

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 4, 2014
DRB Comments**

ITEM # 6

PROJECT # 1004976

APPLICATION # 14-70090/ 70185

**RE: Black Arroyo Dam - Golf Course Road Vacation/ Subdivision
Design Variance from minimum DPM standards**

Regarding justification for the proposed vacation, it needs to be demonstrated how the public welfare is in no way served by retaining the right of way. Additional right of way is often provided outside of public improvements for maintenance, emergency access for repairs, etc. and it is unclear how the existing right of way is not needed to serve these public welfare issues. Alternatively, it needs to be demonstrated/ calculated how the development made possible might outweigh the detriment of relinquishing the right of way for the issues previously noted (also see 'Justification for design variance' below). Finally, a review of the file 1002556 does not show a vacation across from the current request but rather a dedication for a deceleration lane (in exchange for vacation to the north). The distance from back of curb to property line was noted as 10 feet; again, this was adjacent to a deceleration lane which is not the same as being adjacent to an arterial travel lane.

Regarding justification for a design variance, it needs to be demonstrated via a site sketch that there is a practical difficulty in providing an internal private roadway which cannot be accomplished with the existing right of way boundary. The property developer will be responsible for landscaping all of the lot's frontage via site development plan approval whether it is in right of way or not.

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 7, 2014
DRB Comments**

ITEM # 2

PROJECT # 1004976

APPLICATION # 14-70090

RE: Golf Course Road Vacation/ Black Arroyo Dam

From the previous hearing on the referenced vacation it was requested that an application for a Subdivision Design Variance be made to support the vacation application. This requires a completed Form V Item (DRB25) be submitted. Justification for a variance must respond directly to the criteria of the Subdivision Ordinance, specifically:

§ 14-14-6-1 GENERAL.

(A) The Development Review Board may vary the provisions of Part 3 of this article, Minimum Standards for the Design of Subdivisions and the *Development Process Manual* in cases:

- (1) Where varying from the normal requirements will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning;
- (2) Where extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards;

Justification for a variance needs to further address the required Findings for approval per the Subdivision Ordinance, that:

The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community; and
The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

It was also requested at the previous hearing that additional information be submitted, specifically:

- 1) Call out dimensions and indicate total R-O-W and pavement widths, both existing and proposed --- the only additional data that was submitted is a partial call out for "EXISTING 2-12' DRIVING LANDES 7 6' BIKE LANE." The necessary exhibit should be devoted to the area in question adjacent to Tract A-1-A-1 and should

include dimensions for the existing plus proposed distances from back of curb to property line, as well as calculate the area proposed for vacation.

- 2) Clarify what the circumstances were for the previous vacation on the east side – the submitted letter only indicates that it occurred, but not why. A review of the file 1002556 does not show a vacation across from the current request but rather a dedication for a deceleration lane (in exchange for vacation to the north). The distance from back of curb to property line was noted as 10 feet; again, this was adjacent to a deceleration lane which is not the same as being adjacent to an arterial travel lane.

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 23, 2014
DRB Comments**

ITEM # 2

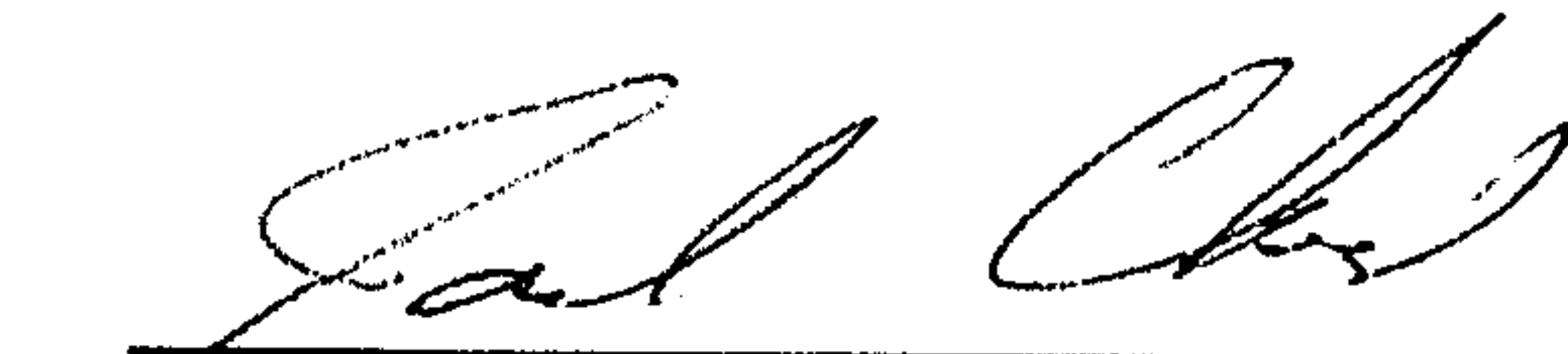
PROJECT # 1004976

APPLICATION # 14-70089/ 70090

**RE: GOLF COURSE RD Vacation/ Tract A-1-A-1, Black
Arroyo Dam**

Refer to comments from Transportation Development/ affected agencies plus any public hearing comments regarding proposed vacations.

The total area of proposed vacation needs to be demonstrated in order to determine the appropriate vacation procedure per the Subdivision Ordinance.



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

7. **Project# 1004976**
13DRB-70650 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

BORDENAVE DESIGNS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1-A, B-1-A, B-1-B 7 C-1-A, **BLACK ARROYO DAM** zoned C-2 (SC), located on WESTSIDE BETWEEN GOLF COURSE AND BLACK ARROYO DAM containing approximately 11.95 acre(s). (A-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, UTILITY COMPANY SIGNATURES AND AMAFCA SIGNATURE.**

8. **Project# 1006902**
13DRB-70641 SIDEWALK VARIANCE
13DRB-70642 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for LAS VENTANAS HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) K-1, **LA LUZ DEL OESTE Unit(s) 4**, zoned SU-1 (PRD), located on COORS BETWEEN DELLYNO AND SEVILLA containing approximately 2.59 acre(s). (F-11) *[Deferred from 8/7/13]* **WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 7/30/13 AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/14/13, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

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

9. **Project# 1009785**
13DRB-70649 SKETCH PLAT REVIEW AND
COMMENT 

DAVID GREEN agent(s) for CASATIS DE ALBUQUERQUE LLC request(s) the above action(s) for all or a portion of Lot(s) 5-12, Block(s) 33, **RAYNOLDS ADDITION** zoned SU, located on LEAD AND 11TH ST BETWEEN LEAD AND COAL (K-13) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

10. Other Matters:

ADJOURNED:

DRB CASE ACTION LOG - BLUE SHEET

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

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

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

Project #: 1004976

Application #: 13DRB-70650

Project Name: BLACK ARROYO DAM

Agent: Bordenave Designs

Phone #:

Your request was approved on 8-14-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): *AMAFCA, utility signatures*

PLATS:

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

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

DRB CASE ACTION LOG - BLUE SHEET

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

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

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

Project #: 1004976

Application #: 13DRB-70634

Project Name: Black Arroyo Dam

Agent: Bordenave Designs

Phone #:

Your request was approved on 8-7-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

PLATS:

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

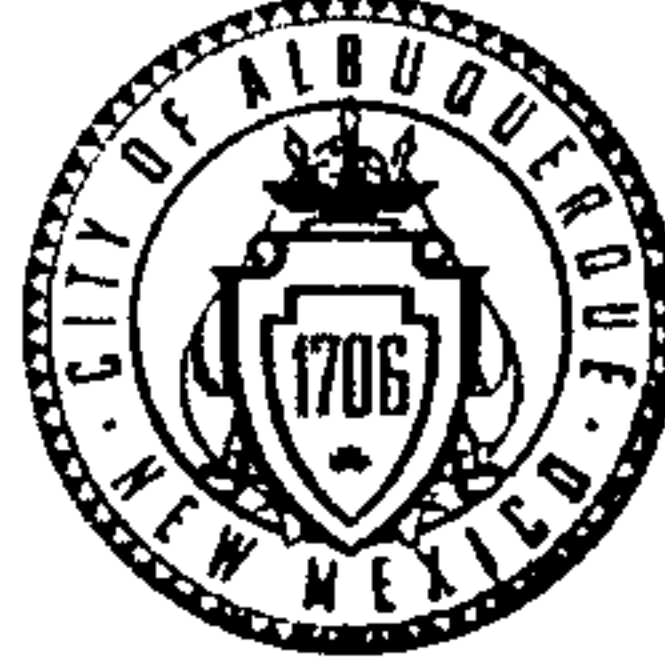
Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

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



DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building
June 26, 2013 9:00 a.m.

MEMBERS:


Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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

- 1. Project# 1009090**
13DRB-70589 EPC APPROVED SDP
FOR BUILD PERMIT
13DRB-70590 EPC APPROVED SDP
FOR SUBDIVISION
13DRB-70591 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for CAPSTONE HOUSING request(s) the above action(s) for all or a portion of **SEE APPLICATION** zoned IP, located on I-25 BETWEEN SUNPORT BLVD SE AND GIBSON BLVD SE containing approximately 34 acre(s). (M-15) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR COMMENTS AND TO PLANNING FOR COMMENTS, AGIS DXF AND UTILITY SIGNATURES. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS DEFERRED TO 7/10/13.**
- 2. Project# 1004976**
13DRB-70542 EPC APPROVED SDP
FOR BUILD PERMIT 

TATE FISHBURN ARCHITECT agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) B-1-A-1, **BLACK ARROYO DAM** zoned C-2/SC, located on SW QUADRANT OF GOLF COURSE AND WESTSIDE containing approximately 4 acre(s). (A-12) [Deferred from 5/15/13 and 6/19/13 at the agent's request.] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR VERIFICATION FROM CASE PLANNER.**

DEVELOPMENT REVIEW BOARD MEETING – June 26, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

Item #2 Project #1004976

13DRB-70542 EPC Approved SDP for Building Permit

A Streetscape Agreement will be necessary for construction of landscaping in City Right of Way.

Please add that the Streetscape Landscaping will be maintained by the owner (as well as the landscaping within the property line as such note does appear on the Landscape Plan).

INTER-OFFICE MEMO

DATE: June 25, 2013
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner *CLL*
RE: Project #1004976, Westside/Golf Course Building
Site Development Plan for Building Permit

Background

On March 14, 2013, the EPC approved a site development plan for building permit for an approx. 4 acre portion of the larger Calabacillas Commercial Park site, approx. 12.5 acres, located at the SW corner of Golf Course Rd. and Westside Blvd., zoned C-2(SC).

I met with the agents on April 12, 2013 to discuss how the Conditions of Approval were being met. Staff reviewed the April 24, 2013 version of the site development plan for building permit and found that the following conditions were not adequately addressed: 6A, 6B, 7C, 8D (explained), 9A, 9B, 10A, 10C, 11C, 12C, 14A 15A (explained), 15C and 18B. Since then, the applicant has been working through the DRB process.

Update

My understanding is that, since the Letter of Map Revision (LOMR) has not been received yet, the applicant is pursuing an interim hydrology solution for the floodplain issue. A retaining wall (flood wall) is now proposed along the northern side of the subject site and along a portion of the western side.

I met with the agents on Wednesday, June 19th. I requested that they include a wall cross-section and a wall detail (facing front). It would also be helpful to include some space (a couple of feet) or wheel stops for the parking spaces that face the wall.

The wall detail facing front is provided, though *the portion of the wall below grade is not shown*. Wheel stops are shown along the interior west and interior north sides of the wall. The *wall cross-section, however, was not provided* so I'm still not sure what the north and west sides of the site would look like.

Significant Issues

Wall Height: I had understood that the flood wall would be 3 feet tall. At our meeting, I checked the General Height and Design Regulations for Walls, Fences and Retaining Walls. The design standards are found in §14-16-3-19(B). I said these didn't apply due to the wall height.

The wall height is now indicated as 4.75 feet (see Sheet 2), so these design standards would apply to the portion of the wall that is visible from the public ROW (if any). A revised wall detail (facing front) is needed to demonstrate compliance with (B)(2)(a-c) and/or a note to explain that the wall will not face the public ROW. The cross-sections (see Sheet C0-1) show that the wall would be visible from the parking area and would not rise above the ground as viewed from Westside Blvd.

Landscaping, Grades & Wall: The flood wall is not shown on the landscaping plan. Therefore, I really can't determine the relationship between the wall and the landscaping. I have a couple of questions:

1. Would the west and north landscaping areas, where the wall is proposed, attain the 4:1 slope because fill dirt is brought in? (see cross-sections). I suggest either adding a note to the landscaping plan to refer to the cross-sections and/or adding the cross-sections. Otherwise, it looks like the landscaping beds are flat.
2. How would tree location be affected, since trees generally shouldn't be planted close to a wall foundation?

Re-Check

I received an updated site development plan for building permit on June 21st. I cross-checked this revised version against the March 14, 2013 Official Notice of Decision. I find that the following conditions are not adequately addressed and/or require explanation (from me): 4, 7B, 8D, 8E, 9C, 10B, 10C, 11A and 16.

Condition 4: The request is required to comply with the Calabacillas Commercial Park Design Standards. See also Conditions 10B, 11A and 15A, herein.

Condition 7B (explanation): The pedestrian pathway to Westside Blvd. is now shown near the site's NE, not NW, corner due to the proposed flood wall.

Condition 8D (explanation): The sidewalk connection isn't needed because the patio areas are being provided on the building's northern side.

Condition 8E (explanation): The outdoor patio area (SW corner, "smoke porch") was provided with shade. Patio areas are also on the building's northern side.

Condition 9C: The acreage of Tract B-1-A-1 needs to be used in the calculations (3.0572 ac, not 3.917 ac.)

Condition 10B: Buffalo juniper is supposed to have been replaced (required by design standards).

Condition 10C: Russian Sage, not juniper, is supposed to be shown at the site's NE corner.

Condition 11A: The landscaping plan shall list allergenic potential (required by design standards).

Landscape Plan Note: *The plant totals (trees and shrubs/groundcovers) need to match the totals shown on the EPC version, plus any adjustments for conditions. It appears that the plant totals were not reverted to the EPC version and instead correspond to the 4-24-13 landscaping plan, which was the version that included unauthorized changes.*

Please also see p. 1 of this memo regarding the flood wall, grades and landscaping. The plant totals may have to be updated again to take the wall into account, but please start with the "EPC version + conditions" as a baseline.

Condition 16: The light pole detail says "bronze" and the general lighting notes on Sheet 1 say "earthtone color", which should be changed to "bronze."

If you have any questions regarding this case, please call me at 924-3935 or e-mail me at clehner@cabq.gov. Thank you.



**Development Review Board (DRB)
Review Comments
Utility Development Section
Phone: 505.924.3989**

D.R.B. Case No: 1004976	Date: 05/15/13	Item No: #2
Zone Atlas Page: A-12	LOCATION: Lot(s) B-1-A-1, Black Arroyo Dam SW Quadrant of Golf Course and Westside	
Request For: EPC Approved SDP for Building Permit		

ABCWUA Comment: Water and sewer service will require that a Service Agreement be executed between the WUA and the developer/owner. An Availability Statement will be required prior to the Service Agreement.

