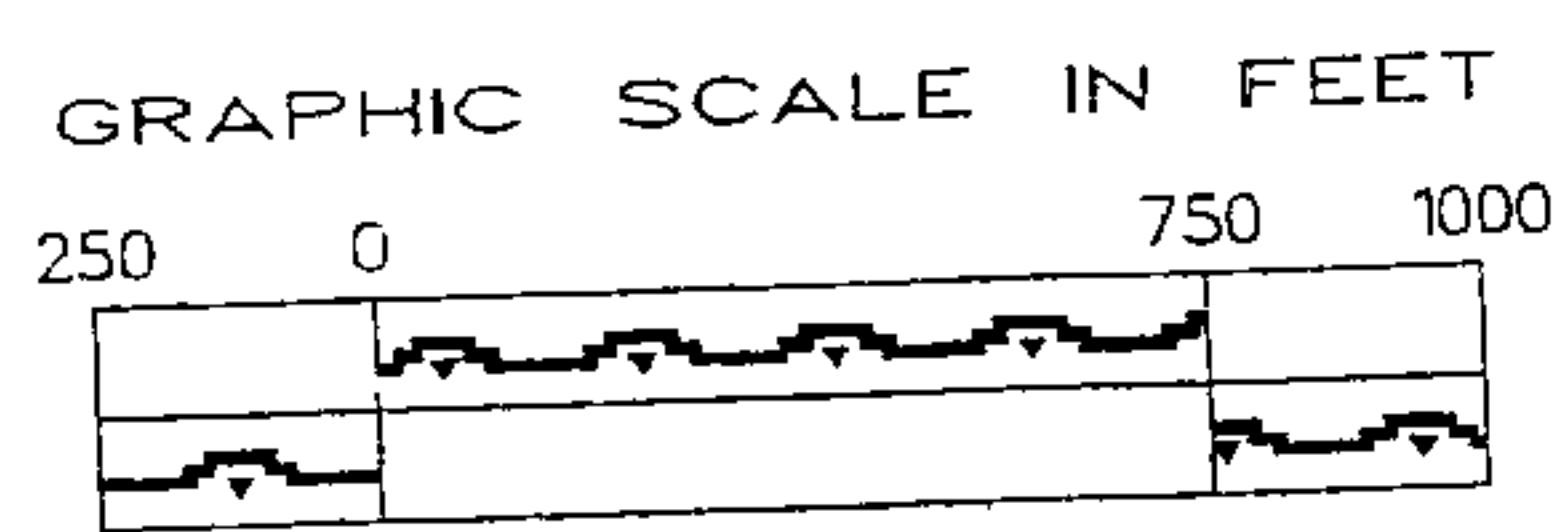
Zone Atlas Page

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