UTILITY DEVELOPMENT

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004976

AGENDA ITEM NO: 2

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

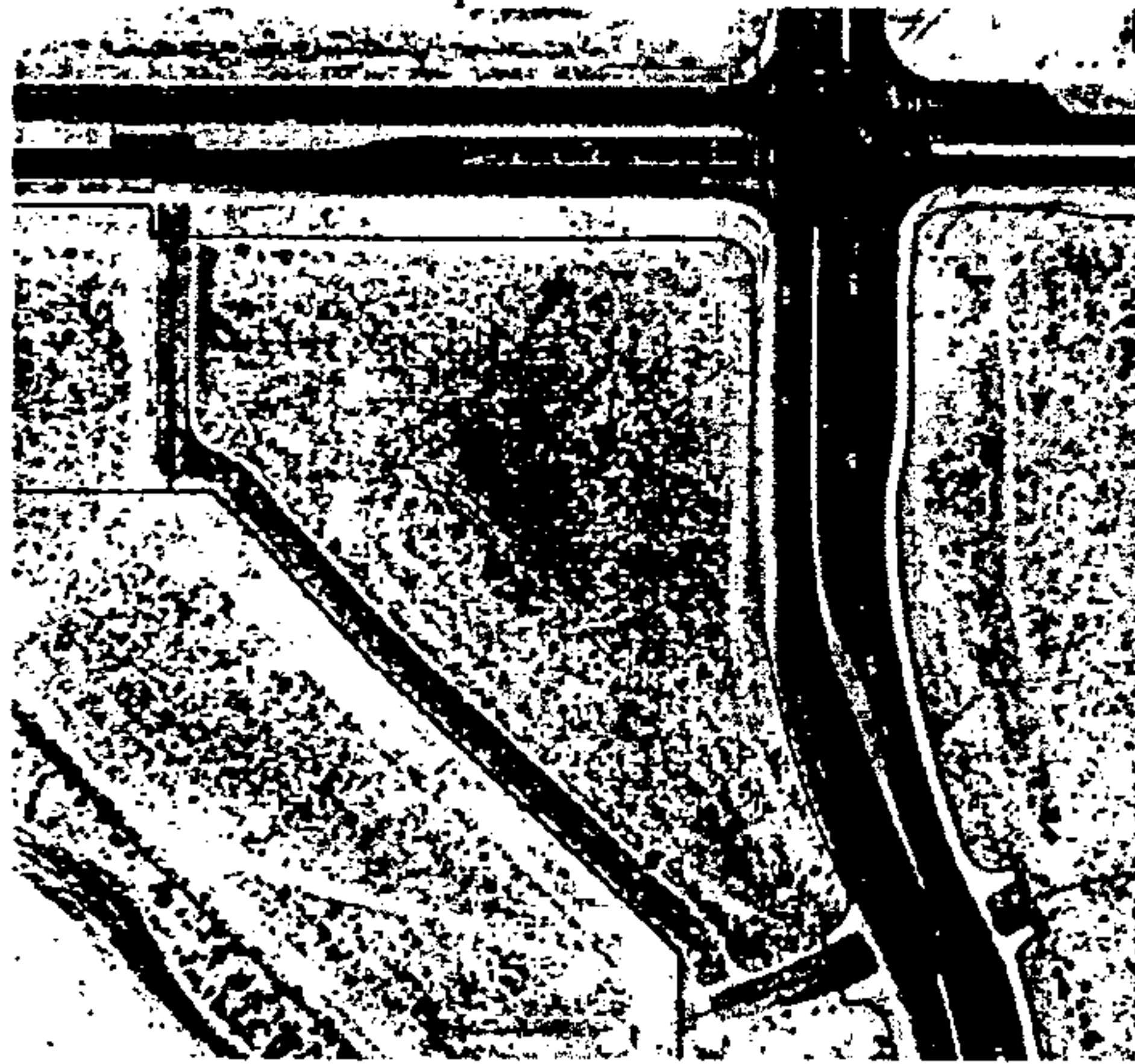
Provide an exhibit showing the location of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.

Demonstrate that the signs and landscaping do not interfere with the sight distance of the entrances. Please add the following note to the Landscaping Plan: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

Provide a copy of the existing cross access easement. Include recording information on the site plan (refer to EPC Condition 21F).
DEC 2007 1004976

Clearly show all ramps and provide details (refer to EPC Condition 21B and 21E).

EPC Condition 21A states: "Clearly show the heavy/delivery vehicle pathway (tracking and route) to and from Westside Blvd. onto site and circulation through site. The pathway cannot cross into incoming traffic also provide size and classification of delivery vehicle."



Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

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

DATE: MAY 15, 2013

505-924-3991

2

INTER-OFFICE MEMO

DATE: May 13, 2013
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner *CLL*
RE: Project #1004976, Westside/Golf Course Building
Site Development Plan for Building Permit

On March 14, 2013, the EPC voted to approve a site development plan for building permit for an approx. 4 acre portion of the larger Calabacillas Commercial Park site, approx. 12.5 acres, located at the SW corner of Golf Course Rd. and Westside Blvd., zoned C-2(SC).

Staff met with the agents on April 12, 2013 to discuss how the Conditions of Approval are being met.

Staff reviewed the April 24, 2013 version of the site development plan for building permit and finds the following:

Condition 6A: The truck size is stated as WB 50. Though the condition has been met, there is an associated change the EPC didn't see: the trucks by the loading dock were dimensioned as 40 feet. Now they are shown as 48 feet.

Condition 6B: A note was added regarding 53 foot trailers, but the note needs to address the potential heavy vehicle conflict with parked vehicles on the site's SE corner and eastern side.

Condition 7C: For consistency, the pathway from Westside Blvd. should be labeled the same in both locations- "new concrete sidewalk pedestrian path".

Condition 8D (explanation): The sidewalk connection isn't needed because the patio areas are being provided on the building's northern side.

Condition 9A: Sorry, but I still get 5 feet for the landscape buffer on the main sheet and on the landscape plan, especially near the site's southeastern corner. The buffer needs to be 6 feet and dimensioned as such.

Condition 9B: I count 16 parking lot trees (without double counting street trees). I did not count the vitex because it's an ornamental, large bush. Two more street trees are needed, based on the 178 parking spaces divided by 10. *or*

Condition 10A: The conditions calls for "either Arizona Ash or Arizona Sycamore" to be replaced- not both.

Condition 10C: The Russian Sage is now shown in the NE corner in place of the Buffalo Juniper, but more plants need to be added because the corner has now been left bare and it wasn't before.

OVER.....p. 2

Condition 11C: A lot line between Lot B-1-A-1 and Lot B-1-A-2 needs to be shown.

Landscape Plan Note: *The 4-24-13 landscaping plan includes changes that were not on the landscaping plan approved by the EPC and are not the result of a condition (ex. design changes in the northern and western buffers). The landscaping plan needs to revert to the version the EPC saw and approved, and ONLY the conditions of approval can be shown on the revised version. Unauthorized changes must be removed at this point in the process.*

Condition 12C: Please show the curb notches on the landscaping plan as well as the grading and drainage plan.

Walls/Fences Notes: *The EPC approved a 6 foot security wall. The wall is now shown as 8 feet and that's not the result of a condition. A label and/or 3 foot wall has been added on the site's western side. Unauthorized changes must be removed at this point in the process.*

Regarding both above, "to match building" should be replaced with "see detail."

Condition 14A: Please specify the color of the CMU base.

Condition 15A (note): I got 8.1%.

Condition 15C: Please specify the color of the logo signs.

Condition 18B: It looks like the labeling is reversed. The internal boundaries of the premise would be to the left of Golf Course Rd. Otherwise, the lot would extend across the street. Please re-label.

If you have any questions regarding this case, please call me at 924-3935 or e-mail me at clehner@cabq.gov. Thank you.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1004976

AGENDA ITEM NO: 2

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

The applicant shall submit a conceptual grading and drainage plan to Hydrology for review.

I have provided a copy of the Flood Hazard Control Ordinance and the FEMA Technical Bulletin for Dry Floodproofing.

There are three options to develop this site:

1. Elevate the site 1 foot above the floodplain.
2. Dry floodproof the building per Technical Bulletin 3-93.
3. Propose the building outside of the floodplain.

Hydrology recommends redesigning the site so that the building is not in the floodplain. Why was this option not presented?

I am available to meet to discuss the three options presented above.

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 5-15-13



DEVELOPMENT REVIEW BOARD

Action Sheet

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

May 15, 2013 9:00 am


MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant


Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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


1. **Project# 1003532**
13DRB-70538 EPC APPROVED SDP
FOR BUILD PERMIT 

SLAGLE/HERR ARCH. agent(s) for ROSS HOHR request(s) the above action(s) for all or a portion of Lot(s) 14, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2/MIXED USE, located on HOLLY BETWEEN LOUISIANA AND WYOMING containing approximately .886 acre(s). (C-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR REVISIONS TO DRAINAGE PLAN AND TO PLANNING FOR DIMENSIONAL EXHIBIT AND REMOVAL OF THE WORD "FRONT" FROM THE SETBACK NOTE.**

2. **Project# 1004976**
13DRB-70542 EPC APPROVED SDP
FOR BUILD PERMIT 

TATE FISHBURN ARCHITECT agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) B-1-A-1, **BLACK ARROYO DAM** zoned C-2/SC, located on SW QUADRANT OF GOLF COURSE AND WESTSIDE containing approximately 4 acre(s). (A-12) **INDEFINITELY DEFERRED.**

INTER-OFFICE MEMO

DATE: May 13, 2013
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner 
RE: Project #1004976, Westside/Golf Course Building
Site Development Plan for Building Permit

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Condition 7C: For consistency, the pathway from Westside Blvd. should be labeled the same in both locations- "new concrete sidewalk pedestrian path".

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Condition 9B: I count 16 parking lot trees (without double counting street trees). I did not count the vitex because it's an ornamental, large bush. Two more street trees are needed, based on the 178 parking spaces divided by 10.

Condition 10A: The conditions calls for "either Arizona Ash or Arizona Sycamore" to be replaced- not both.

Condition 10C: The Russian Sage is now shown in the NE corner in place of the Buffalo Juniper, but more plants need to be added because the corner has now been left bare and it wasn't before.

OVER.....p. 2

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Condition 12C: Please show the curb notches on the landscaping plan as well as the grading and drainage plan.

Walls/Fences Notes: *The EPC approved a 6 foot security wall. The wall is now shown as 8 feet and that's not the result of a condition. A label and/or 3 foot wall has been added on the site's western side. Unauthorized changes must be removed at this point in the process.*

Regarding both above, "to match building" should be replaced with "see detail."

Condition 14A: Please specify the color of the CMU base.

Condition 15A (note): I got 8.1%.

Condition 15C: Please specify the color of the logo signs.

Condition 18B: It looks like the labeling is reversed. The internal boundaries of the premise would be to the left of Golf Course Rd. Otherwise, the lot would extend across the street. Please re-label.

If you have any questions regarding this case, please call me at 924-3935 or e-mail me at clehner@cabq.gov. Thank you.



DEVELOPMENT REVIEW BOARD
Action Sheet

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

January 9, 2013 9:00 a.m.
MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

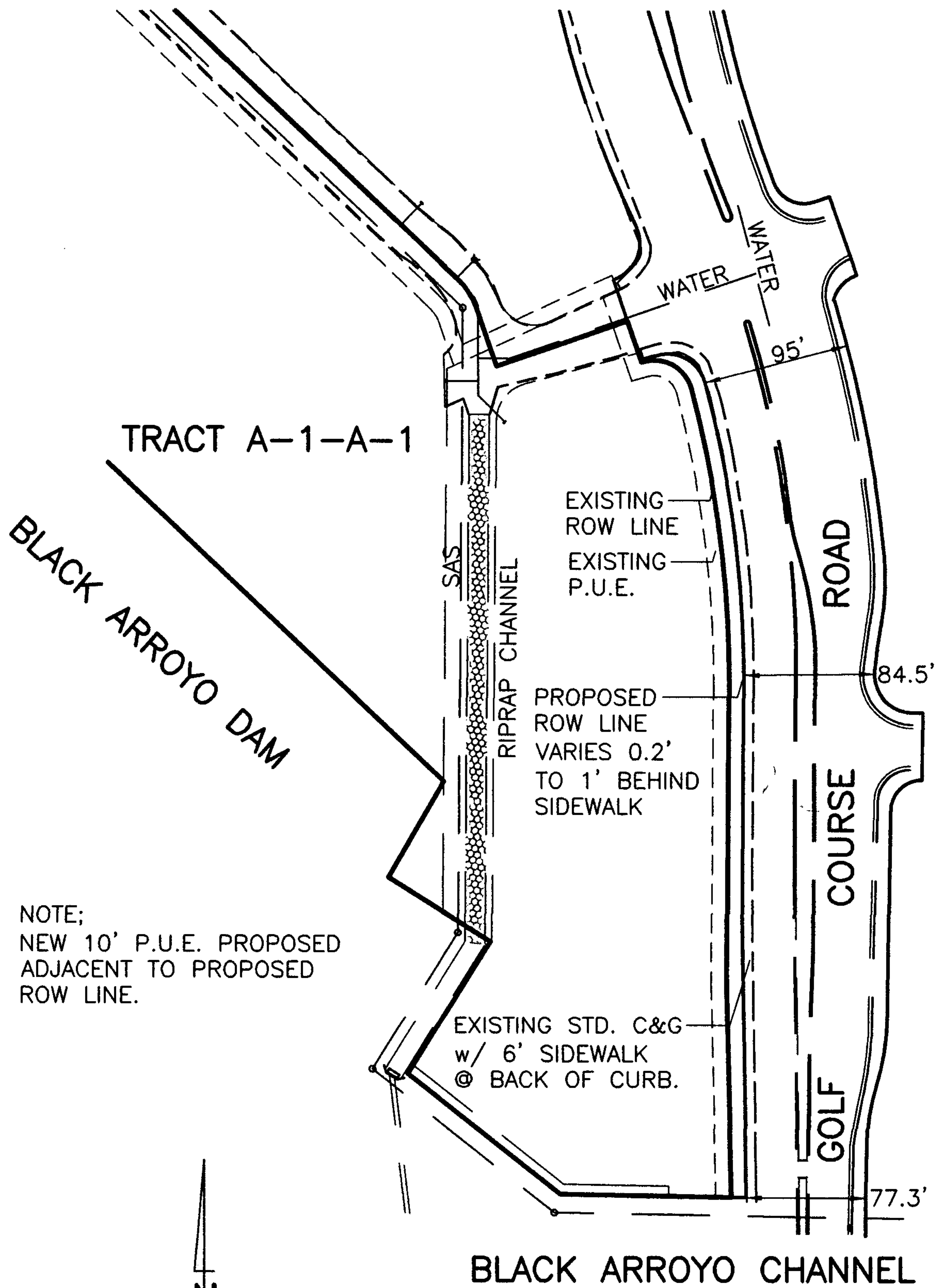
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1004976**
12DRB-70376 VACATION OF PUBLIC
RIGHT-OF-WAY

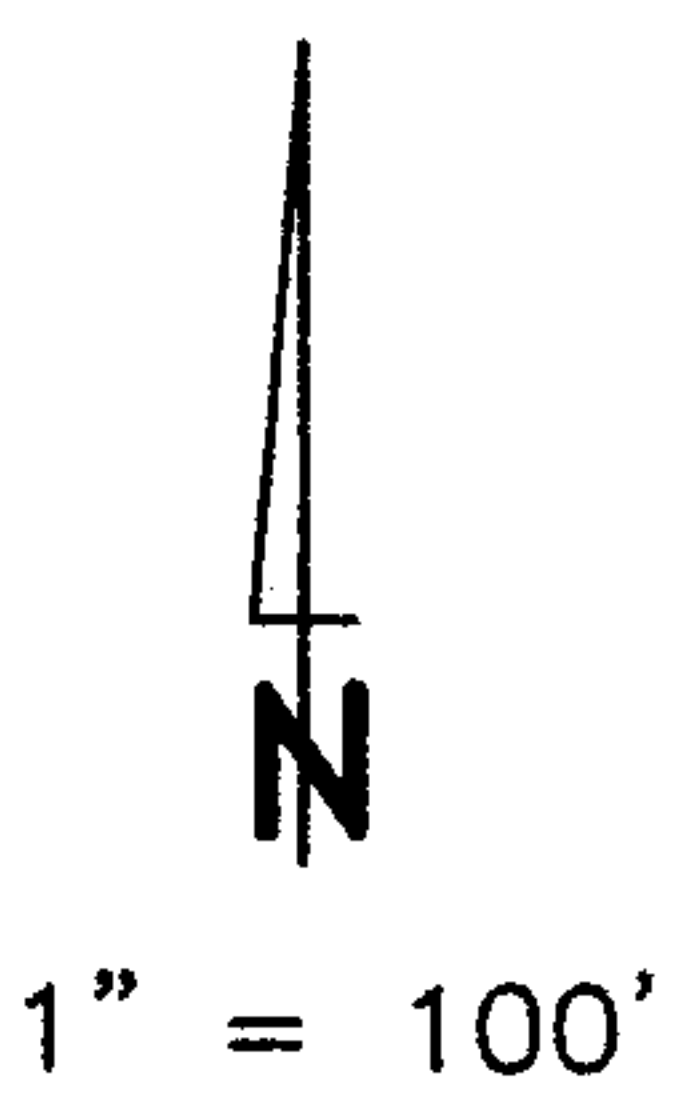
BORDENAVE DESIGNS agent(s) for CALABACILLAS GROUP request(s) the referenced/ above action(s) for a portion of WESTSIDE BLVD NW adjacent to Tracts A-1-A & B-1-A, **BLACK ARROYO DAM**, zoned C-2 (SC), located on the southwest corner of WESTSIDE BLVD NW and GOLF COURSE RD NW containing approximately .28 acre. (A-12)**WITHDRAWN.**
- 2. Project# 1009296**
12DRB-70382 VACATION OF PUBLIC
EASEMENT
12DRB-70383 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

H. WILLIAM FANNING requests the referenced/ above actions for all or a portion of Lots 9 - 11, Block 8, **LA RESOLANA, Unit 1** zoned R-1, located on the northeast corner of AVENIDA LA RESOLANA NE and AVENIDA DEL SOL NE containing approximately .4328 acre(s). (J-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING DEPARTMENT TO RECORD.**

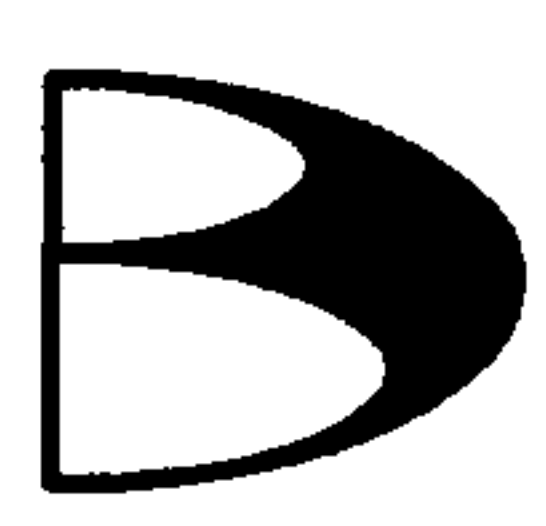
● TRACT A-1-A-1 ●
 BLACK ARROYO DAM
 ROW AND PUE VACATIONS



NOTE;
 NEW 10' P.U.E. PROPOSED
 ADJACENT TO PROPOSED
 ROW LINE.



BLACK ARROYO CHANNEL



BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199
 (505)823-1344 FAX (505)821-9105



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1004976

TO: Application No. _____

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

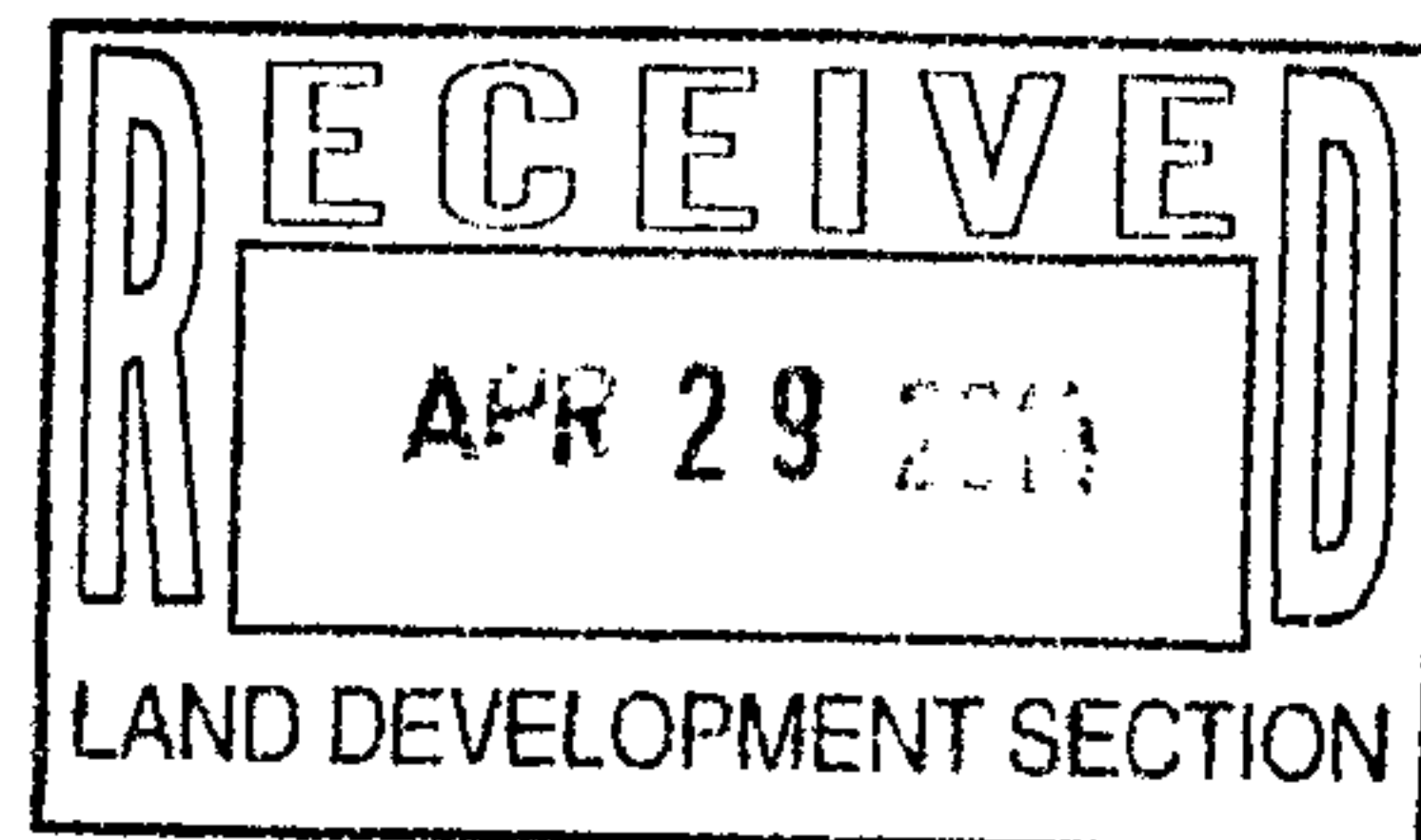
Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 05/07/14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: ROW & Street locations 1002556

- 1) turn lane
- 2)



CONTACT NAME: JAKE BORDENAUE

TELEPHONE: 505-823-1344 EMAIL: jakebordenaue@comcast.net

BORDENAVE DESIGNS
P.O. BOX 91194
ALBUQUERQUE, NM 87199-1194
(505) 823-1344, FAX (505) 821-9105
jakebordenave@comcast.net

LETTER OF TRANSMITTAL

TO: CITY OF ALBUQUERQUE DRB	DATE: 04/29/14	PROJECT NO: 1004976
PROJECT NAME: <u>BLACK ARROYO DAM</u>		

ATTN: JACK CLOUD

TRANSMITTED:

- HEREWITH
- UNDER SEPARATE COVER VIA

FOR YOUR:

- DISTRIBUTION TO PARTIES APPROVAL INFORMATION
- REVIEW AND COMMENT USE RECORD
- RECORDATION

THE FOLLOWING:

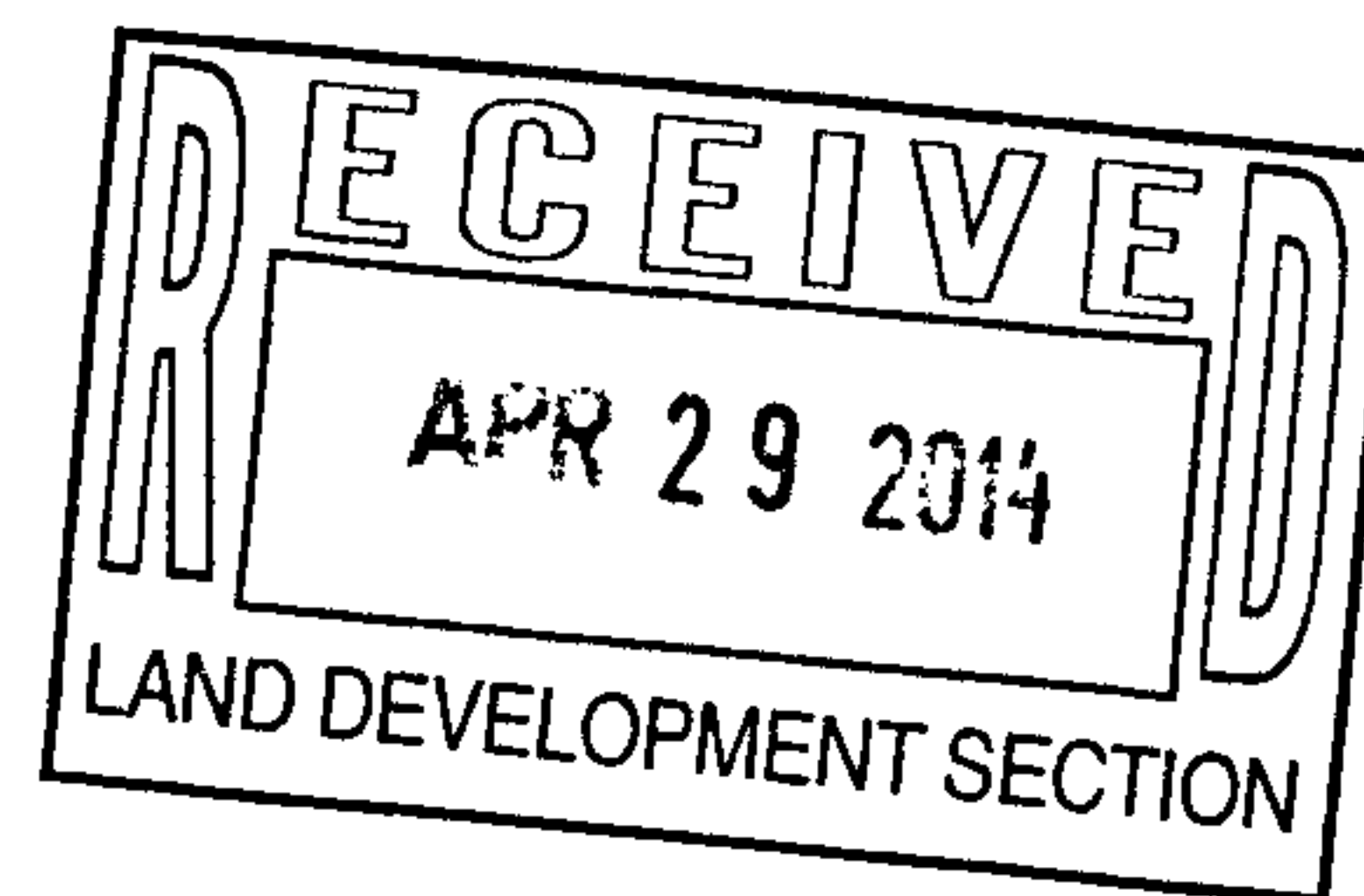
- DRAWING(S) SHOP DRAWING(S) SEE BELOW
- COPY OF LETTER CALCULATIONS SPECIFICATIONS

COPIES	DATE	DESCRIPTION	ACTION CODE
6		Request for ROW Location Waiver	E
6		ROW maps	E

ACTION CODES: A. Action indicated on item transmitted
B. No action required
C. Sign and return to this office
D. Sign and forward as directed under remarks
E. See remarks below

REMARKS:

Per DRB request.



COPIES TO: FILE	IF ENCLOSURE IS NOT AS NOTED, PLEASE NOTIFY ME FROM: JAKE BORDENAVE
---------------------------	---



April 28, 2014

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Black Arroyo Dam ROW Location Waiver, Project 1004976

This letter is written as a continuation of the request for right-of-way vacation on Golf Course Rd. near Westside Blvd. At the DRB hearing of April 23, 2014 it was determined that a request for a Waiver of the distance from the face of curb to the right-of-way line is required. The DPM guidelines recommend twelve feet distance from the face of curb to the right-of-way line for roadways of the Golf Course Rd. classification. The proposed vacation would provide a distance approximately seven feet from the face of curb to the right-of-way line.

For reasons unknown to the writer the sidewalk (6' wide) was constructed at the back of the curb on both sides of Golf Course Rd. and the south side of Westside Blvd. This project was designed in 2005 and constructed in 2007. The DPM relative location requirements for sidewalks, curbs and rights-of-way did not change from zero to twelve in the interim period.

The following is submitted as justification for allowing the right-of-way line to be located near the back of the sidewalk.

The affected lot has a shallow depth in this area with Golf Course Road on the east, AMAFCA's Black Arroyo Dam on the west and the need for an internal private road to serve the property.

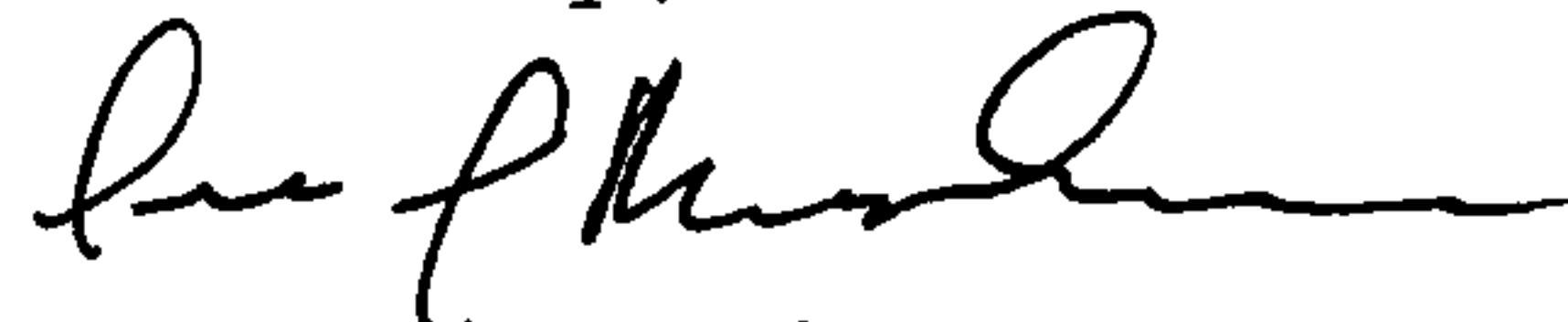
Putting the vacated property in private ownership will probably generate an upgrade in landscaping on the vacated land and assure better maintenance of the landscaping in that area.

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

Transfer of the vacated property to private ownership will generate property taxes that otherwise will be lost.

A precedent for relocating the right-of-way line to the back of the sidewalk was established on the east side of Golf Course Rd. in 2009. That relocation is directly across the street from the proposed relocation.

Sincerely,



Jean J (Jake) Bordenave



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 505-823-1344
 ADDRESS: P.O. Box 91194 FAX: 505-821-9105
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jakebordenava@comcast.net

APPLICANT: CALABACILLAS GROUP PHONE: 505-299-4414
 ADDRESS: 801 ENCINO PL. NE, SUITE E-6 FAX: -
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: -
 Proprietary interest in site: Owner List all owners: CALABACILLAS GROUP

DESCRIPTION OF REQUEST: REQUESTING A VARIANCE FROM 12'-TO 10' FOR ROW WIDTH BEHIND FACE OF CURB

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

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

Lot or Tract No. A-1-A-1 Block: - Unit: -
 Subdiv/Addn/TBKA: BLACK ARROYO DAM
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No -
 Zone Atlas page(s): A-12 UPC Code: -

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004976
13EPC-40090, 12 DRB-70388

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 8.28
 LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE RD NW
 Between: WESTSIDE BLVD and BLACK ARROYO CHANNE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: -

SIGNATURE Jean S. Bordenave DATE 05/27/14
 (Print Name) JEAN S. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>14DRB-70185</u>	<u>SDV</u>	<u>-</u>	<u>\$ 5</u>
<u>-</u>	<u>EMF</u>	<u>-</u>	<u>\$ 20.00</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ -</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ -</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ -</u>

Hearing date June 4, 2014

Total \$ 20.00

[Signature] 5-27-14
 Staff signature & Date

Project # 1004976

Revised: 4/2012

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 N/A ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 N/A ___ Sign Posting Agreement
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- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
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- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
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 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

 05/27/14
 Applicant name (print)
JEAN J. (JAKE) BORDENAVIS
 Applicant signature / date



Form revised 4/07

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

_____ Planner signature / date
 _____ Project #



Supplemental Form (SF)

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action	
<input type="checkbox"/> Vacation	V <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input checked="" type="checkbox"/> Variance (Non-Zoning)	P <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision	
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<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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

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Lot or Tract No. A-1-A-1 Block: - Unit: -
 Subdiv/Addn/TBKA: BLACK ARROYO DAM
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No -
 Zone Atlas page(s): A-12 UPC Code: -

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SIGNATURE Jean S. Bordenave DATE 05/27/14
 (Print Name) JEAN S. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB-70185</u>	<u>SDV</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>-</u>	<u>LMF</u>	<u>-</u>	<u>\$20.00</u>
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<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				
<input type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>June 4, 2014</u>			Total <u>\$20.00</u>