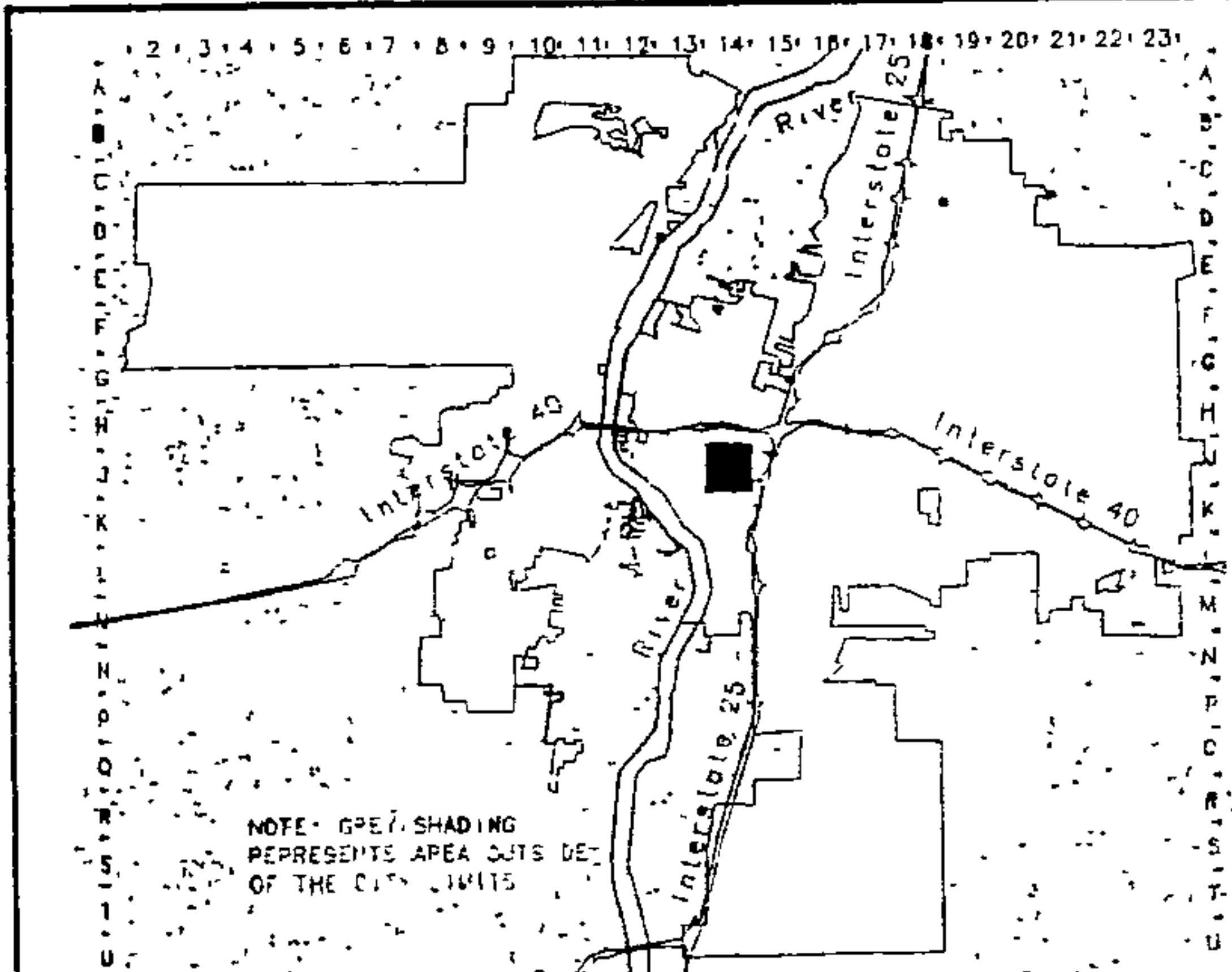
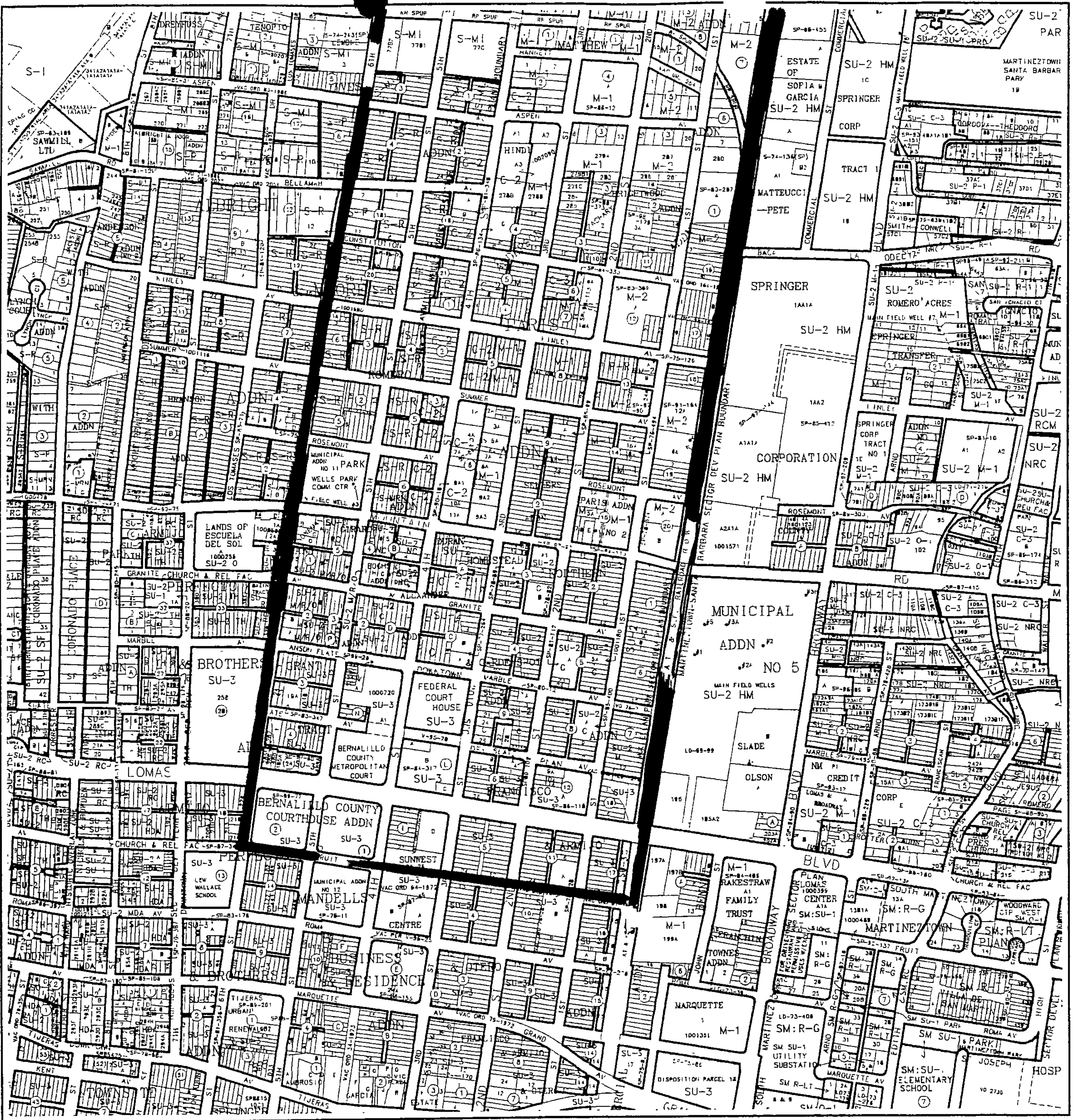
Map Amended through July 10, 2003