[Signature] Staff signature & Date 5-27-14 Project # 1004974

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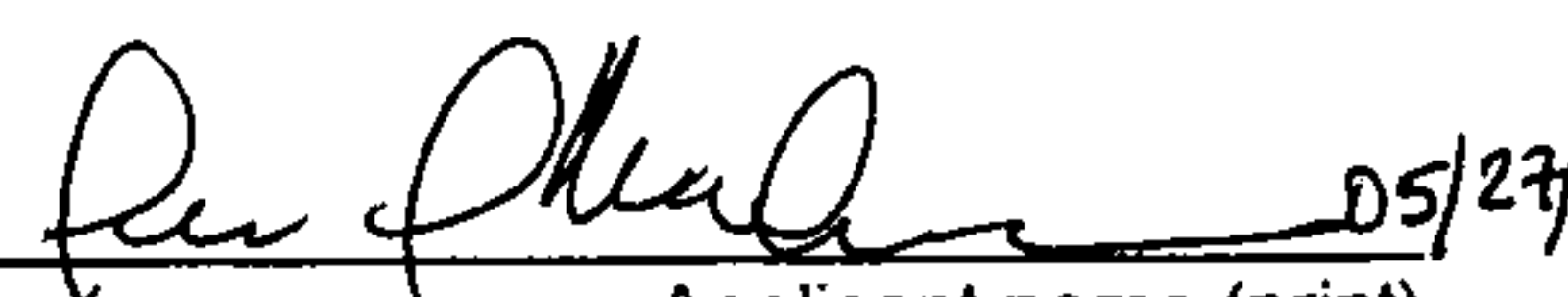
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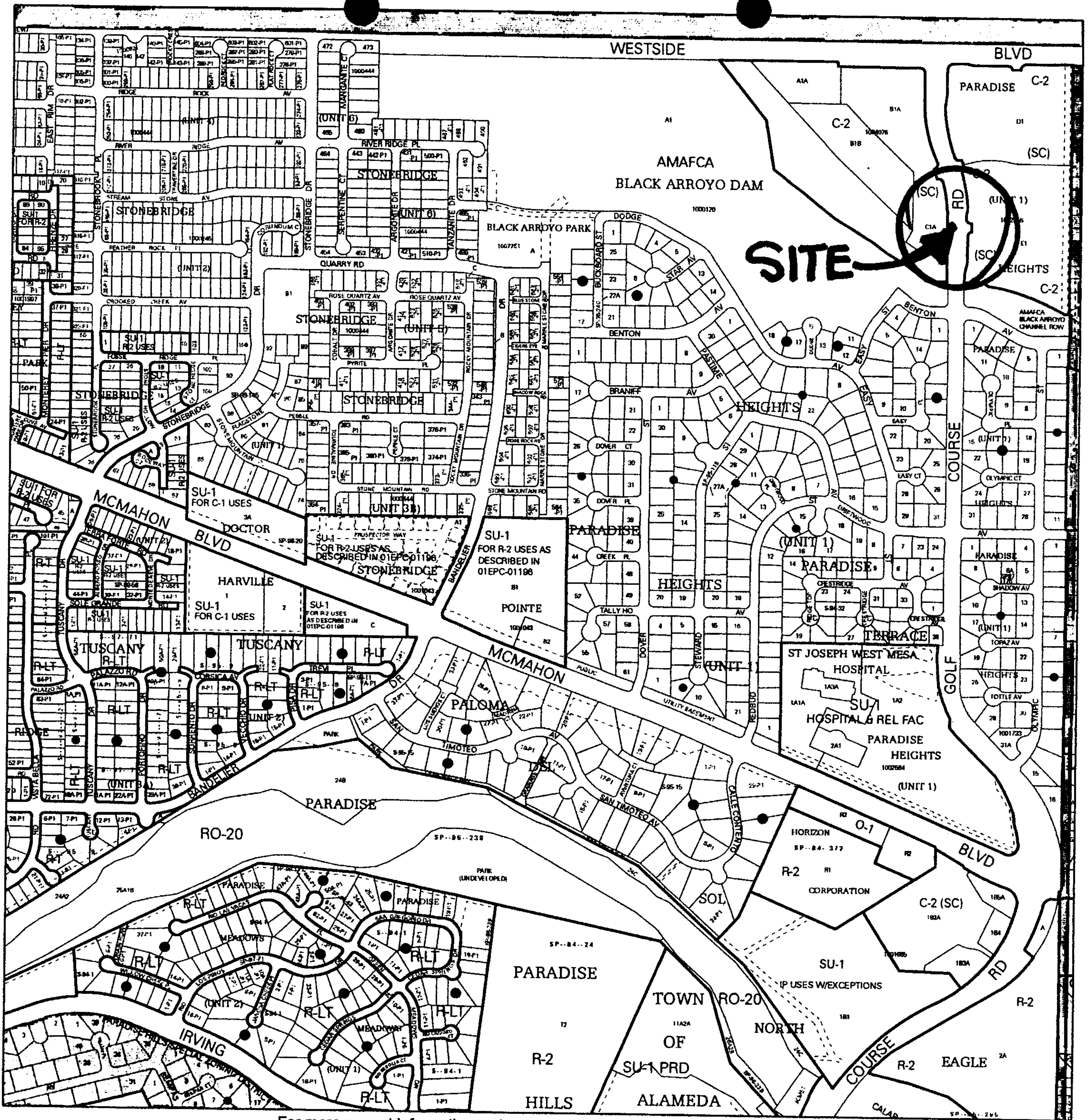
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

 05/27/11
 Applicant name (print)
JEAN J. BORDENAVE
 Applicant signature / date



Form revised 4/07

<input type="checkbox"/> Checklists complete	Application case numbers		
<input type="checkbox"/> Fees collected	_____	_____	Planner signature / date
<input type="checkbox"/> Case #s assigned	_____	_____	Project #
<input type="checkbox"/> Related #s listed	_____	_____	



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

Map amended through: 1/24/2011

Note: Grey shading represents Area Outside of the City Limits

Zone Atlas Page:
A-12-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque

Planning Department

DRB Deferral Fees

Pursuant to the Subdivision Ordinance Section 14-14-1-1, the Mayor has by rule set a fee for deferral requests by the applicant: a \$100 fee per item for advertised cases and a \$50 fee for unadvertised cases. Failure of the applicant to pay such fees and provide proof of payment prior to the date the case(s) are deferred to may result in further deferral of the item(s) until the required fee(s) are paid.

Payment Procedure: Applicant is required to pay the amount indicated at Plaza Del Sol Building, 600 2nd Street NW, Development Services Counter, ground floor, Albuquerque, NM 87102. Applicant will receive an invoice at this counter and then take it across the hall to Treasury to pay the indicated amount. Upon payment, the applicant should contact the DRB staff in order to provide proof of payment in the DRB file.

Name of Applicant: Callabacillas Group

Project Number: 1004976

Date: Deferred from May 21, 2014

Amount Due: ___ \$50 X \$100 ___ \$150 ___ \$200



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·
·

May 27, 2014

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Black Arroyo Dam ROW Location Waiver, Project 1004976

This letter is written as a continuation of the request for right-of-way vacation on Golf Course Rd. near Westside Blvd. At the DRB hearing of April 23, 2014 it was determined that a request for a Waiver of the distance from the face of curb to the right-of-way line is required. The DPM guidelines recommend twelve feet distance from the face of curb to the right-of-way line for roadways of the Golf Course Rd. classification. The proposed vacation would provide a distance approximately seven feet from the face of curb to the right-of-way line.

For reasons unknown to the writer the sidewalk (6' wide) was constructed at the back of the curb on both sides of Golf Course Rd. and the south side of Westside Blvd. The roadway project was designed in 2005 and constructed in 2007. A plat vacating the right-of-way to ten feet behind the face of curb on the east side of Golf Course Rd. was filed in 2009 (DRB project no. 1002556). A copy of the Official Notice of Decision for that project is attached for your review. The DPM relative location requirements for sidewalks, curbs and rights-of-way has not changed in the interim period.

The following is submitted as justification for allowing the right-of-way line to be located ten plus feet behind the face of curb.

The public right-of-way vacation request was filed by the owner of the entire footage of land abutting the proposed vacation.

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

The public welfare is in no way served by retaining the public right-of-way.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Note that the same argument for the abutting ten foot wide public utility easement.

The above legal arguments are be bolstered by the following practical matters.

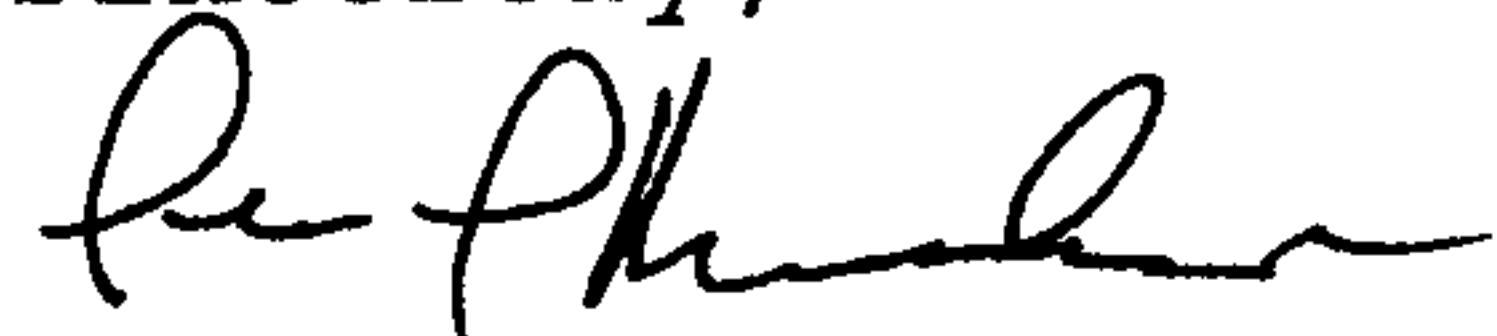
The affected lot has a shallow depth in this area with Golf Course Road on the east, AMAFCA's Black Arroyo Dam on the west and the need for an internal private road to serve the property.

Putting the vacated property in private ownership will probably generate an upgrade in landscaping on the vacated land and assure better maintenance of the landscaping in that area.

Transfer of the vacated property to private ownership will generate property taxes that otherwise will be lost.

Thank you for your consideration in this matter.

Sincerely,



Jean J(Jake) Bordenave



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 4, 2008

Project# 1002556
08DRB-70221 VACATION OF PUBLIC RIGHT-OF-WAY

BORDENAVE DESIGNS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for portionS of Golf Course Road NW and Westside Boulevard NW adjacent to Tract(s) D & E, **PARADISE HEIGHTS, UNIT 1**, located in the southeast corner of GOLF COURSE RD NW AND WESTSIDE BLVD NW containing approximately 15.784 acre(s). (A-12)

At the June 4, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance subject to calling out the width of the right-of-way, indication of pavement location, and the distance of face of curb to the property line.

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

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

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

CONDITIONS:

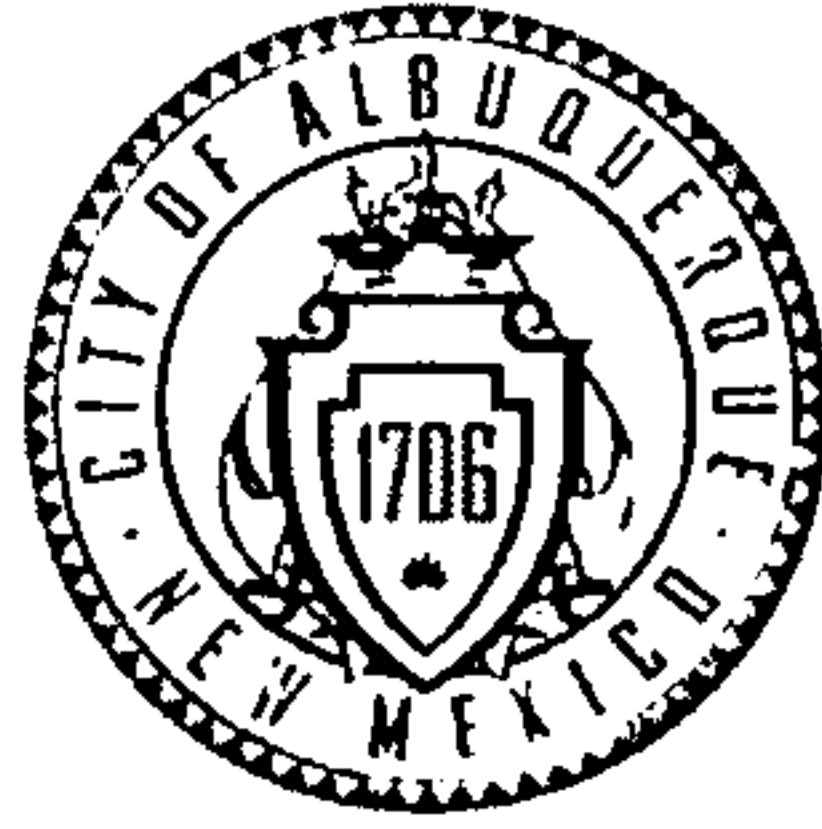
1. Final disposition shall be through the City Real Estate Office
3. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by June 19, 2008 in the manner described below.

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

June 4, 2014

(S/N)



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN/ JOHN MAKENZIE -	Transportation Development
SHABIH RIZVI - KENDRA WATKINS/ ANDREW GINGERICH -	Transit & Parking Department
LYNN MAZUR - STEVE SINK - SUSANNAH ABBEY - ANTONIO CHINCHILLA - DAVID KILPATRICK - STEPHANI WINKLEPLECK - DANIEL ARAGON - PATRICK SANCHEZ - APRIL WINTERS - MICHELE RAMIREZ - MIKE MORTUS - RAY GOMEZ -	Council of Governments AMAFCA APD Crime Prevention Open Space Division Fire Department Zoning Enforcement Inspector Neighborhood Coordination Public Service Company of New Mexico New Mexico Gas Company Albuquerque Public Schools CenturyLink Comcast Cable Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1004976

WEDNESDAY, April 23, 2014

Comments must be received by:

Friday, April 18, 2014

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 505-823-1344
 ADDRESS: P.O. Box 91194 FAX: 505-821-9105
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jakobordenave.comcast.net

APPLICANT: CALABACILLAS GROUP PHONE: 505-299-4414
 ADDRESS: BOLENCINO PL NE, SUITE E-6 FAX: -
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: CALABACILLAS GROUP

DESCRIPTION OF REQUEST: VACATION OF PUBLIC ROW & PUB. DEDICATION OF PUBLIC ROW & GRANTING PUE

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

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

Lot or Tract No. A-1-A-1 Block: - Unit: -
 Subdiv/Addn/TBKA: BLACK ARROYO DAM
 Existing Zoning: C2 Proposed zoning: C2 MRGCD Map No _____
 Zone Atlas page(s): A-12 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1004976
13 EPC - 40090, 12 DRB - 70388

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 8.28
 LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE RD NW
 Between: WESTSIDE BLVD and BLACK ARROYO CHANNEL

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jean J (Jake) Bordenave DATE _____
 (Print Name) JEAN J (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers

14DKB - 70089

70090

Action

VPE
CMF
ADV
VROW

S.F.

Fees

_____ \$ 45.00
 _____ \$ 25.00
 _____ \$ 75.00
 _____ \$ 30000
 _____ \$ _____
 Total \$ 4450.00

Hearing date April 23, 2014

3-28-14

Staff signature & Date

Project # 1004976

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
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- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

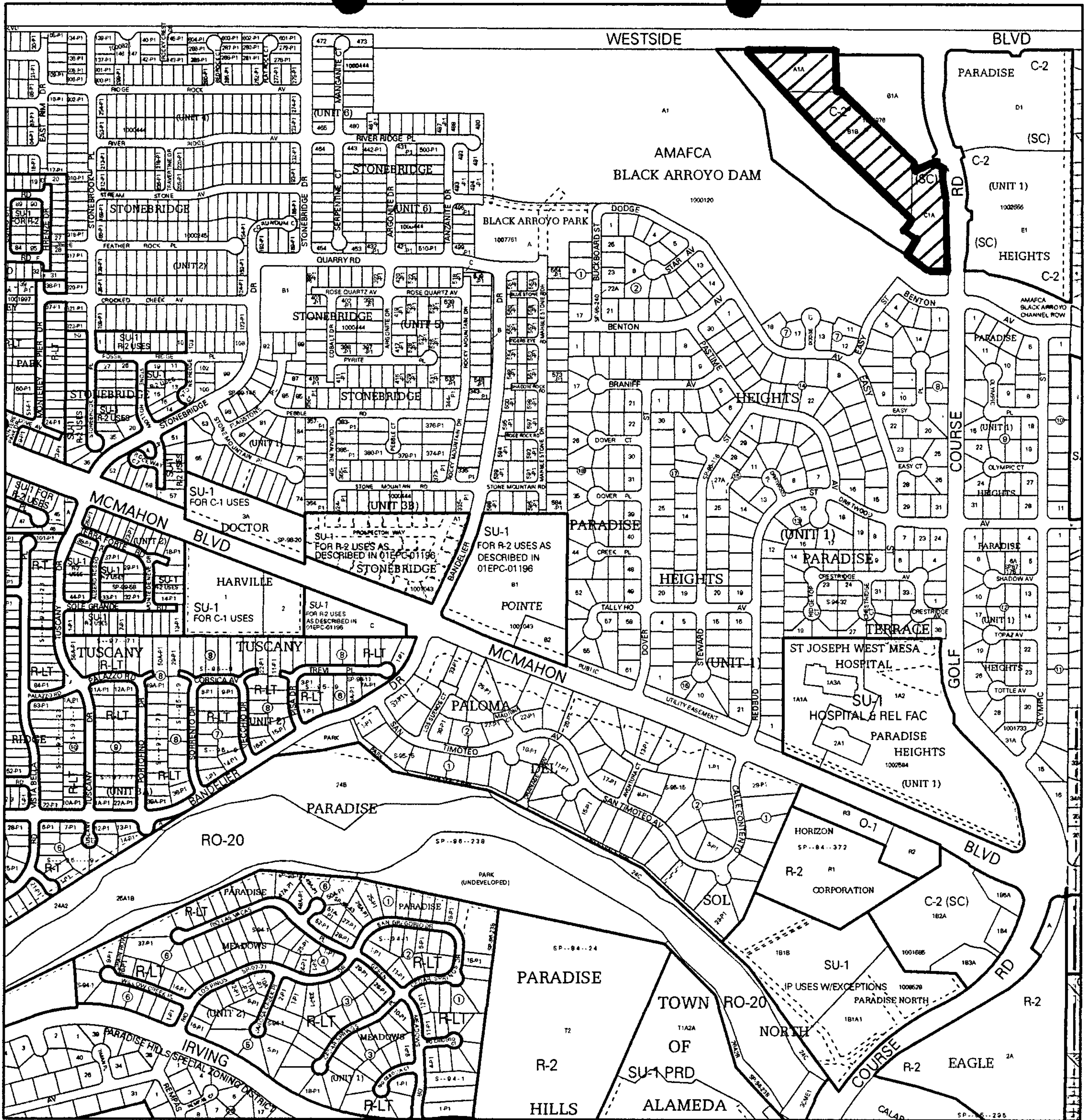
JEAN J. DAKA BORDENAVE
Applicant name (print)
[Signature] 03/28/14
Applicant signature / date




Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>[Signature]</u>	3-28-14
<input checked="" type="checkbox"/> Fees collected	<u>14 DRB - 70089</u>		
<input checked="" type="checkbox"/> Case #s assigned	<u>- - - 70090</u>		
<input checked="" type="checkbox"/> Related #s listed	<u>- - -</u>		


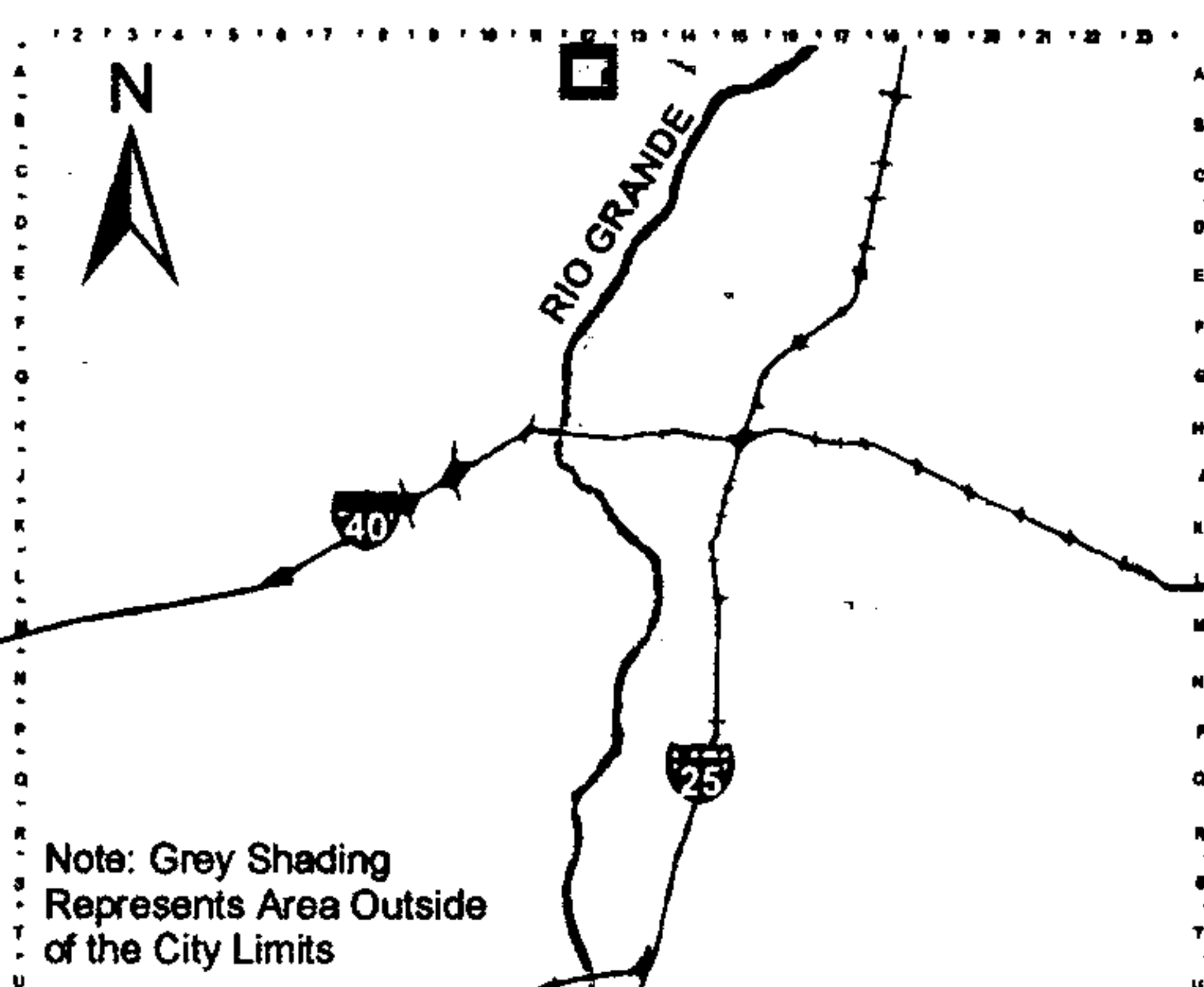
Project # 1004976 Planner signature / date



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












Map amended through: 6/7/2013





Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-12-Z

Selected Symbols

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



0 750 1,500 Feet



March 28, 2014

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Vacation of a Portion of Golf Course Rd. NW

The subject area was a required dedication of additional right-of-way for plat approval in 2007. Westside Blvd. and Golf Course Rd. were under design at the time and it was thought that additional right-of-way would be required to accommodate the anticipated roadway configuration. The excess right-of-way on the parcel immediately east of Golf Course Rd. was vacated in June of 2009 (Proj. No. 1002556). The owner of that property is also the owner of the property adjacent to the proposed vacation.

The property owner adjacent to the proposed vacation is in the process of replatting the adjacent tract. It is their desire to incorporate the proposed vacation in the replatting action of Tract A-1-A-1, Black Arroyo Dam. The vacated ROW would be extremely helpful since the Black Arroyo Dam is on the west and Golf Course Road has been moved to the west twice resulting in parcel that has little depth.

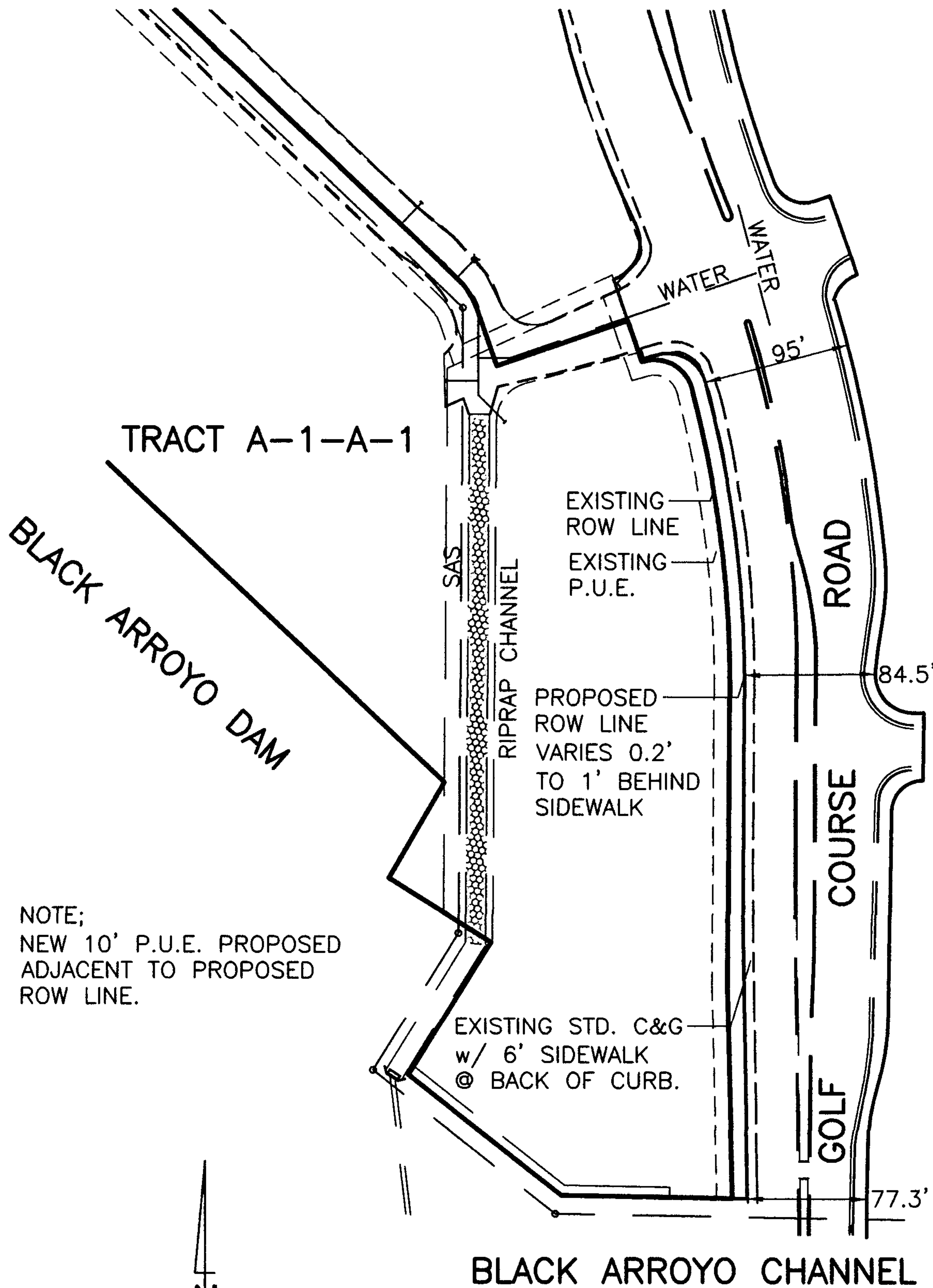
Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', is written over a horizontal line.

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

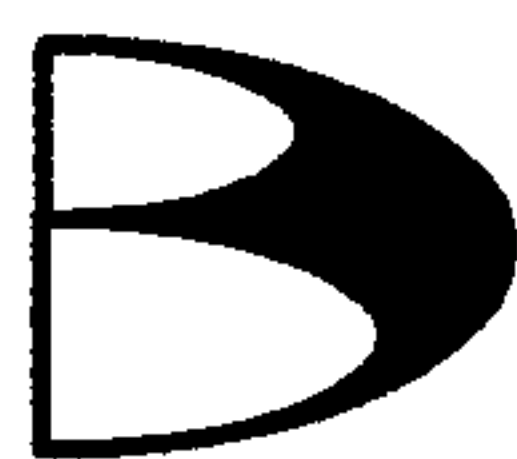
● TRACT A-1-A-1 ●
BLACK ARROYO DAM
 ROW AND PUE VACATIONS



NOTE;
 NEW 10' P.U.E. PROPOSED
 ADJACENT TO PROPOSED
 ROW LINE.



1" = 100'



BORDENAVE DESIGNS

P.O. BOX 91194, ALBUQUERQUE, NM 87199

(505)823-1344

FAX (505)821-9105



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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APPLICANT: CALABACILLAS GROUP PHONE: 505-299-4414
 ADDRESS: BOLENCINO PL NE, SUITE E-6 FAX: -
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: -

Proprietary interest in site: OWNER List all owners: CALABACILLAS GROUP

DESCRIPTION OF REQUEST: VACATION OF PUBLIC ROW & PUB. DEDICATION OF PUBLIC ROW & GRANTING PUE

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

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

Lot or Tract No. A-1-A-1 Block: - Unit: -
 Subdiv/Addn/TBKA: BLACK ARROYO DAM
 Existing Zoning: C2 Proposed zoning: C2 MRGCD Map No -
 Zone Atlas page(s): A-12 UPC Code: -

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1004976
13 EPC - 40090, 12 DRB - 70388

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 8.28
 LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE RD NW
 Between: WESTSIDE BLVD and BLACK ARROYO CHANNEL

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: -

SIGNATURE Jean J (Jake) Bordenave DATE -
 (Print Name) JEAN J (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
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- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
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Application case numbers
14 DRB - 70089
-
-
70090
-

Action	S.F.	Fees
<u>VPE</u>	<u>-</u>	<u>\$ 45.00</u>
<u>CMF</u>	<u>-</u>	<u>\$ 25.00</u>
<u>ADV</u>	<u>-</u>	<u>\$ 75.00</u>
<u>VPRW</u>	<u>-</u>	<u>\$ 300.00</u>
		<u>\$ 300.00</u>

Hearing date April 23, 2014

Total \$ 490.00

3-28-14
 Staff signature & Date

Project # 1004976

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
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DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

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SIDEWALK WAIVER (DRB21)

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VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

JEAN J. DAKA BORDENAVE
Applicant name (print)
[Signature] 03/28/14
Applicant signature / date



Form revised 4/07

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

Application case numbers
14 DRB - 70089
- - 70090

[Signature] 3-28-14
Planner signature / date
Project # 1004976

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from April 8, 2014 To April 23, 2014

5. REMOVAL

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

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

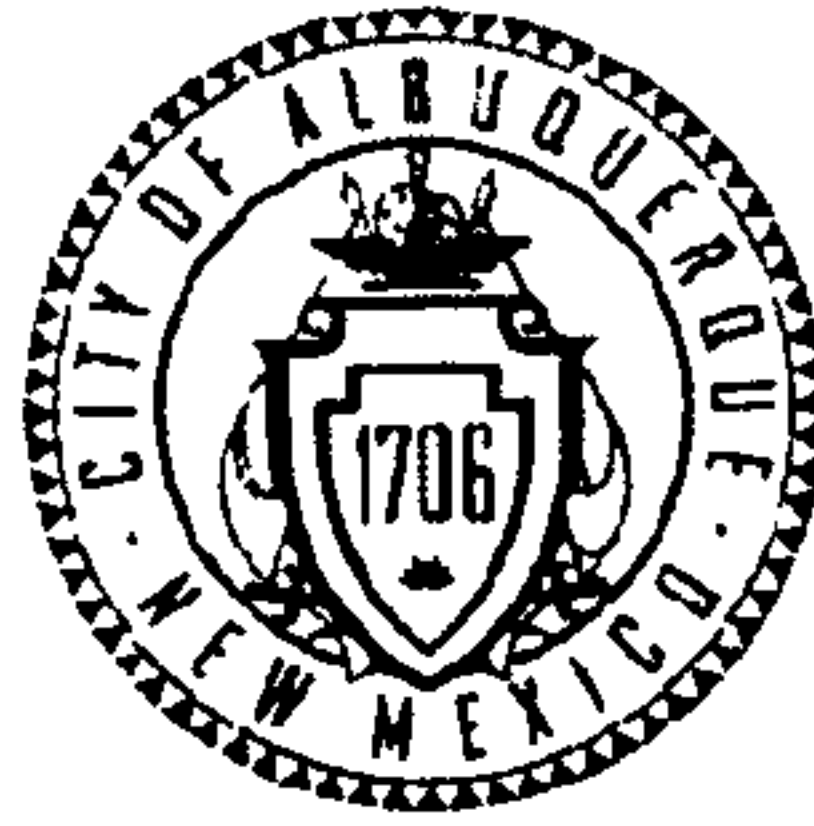
[Signature]
(Applicant or Agent)

03/28/14
(Date)

I issued 1 signs for this application, 3-28-14
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1004976



City of Albuquerque

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

Date: March 27, 2014

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on March 27, 2014
(date)

TO CONTACT NAME: Jake Bordenave
COMPANY/AGENCY: Bordenave Designs
ADDRESS/ZIP: PO Box 91194 / 87199
PHONE/FAX #: 823 1344 / 821 9105

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract A-1-A-1, Black Arroyo Dam, located on West Side Blvd. NW @ Golf Course Rd NW.
zone map page(s) A-12.

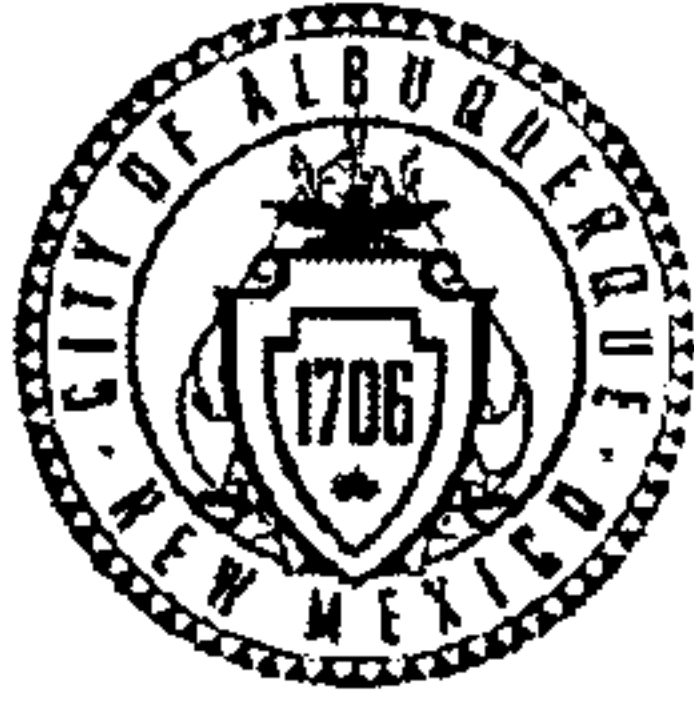
Our records indicate that as of 3/27/14, there were **No Affected**
(date)

Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaura J. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@cabq.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal RB Submittal LUCC Submittal Liquor Submittal
- Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: JAKE BORDENAVE

COMPANY NAME: BORDENAVE DESIGNS

ADDRESS/ZIP: P.O. Box 91194, ALB NM 87199

PHONE: 505-823-1344 FAX: 505-821-9105

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Tract A-1-A-1, BLACK ARROYO DAM

LOCATED ON WEST SIDE BLVD NW LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK

~~BETWEEN~~ @ GOLF COURSE RD NW AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (A-12).