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**H-14-Z**  
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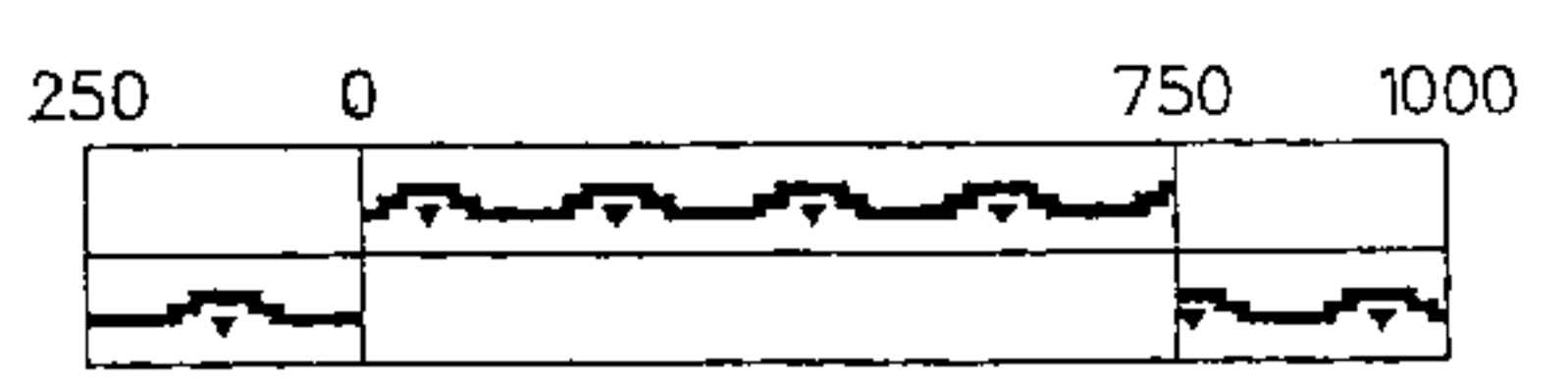