April 23. 2014

(VPE)
(VROW)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 823-1344
 ADDRESS: P.O. Box 91194 FAX: 821-9105
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: jakebordenave@comcast.net

APPLICANT: CALBACILLAS GROUP PHONE: 299-4414
 ADDRESS: 801 ENCINO PL. NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: CALBACILLAS GROUP

DESCRIPTION OF REQUEST: PLAT BASED ~~FEED~~ AMENDED SITE PLAN FOR SUBDIVISION

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

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

Lot or Tract No. A-1-A, B-1-A, B-1-B & C-1-A Block: - Unit: -
 Subdiv/Addn/TBKA: BLACK ARROYO DAM
 Existing Zoning: C2 (SC) Proposed zoning: SAME MRGCD Map No -
 Zone Atlas page(s): A-12 UPC Code: 101206640149810505, *44648410504

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): *43195910507, *46642010503, 1004976

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 4 No. of proposed lots: 3 Total site area (acres): 11.95
 LOCATION OF PROPERTY BY STREETS: On or Near: WESTSIDE BLYD
 Between: GOLF COURSE RD and BLACK ARROYO DAM

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 1-22-13

SIGNATURE Jean J. Bordenave DATE 08/05/13

(Print Name) JEAN J. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers
13 DRB - 70650

Revised: 4/2012

Action	S.F.	Fees
<u>P&F</u>	_____	<u>\$355.00</u>
<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		<u>\$375.00</u>

Hearing date Aug 14, 2013

Project # 1004976

S-6-13
 Staff signature & Date

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

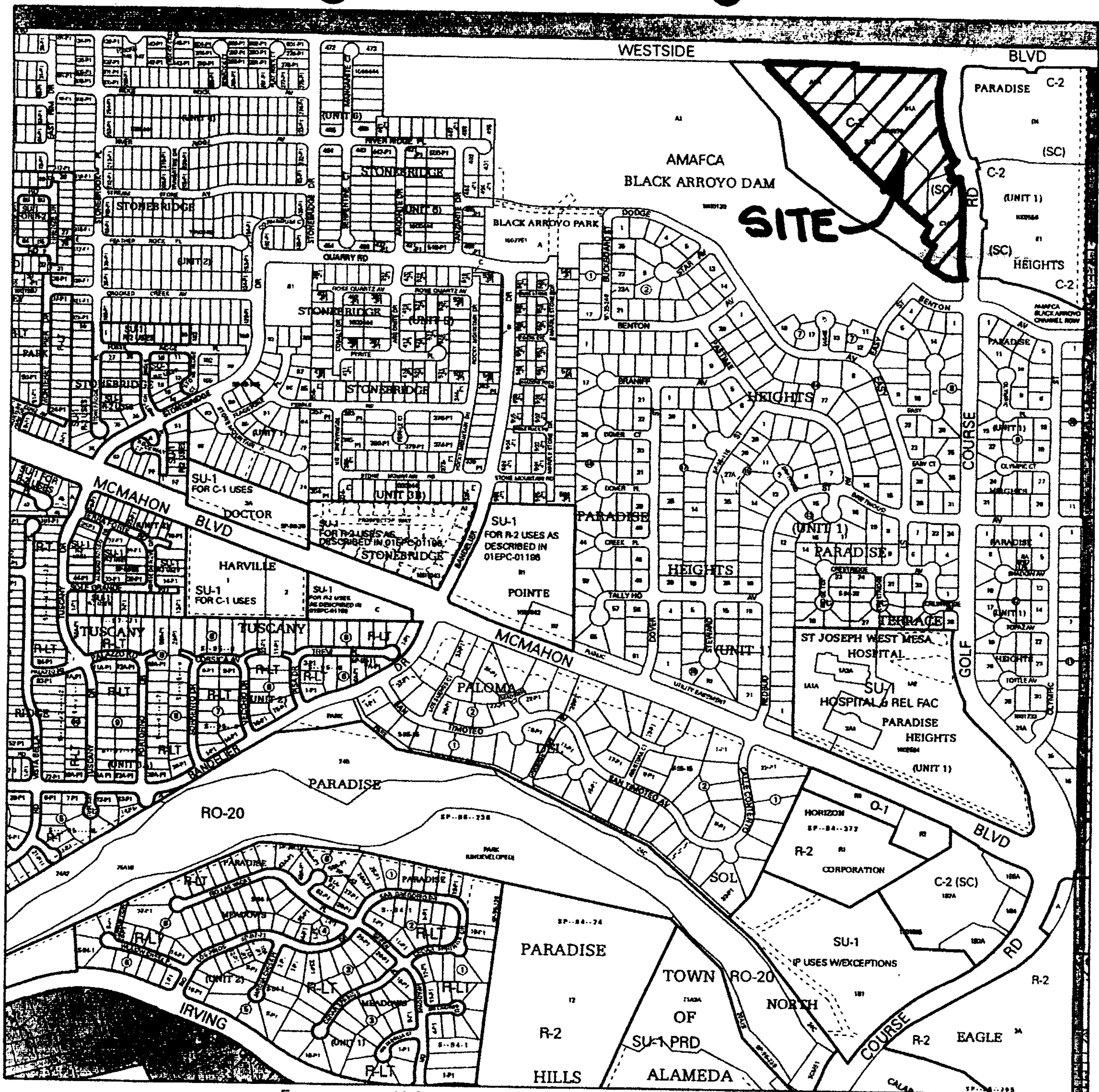
JEAN S. (JAKE) BORDENAVE
 Applicant name (print)
[Signature] 02/05/13
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70650

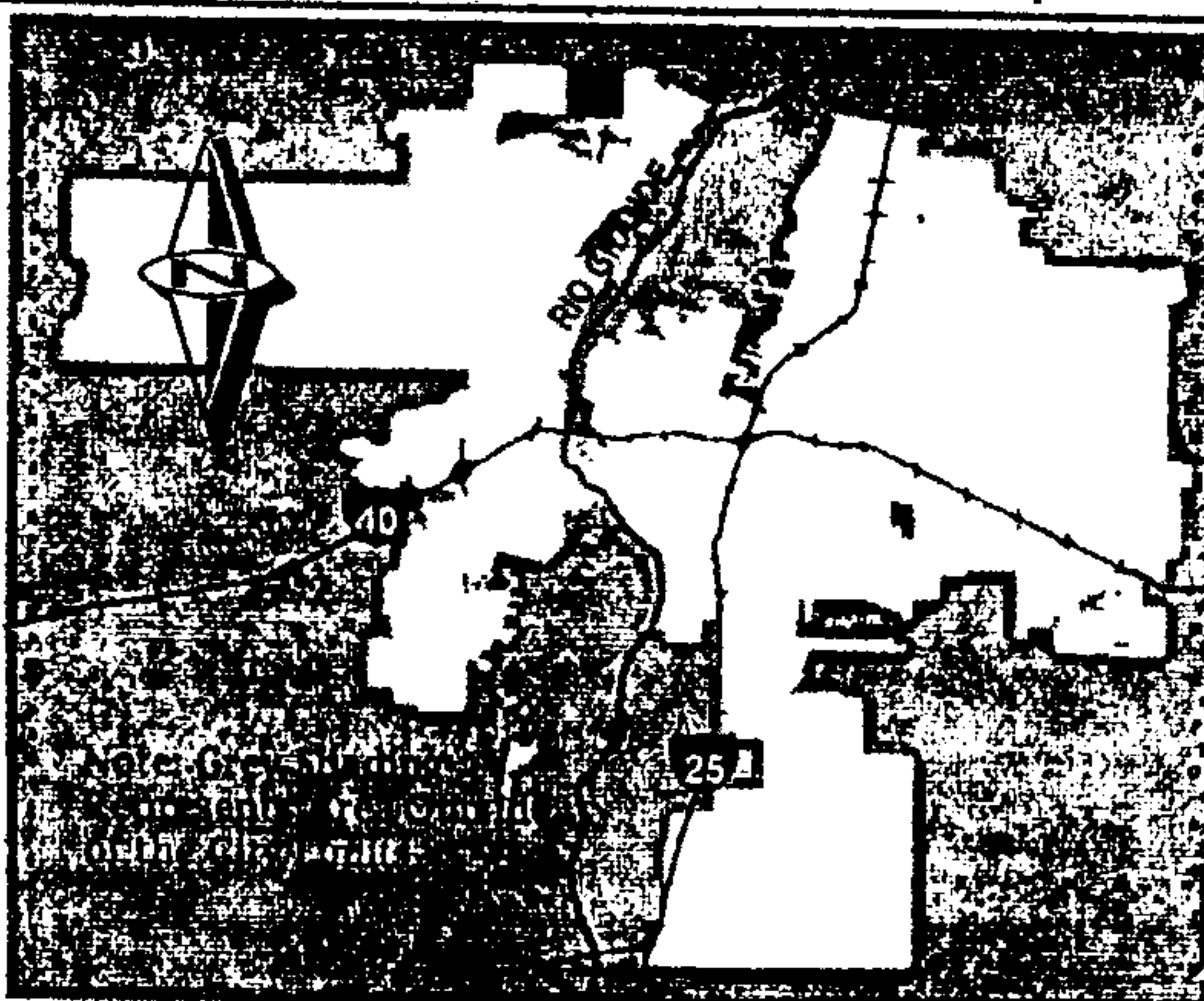
[Signature] 8-6-13
 Planner signature / date
 Project # 1004976



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



Map amended through: 1/24/2011



Zone Atlas Page:

A-12-Z

Selected Symbols

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





August 6, 2013

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Black Arroyo Dam Plan

A Site Plan for subdivision of the subject site was approved by DRB on 08/07/13. The attached plat was prepared to complete the platting procedure.

Sincerely,

A handwritten signature in black ink, appearing to read "Jean J. Bordenave", written in a cursive style.

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

August 14, 2013

INTER-OFFICE MEMO

DATE: July 29, 2013
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner *CL*
RE: Project #1004976, Westside/Golf Course Building
Site Development Plan for Subdivision Amendment

On April 11, 2013, the EPC approved a site development plan for subdivision amendment for the Calabacillas Commercial Park, an approx. 12.5 acre site located at the SW corner of Golf Course Rd. and Westside Blvd., zoned C-2(SC).

I met with the agent, Jake Bordenave, on July 19, 2013 to discuss how the Conditions of Approval were being met. Staff reviewed the July, 2013 version of the amended site development plan for subdivision (but did not review the drainage plan or the utilities plan because the EPC did not see these) and finds that a couple of minor conditions are outstanding:


Condition 3A (explanation): This condition requires that Lot B-1-A-2, the location of the related, site development plan for building permit, be shown. As a result, the language under Lot Size will have to be changed and will be part of a future administrative amendment (AA).

Condition 4B: Please change the heading to "Design Standards".

Condition 5A: Please address building height on Sheet 1.

If you have any questions regarding this case, please call me at 924-3935 or e-mail me at clehner@cabq.gov. Thank you.

INTER-OFFICE MEMO

DATE: July 29, 2013
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner 
RE: Project #1004976, Westside/Golf Course Building
Site Development Plan for Subdivision Amendment

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Condition 3A (explanation): This condition requires that Lot B-1-A-2, the location of the related, site development plan for building permit, be shown. As a result, the language under Lot Size will have to be changed and will be part of a future administrative amendment (AA).

Condition 4B: Please change the heading to "Design Standards".

Condition 5A: Please address building height on Sheet 1.

If you have any questions regarding this case, please call me at 924-3935 or e-mail me at clehner@cabq.gov. Thank you.



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 823-1344
 ADDRESS: P.O. Box 91194 FAX: 821-9105
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jake.bordenave@comcast.net

APPLICANT: CALABACILLAS GROUP PHONE: 299-4414
 ADDRESS: 801 ENCINO PL NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: Owner List all owners: CALABACILLAS GROUP

DESCRIPTION OF REQUEST: AMEND SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

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

Lot or Tract No. A-1-A, B-1-A, B-1-B & C-1-A Block: - Unit: -
 Subdiv/Addn/TBKA: BLACK ARROYO DAM
 Existing Zoning: C-2 (SC) Proposed zoning: SAME MRGCD Map No -
 Zone Atlas page(s): A-12 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004976

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 3 Total site area (acres): 11.95
 LOCATION OF PROPERTY BY STREETS: On or Near: WESTSIDE BLVD
 Between: GOLF COURSE RD and BLACK ARROYO DAM

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 1/22/13

SIGNATURE Jean J. (JAKE) BORDENAVE DATE 07/23/13
 (Print Name) JEAN J. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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

Application case numbers	Action	S.F.	Fees
<u>BDRB - 701634</u>	<u>SPS</u>	—	\$ <u>0</u>
—	<u>CMF</u>	—	\$ <u>20.00</u>
—	—	—	\$ —
—	—	—	\$ —
—	—	—	\$ —
Hearing date <u>July 31 2013</u>			Total
			\$ <u>20.00</u>

[Signature]
 Staff signature & Date 7-23-13

Project # 1004976

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Completed Site Plan for Subdivision Checklist
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - ___ Solid Waste Management Department signature on Site Plan
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ Copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

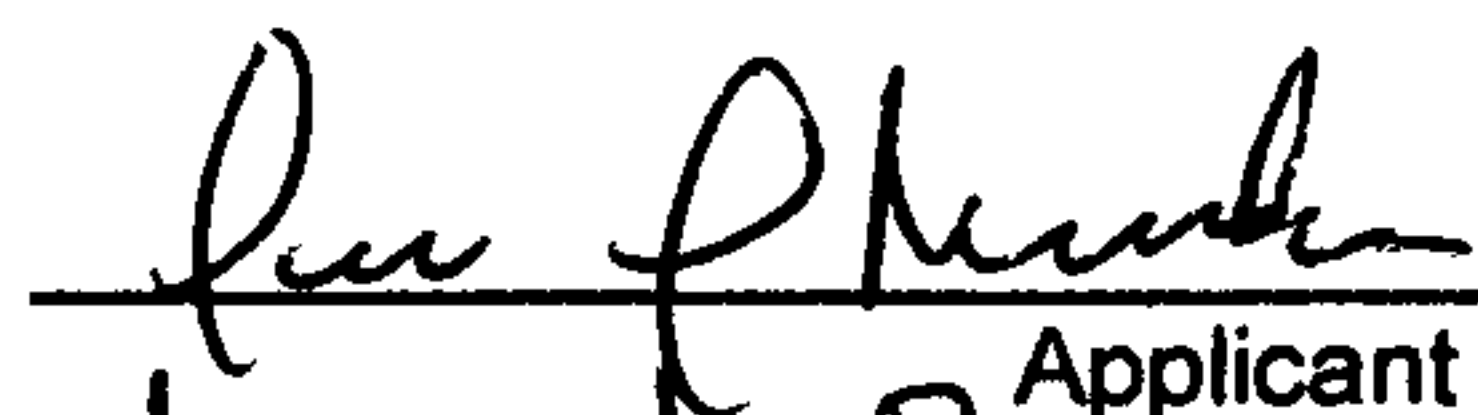
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

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

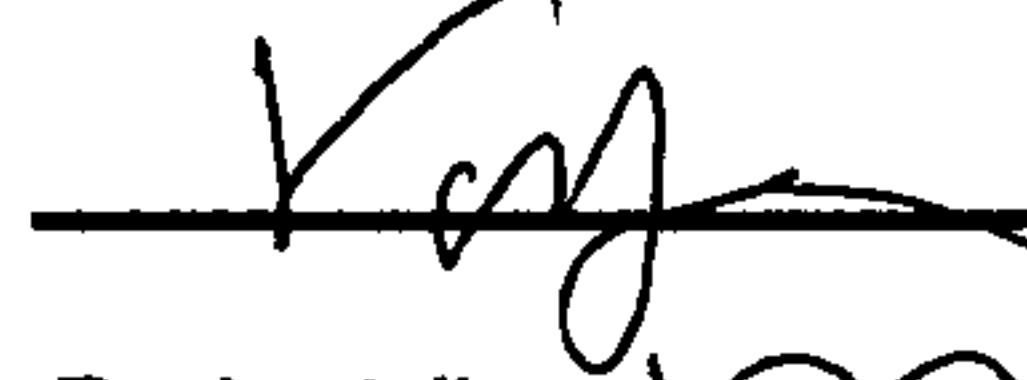
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print)
JEAN S. BORDENAVE 7/23/13
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #'s assigned
 - Related #'s listed
- Application case numbers
 13DRB - 70034


 Planner signature / date
7-23-13
 Project # 1004976



SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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 Subdiv/Addn/TBKA: BLACK ARROYO DAM
 Existing Zoning: C-2(SC) Proposed zoning: SAME MRGCD Map No -
 Zone Atlas page(s): A-12 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1004976

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 3 Total site area (acres): 11.95
 LOCATION OF PROPERTY BY STREETS: On or Near: WESTSIDE BLVD
 Between: GOLF COURSE RD and BLACK ARROYO DAM
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 1/22/13

SIGNATURE Jean J. Bordenave DATE 07/23/13
 (Print Name) JEAN J. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>BDRB - 701034</u>	<u>SPS</u>	—	<u>\$ 0</u>
—	<u>CMF</u>	—	<u>\$ 20.00</u>
—	—	—	\$
—	—	—	\$
—	—	—	\$
Hearing date <u>July 31 2013</u>			Total <u>\$ 20.00</u>

JM 7-23-13 Project # 1004976
 Staff signature & Date

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

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

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

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

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

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

Your attendance is required.

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

Jean J. Bordenave
 Applicant name (print)
JEAN J. BORDENAVE 7/23/13
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 13DRB - 70034

Kay 7-23-13
 Planner signature / date
 Project # 1004976



July 22, 2013

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Amendment of Site Plan for Subdivision

The original Site Plan for Subdivision was approved by the DRB in March, 2007. In the interim there has been very little development activity and the plan wasn't a concern. Development interest in the area is gaining momentum. A Site Development Plan for Building Permit recently received approval from the EPC and DRB for one of the lots.

During that process it became apparent that there were several vague statements as well as errors and conflicts in the narrative portion of the Site Development Plan for Subdivision. The plan was revised and heard by EPC. The Official Notice of Decision for that action is attached. The balance of this letter responds to the Conditions expressed in that notice.

Sheet 1

Condition 1. No action required.

Condition 2. The Site Plan was revised and reviewed by Ms. Catalina Lehner.

Condition 3.

A. Lot B-1-A-2 was added to the plan. Note that this lot is smaller than the minimum lot size required by the new Site Plan. It is the desire of the owner of the Site Plan area to eliminate the lot size statement in its entirety. Ms. Catalina Lehner suggested that an AA to the site plan be prepared after approval to make the deletion.

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

- B. The 12.5 acre value was copied from the existing Site Plan. The plat that was prepared as a result of the existing Site Plan dedicated right-of-way for the realignment of the Golf Course Rd./Westside Blvd. intersection. The site is now 11.95 acres. Ms. Catalina Lehner suggested that an AA for the site plan be prepared after approval to change the acreage.
- C. An exhibit illustrating the "least mean dimension" has been added to sheet 1. The exhibit will be deleted on the AA per item 3A above.
- D. The wording has been changed in the phrase.

Sheet 2

Condition 4. General

- A. A sentence ensuring consistency with the Zoning Code was added at the beginning of the section.
- B. The word 'Standards' replaced the word 'Guidelines'.
- C. The phrase regarding intention has been reworded.

Condition 5. Architectural Standards

- A. The reference to building height on sheet 1 has been removed.
- B. The phrase has been removed in standard 2.
- C. Standard 6 has been divided.
- D. A Screening heading has been added and standards 8, 9 & 10 have been moved to this heading as standards 1, 2 & 3.
- E. A Setbacks heading has been added and standard 11 has been moved to this heading as standard 1.

Condition 6. Landscape Standards

- A. Standard 12 has been moved to Architectural Standards as standard 8.
- B. The word 'shrubs' has been removed from standard 9.
- C. Standard 12 has been added to require depression of landscaped areas.
- D. The word 'ornamental' has been added to standard 11.

E. The sentence "Sod shall not be used" has been added to standard 11.

Condition 7. Parking Standards

A. The title of the section has been changed to 'Parking and Pedestrian Standards'.

B. A standard pertaining to pedestrian connections between tracts has been added as standard 8.

C. Standard 3 has been divided into standards 3 & 4.

D. The word 'pathway' has been substituted for the word 'link' in standard 5.

E. A 6 foot pedestrian pathway requirement on the west side of the internal access road had been added as standard 9.

Condition 8. Lighting Standards

A. A lighting drawing detail has been added.

B. The reference to a specific product has been replaced with defined requirements.

Condition 9. Signage Standards

A. A signage drawing detail has been added.

B. Standard 2 requiring the sign support structure to be compatible with the building architecture has been added.

C. The term 'most proximate' in standard (revised no.) 3 has been replaced with the word 'facing'.

D. The word 'above' has been added to standard 4.

E. Standard 6 has been reworded to delete the 'front' and the phrase 'of the business or tenant'.

Minor clean up and consistency

A. 'Black Arroyo Dam Site' has replaced by 'Calabacillas Commercial Park'.

B. Spelling corrections have been made.

C. Most of lettering has been reformatted to be lower case.

Condition from City Engineer, Municipal Development

Clear sight triangle note added as a separate standard.

Condition from PNM

A. Existing easements and proposed easements shown.

B. Access to facilities note as standard 4 of the Screening Standard.

Note that the lot line at the internal access road has been shifted to the center of the road, Tract B-1-A has been subdivided to conform to the Site Plan for Building Permit and that all other internal lot lines have been removed.

Sincerely,



Jean J(Jake) Bordenave

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

April 11, 2013

Bordenave Designs
Attn: Jake
PO Box 91194
Albuquerque, NM 87199

Project# 1004976
13EPC-40090 Site Development Plan for
Subdivision Amendment

LEGAL DESCRIPTION:

For all or a portion of Lots A-1-A, B-1-A, B-1-B & C-1-A, Black Arroyo Dam, located at the SW corner of the Golf Course Road and Westside Boulevard intersection, containing approximately 12.5 acres.
Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque

NM 87103

On April 11, 2013, the Environmental Planning Commission (EPC) voted to APPROVE Project #1004976, 13EPC-40090, a request for a Site Development Plan for Subdivision Amendment, based on the following Findings and Conditions:

FINDINGS:

1. The request is for an amendment to the Calabacillas Commercial Park site development plan for subdivision, an approximately 12.5 acre site consisting of Lots A-1-A, B-1-A, B-1-B & C-1-A, Black Arroyo Dam, located at the southwest corner of Golf Course and Westside Boulevards, zoned C-2(SC).
2. The applicant proposes to amend the above-referenced site development plan for subdivision to revise and reorganize the existing design standards for the Calabacillas Commercial Park and address the minimum elements in the definition of a site development plan for subdivision. A replat of Lot B-1-A into Lots B-1-A-1 and B-1-A-2, is also included.
3. The accompanying request for a site development plan for building permit (13EPC-40091), for an office/retail building on the approximately 4.0 acre Lot B-1-A, was approved at the March 14, 2013 EPC hearing. Receipt of a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA), to indicate that the building is no longer in a designated flood plain, is pending and will be considered as part of the Development Review Board (DRB) process.

4. The Albuquerque/Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Facility Plan for Arroyos and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is located in the Established Urban Area of the Comprehensive Plan. The Westside Strategic Plan also applies. The Facility Plan for Arroyos is informational. No Sector Development Plans apply. The subject site is located in a designated Activity Center, the Golf Course/County Line Neighborhood Activity Center.
6. The request furthers the following, applicable Comprehensive Plan land use policies:
 - A. Policy II.B.5.a-full range of urban land uses. The request would help facilitate development of new commercial, office and retail uses, which would result in a more complete range of urban land uses in an area characterized by mostly residential and drainage uses.
 - B. Policy II.B.5e-urban services/neighborhood integrity. Future development would be on vacant land contiguous to existing urban facilities and services. Neighborhood integrity would generally not be affected because the single-family homes to the south are buffered by the arroyo and drainage basin.
 - C. Policy II.B.5i-employment/service use location. Future commercial development would be located across the Black Arroyo and drainage basin from the existing single-family homes, which would generally help minimize adverse effects of noise and lighting.
 - D. Policy II.B.5l-quality design/new development. The design standards allow broadly defined southwest architectural styles, which are generally appropriate to the Plan area.
 - E. Policy II.B.5m-site design/vistas/ visual environment. The design standards acknowledge the site's dramatic views, which patios and plazas would be designed to take advantage of. Building design would be contextual to its surroundings.
7. The request partially furthers the following, Comprehensive Plan land use policies:
 - A. Policy II.B.5d-neighborhood /environmental/ resources. The request would facilitate non-residential development that would generally respect natural environmental conditions and scenic resources in terms of architecture, style and colors. However, social and recreational elements such as plaza areas and pedestrian pathways, would not be included to the extent they should be.
 - B. Policy II.B.5j- new commercial development/location. Future development of the subject site, which is zoned C-2(SC), would be in accordance with the C-2 commercial zone and be located in a larger, area-wide shopping center site. However, it does not have access to mass transit because only a commuter line (no stops) passes by.

- C. Policy II.D.4g- pedestrian opportunities /development /safe and pleasant conditions. The proposed design standards would create adequate pedestrian connectivity on individual sites, but not throughout the larger SC site. However, pedestrian ingress and egress and circulation are addressed.
8. The request generally furthers the Activity Centers Goal and WSSP Policy 1.1. The design standards would generally help facilitate expansion of concentrations of non-residential uses, and would do so in a way that would create a contextually appropriate development that could enhance the identity of this Westside location. The non-residential development would occur in a designated Neighborhood Center, which is surrounded by residential development.
9. Regarding the West Side Strategic Plan (WSSP), the request:
- A. Furthers WSSP Policy 4.6-design guidelines. WSSP design guidelines/policies apply to several elements in design standards, particularly views. The proposed design standards adequately address views, signage, lighting, vegetation (landscaping) and Walls/Fences.
- B. Partially furthers WSSP Policies 1.15 and 1.16. Non-vehicular ingress and egress is addressed, but pedestrian elements aren't really integrated into site design (Policy 1.15). More things could be done to create development that is "very accommodating to pedestrians and bicyclists" (Policy 1.16).
- C. Partially furthers WSSP Policy 3.4. The design standards should provide safe pedestrian and bicycle access and try to be more integrated with the surrounding community, especially since the subject site constitutes a Neighborhood Center.
- D. Partially furthers WSSP Policy 4.6.g. The proposed design standards do not address building or parking placement that would make the site easily accessible by transit. Pedestrian ingress and egress is addressed and connections are required to the sidewalk, but the standard to address connectivity between sites was removed.
- E. Does not further WSSP Policy 4.6.h. The proposed design standards limit maximum parking spaces to 10% above required, but need to include pedestrian standards and address pedestrian and bicycle circulation.
10. The design standards cannot allow less than the Zoning Code's minimum requirements.
11. Conditions of approval are needed to improve clarity, create consistency with the previous standards and make the standards more user-friendly. Most conditions are minor and organizational, though some are needed to ensure that applicable WSSP policies are furthered.
12. The affected neighborhood organization, as cited by the Office of Neighborhood Coordination (ONC), is the Westside Coalition. No neighborhood or homeowners associations were

required to be notified. Though notification to Coalitions is a courtesy and not required, the applicant mailed notification to the Westside Coalition on March 12, 2013. Property owners were notified as required. A facilitated meeting was not recommended. Staff is not aware of any concerns as of this writing.

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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Sheet 1- Site Development Plan for Subdivision
 - A. Lot B-1-A-2 shall be shown and indicated if the related site development plan for building permit (13EPC-40091) receives final approval.
 - B. The difference between the 12.5 acres indicated as the site's size and the 11.95 acres indicated as the lots' total shall be explained.
 - C. An exhibit to illustrate the "least mean dimension" shall be provided and listed under the Lot Size category.
 - D. The phrase "mixed use community of a commercial nature" shall be rephrased.

Sheet 2- Design Standards

4. General
 - A. A design standard to ensure consistency with Zoning Code regulations shall be included.
 - B. The term "standard(s)" shall be used.
 - C. The phrase shall read: "It is intended that the site develop [~~as a mixed-use community of a commercial nature~~] [+with a variety of commercial uses+], including...".
5. Architectural Standards
 - A. A discussion of building height (referenced from Sheet 1) shall be provided and included as a standard.

- B. The phrase “as it relates to the previously mentioned architectural styles” shall be removed.
 - C. Standard 6, which addresses building materials and reflectivity, shall be separated into 6 and 7 with subsequent renumbering.
 - D. A heading, such as “Screening & Walls”, shall be used for Standards 8, 9 and 10.
 - E. Setbacks (Standard 11) shall be given its own heading.
6. Landscape Standards
- A. Standard 12, pertaining to CMU walls and fencing, shall be moved to the Architecture subsection.
 - B. Standard 9, suggested trees, shall not mention shrubs (covered in Standard 10).
 - C. A standard to require landscaping depressed below grade shall be added.
 - D. The word “ornamental” shall be added to grasses.
 - E. Sod shall not be used.
7. Parking Standards
- A. The subsection heading shall be “Parking & Pedestrian Standards”.
 - B. The standard pertaining to providing pedestrian connections between all tracts shall be reinstated.
 - C. Standard 3: The second sentence pertaining to pedestrian connections between public sidewalks and buildings shall be broken-out and numbered as Standard 4, with renumbering of the subsequent standards.
 - D. Standard 4 (which will become 5): The term “pedestrian pathway” rather than “pedestrian link” shall be used.
 - E. A pedestrian pathway, minimum 6 feet wide, shall be provided along the western side of the internal roadway.
8. Lighting Standards
- A. A sample light pole detail, with dimensions, shall be provided.
 - B. Rather than a certain manufacturer, finish, color and uniformity throughout the site shall be specified.
9. Signage Standards
- A. The signage details shall be reinstated.

- B. The standard pertaining to sign casing being compatible with building architecture shall be reinstated.
- C. Standard 2: "most proximate" shall be replaced with "facing".
- D. Standard 4: The word "above" shall be added between "feet" and "the adjacent grade".
- E. Standard 9: The phrase shall read "...the area of the ~~front~~ façade of the ~~business or tenant~~ to which it is attached."

10. Minor "Clean-Up" & Consistency

- A. "Calabacillas Commercial Park" shall be used instead of "Black Arroyo Dam Site".
- B. All spelling errors shall be corrected.
- C. The document shall not be in all capital letters.

11. Condition from the City Engineer, Municipal Development and NMDOT:

The following note shall be added: "Landscaping and signage will not interfere with clear sight requirements. Signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

12. Conditions from the Public Service Company of New Mexico (PNM):

- A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- B. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 26, 2013 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.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) 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

OFFICIAL NOTICE OF DECISION
PROJECT #1004976, 13EPC-40090
April 11, 2013
Page 7 of 7

within 15 days of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing 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 ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,



Suzanne Lubar
Acting Director, Planning Department

SL/CLL/mc

cc: Tate Fishburn, Architect. PO Box 2941, Corrales, NM 87048
Westside Coalition of NAs, Attn: Jerry Worrall, 1039 Pinatubo Place NW, Albuquerque, NM 87120
Westside Coalition of NAs, Attn: Candy Patterson, 7608 Elderwood NW, Albuquerque, NM 87120

July 31, 2013

City of Albuquerque
Development Review Board

June 7, 2013

Ref: Response to Review Comments May 15th DRB meeting- 13EPC 40091- HME Healthcare-
Westside and Golf Course

Following are the responses and corrections-

Water Utility Authority-

We are attaching a water/sewer availability statement with this submittal.

Transportation-

We met with Kristal Metro and discussed each issue.

We looked at the city sidewalk along Golf Course and noted that while the street curves in towards the property line, the sidewalk is still outside the property line and doesn't require a sidewalk easement. Going South near the turn in off Golf Course it appears the property line does cross the sidewalk. This is a future phase not in this project and the property seller has engaged Jake Bordenave to correct this property lines in a separate case. Krystal mentioned we may be able to delegate that to that case.

We added the note to both site plan and landscape plan about the clear site requirements.

We are submitting a copy of the cross access easement and noted the document number on the site plan.

We corrected the handicap access detail to show the 1:12 max slope at the sidewalk crossing. All HC parking spaces are flush with sidewalk and spaces have parking bumpers.

We modified the North entrance onto the site by making the curb radius by the ingress 25' instead of 15'. We placed the WB-50 turn radius on the entrance to show that a truck can make the turn. Although it does cross oncoming traffic only in the parking lot, we verified with the owner that truck traffic is light (only 6-8 trucks per week) and the hours of delivery are not during peak customer hours. This is noted on the plan.

Planning-

Condition 6A- We corrected the dimension of the dock well to 40' to match the original dimension.

Condition 6B- We added more notes to explain the truck turn radius and the hours of delivery, amount of truck traffic and feel that there is sufficient room for the trucks to maneuver safely.

WB 50 ?
TE ?

NEW

Condition 7C- We labeled the sidewalk from Westside to match. Note that we had to move the sidewalk closer to the intersection in order to avoid the flood walls that were required to flood proof the site and building.