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GRAPHIC SCALE IN FEET

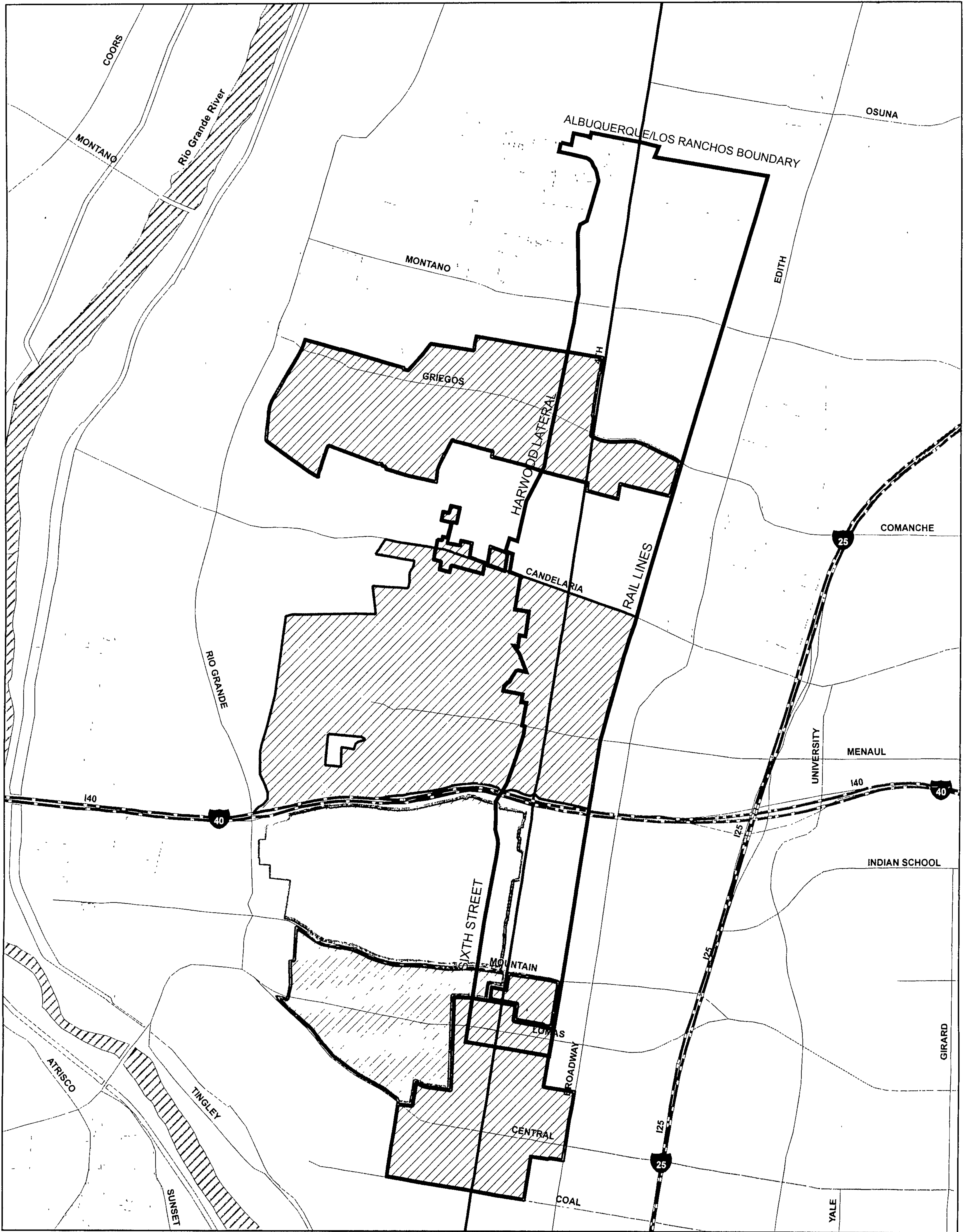


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**J-14-Z**

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**Legend**

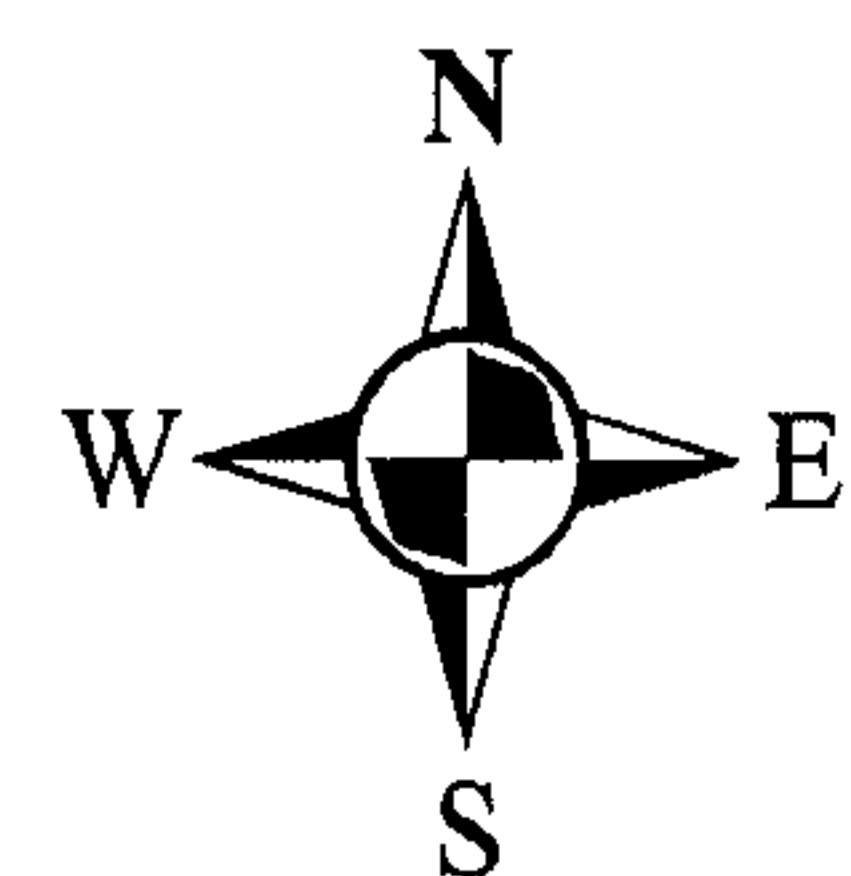
- Major Streets
- North 4th Street
- Highway
- Albuquerque City Limits
- North 4th Street Corridor

**Sector Plan Study Boundaries**

- ▨ DOWNTOWN 2010
- ▨ DOWNTOWN NEIGHBORHOODS
- ▨ LOS CANDELARIAS
- ▨ LOS GRIEGOS
- ▨ MCCLELLAN PARK
- ▨ SAWMILL-WELLS PARK
- ▨ NEAR NORTH VALLEY (nearly in progress)



**North 4th Street Area  
Sector Plan Boundaries**



Sources:  
Sector Plan Study Boundaries, AGIS, 2005  
Streets/Highway, AGIS, 2005  
ABQ City Limits, AGIS, 2005  
North 4th St. Corridor, AGIS, 2005