Condition 8D- OK

Condition 9A- We discussed this issue with Catalina and both realized that we need 5 feet minimum and we were just short. We increased the buffer to over 5 feet and dimensioned it on the site plan.

Condition 9B- We are showing 24 street trees along Golf Course and Westside and counting the trees by the parking along the interior drive we count 18 parking trees.

✓ Condition 10A- We corrected the replaced tree on this revised landscape plan.

✓ Condition 10C- We corrected the amount of landscaping in the NE corner.

✓ Condition 11C- A lot line is shown at the South end of the parking area between the lots.

Landscape Plan Note: We changed the landscape plan back to the original EPC plan with only changes made for conditions. We understand that if the owner wishes to make some planting changes this will need to be done as an AA.

Walls/Fences- Wall was changed to 6' tall and 3 foot wall on West side was removed. We did add flood walls per requirements from hydrology.

Condition 14A- Color has been specified on revised detail.

Condition 15A- Revised signage size to be 8%.

Condition 15C- Specified the logo color as yellow.

Condition 18B- Re-labeled detail.

Hydrology-

We met with Curtis and have developed a floodproofing measure that will remove the building from the flood plane. This involves a flood wall around the North end of the site that diverts the water around the building. This is shown on the conceptual grading and drainage plan. We understand the owner will still be required to purchase flood insurance until the LOMR is approved.

We are submitting plans with these corrections to the DRB for final sign off. Please let us know of any questions or concerns. We appreciate your assistance in this matter.

Sincerely,

***Tate Fishburn
Architect***



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1004976

TO: Application No. _____

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 6/19/2013

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

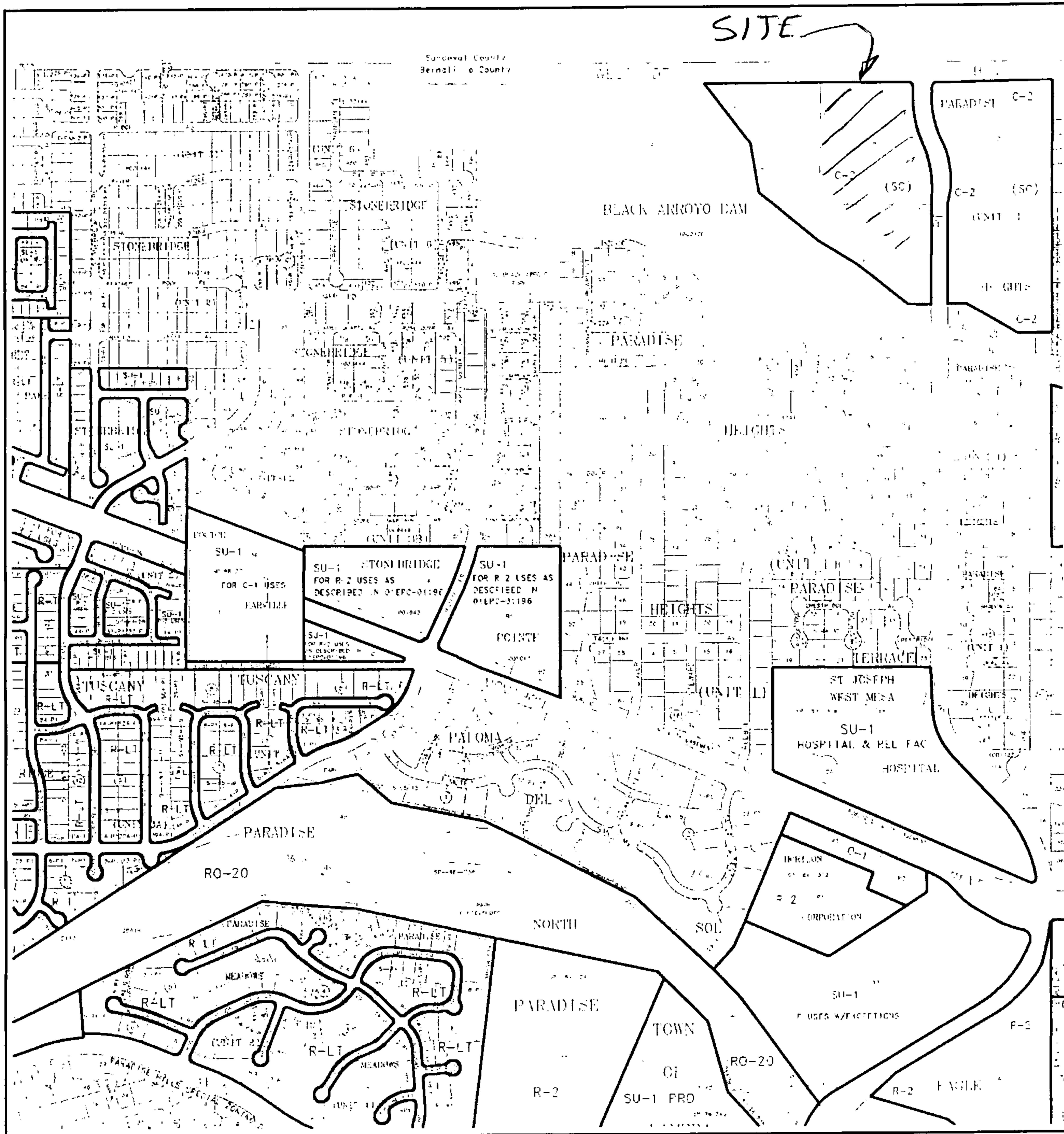
SUBMITTAL DESCRIPTION: REVISED DRAWINGS TO ADDRESS COMMENTS

FROM MAY 15, 2013 DRB

343 - 2585

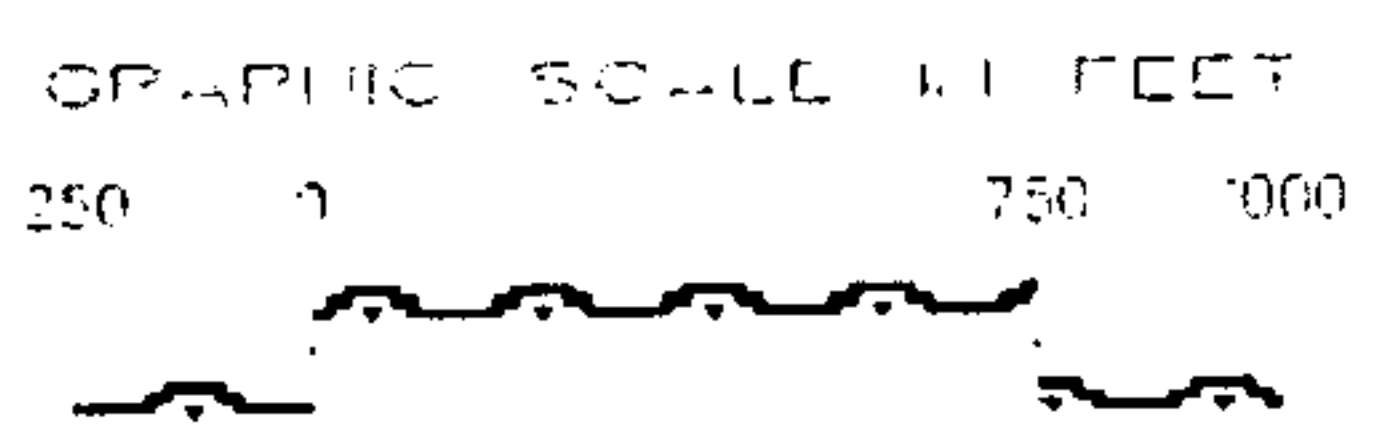
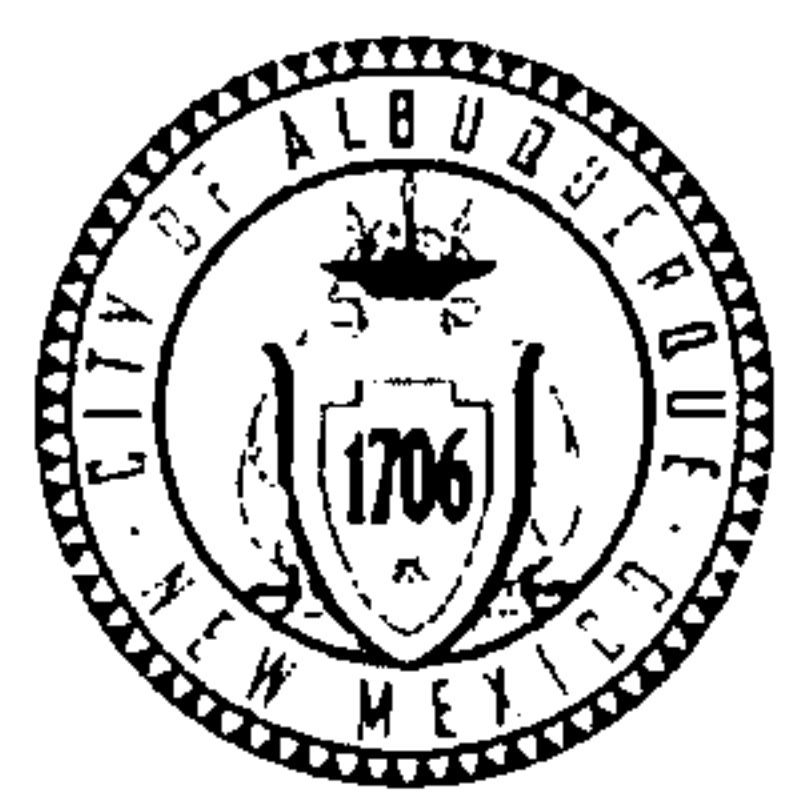
CONTACT NAME: LARRY READ

TELEPHONE: 237-8421 EMAIL: lread@readengineering.com



Suncaval County
Bernalillo County

SITE



Zone Atlas Page

A-12-Z

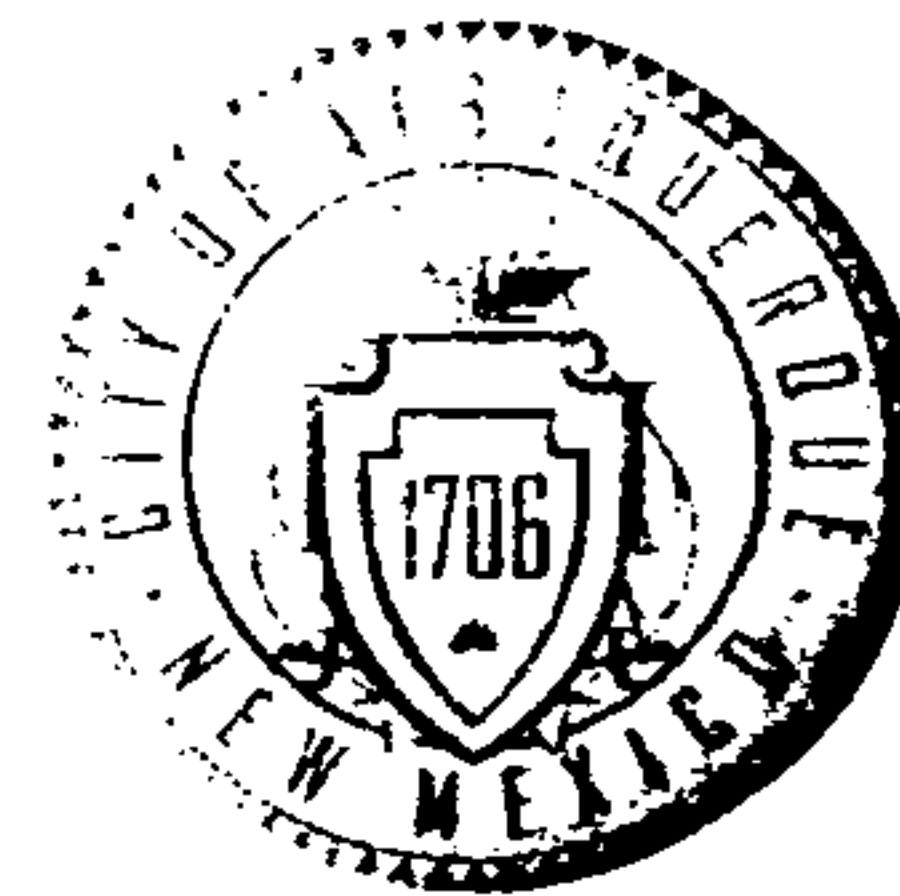
A. G. I. S.
PLANNING DEPARTMENT

Map Amended through March 08, 2005

© Copyright 2004

CITY OF ALBUQUERQUE

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



OFFICIAL NOTIFICATION OF DECISION

March 15, 2013

Larry Read & Associates
Attn: Larry
2430 Midtown Place NE, Suite C
Albuquerque, NM 87107

Project# 1004976
13EPC-40091 Site Development Plan for Building
Permit

LEGAL DESCRIPTION:

For all or a portion of Lot B-1-A, Black Arroyo Dam, located at the SW corner of the Golf Course Road and Westside Boulevard intersection, containing approximately 4.5 acres.

Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque

On March 14, 2013, the Environmental Planning Commission voted to APPROVE Project # 1004976, 13EPC-40091, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

NM 87103

FINDINGS

www.cabq.gov

1. The request is for a site development plan for building permit for Lot B-1-A, Black Arroyo Dam, an approximately 4.0 acre portion (the "subject site") of the approximately 12.5 acre Calabacillas Commercial Park, located at the southwest corner of Golf Course and Westside Boulevards, zoned C-2(SC).
2. The applicant proposes to develop a 35,000 square foot (sf), two-story office/retail building that will provide medical supplies to area hospitals. The proposed development must be consistent with the design standards, some of which are proposed for revision. The southernmost portion of the lot, proposed to become Lot B-1-2-A, would be reserved for future development.

3. The request is accompanied by a request for an amendment to the site development plan for subdivision for the Calabacillas Commercial Park (13EPC-40090). The applicant has requested a 30-day deferral of the site development plan for subdivision request.
4. The Albuquerque Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Facility Plan for Arroyos and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is located in the Established Urban Area of the Comprehensive Plan. The Westside Strategic Plan also applies. The Facility Plan for Arroyos is informational. No Sector Development Plans apply. The subject site is located in a designated Activity Center, the Golf Course/County Line Neighborhood Activity Center.
6. The request furthers the following, Comprehensive Plan policies and Goal:
 - A. Policy II.B.5.a-full range of urban land uses: The request would facilitate development of a retail medical use that would result in a greater range of urban services in the area.
 - B. Policy II.B.5e-growth/facilities/neighborhood integrity: The development is proposed on vacant land contiguous to existing urban facilities. Neighborhood integrity would generally not be affected because the single-family homes to the south are buffered by the drainage basin.
 - C. Policy II.B.5i-employment/service use location: The proposed commercial development would be located across the detention basin from the existing single-family homes to the south, which would generally help minimize adverse effects of noise and lighting.
 - D. Policy II.B.5l-design quality/appropriate to area: The proposed building would be generally appropriate for the Plan area, compatible with the natural landscape and would mostly comply with the design standards.
 - E. Activity Centers Goal: The request would generally contribute to expanding concentrations of non-residential uses that could help reduce urban sprawl and auto travel needs.
7. The request partially furthers the following, Comprehensive Plan policies and Goal:
 - A. Policy II.B.5d- neighborhood /environmental/ resources: The proposed non-residential development would generally respect natural environmental conditions and scenic resources in terms of architecture and colors, though plaza areas and pedestrian pathways would not be incorporated to the extent required.
 - B. Policy II.B.5j- new commercial development/location: The development would be located in a larger, area-wide shopping center site, though transit access is limited to only a commuter line (no stops).

- C. Economic Development: The request would provide new economic development and some employment opportunities, though at this stage it would not be balanced with the environmental goal of keeping buildings safely out of flood plains.
8. The request does not further the following, Comprehensive Plan policies:
- A. Policy II.B.5m-site design/vistas/ visual environment: The proposed site layout and building do not maintain or enhance unique vistas. The quality of the visual environment on site could be improved by relocating the patio (which is near the loading dock) and providing at least minimum landscape buffers from the right-of-way.
 - B. Policy II.D.4g- pedestrian opportunities /development /safe and pleasant conditions: Pedestrian opportunities are not promoted or integrated to the degree that they should be. A connection (too narrow) is proposed to Golf_Course Rd., but not to Westside Blvd. Bicycle lanes run along both. Transit usage could increase in this growing area. There are opportunities to connect sidewalk to the patio (or move the patio from this unpleasant condition) and connect the Phase I and Phase II sites.
9. Regarding the West Side Strategic Plan (WSSP), the request:
- A. Generally furthers WSSP Policy 1.1, because this non-residential development would occur within a designated activity center, the Golf Course/County Line Neighborhood Center. Residential development exists around it.
 - B. Partially furthers WSSP Policies 1.15 and 1.16. Neighborhood Centers, which provide daily goods and services within about a 1 mile radius, must be connected for bicycles and pedestrians. The proposed building would not be the "daily" type of service that caters to neighbors within a 1 mile radius as the WSSP envisions, and pedestrian connections are somewhat lacking.
10. The request does not further the following WSSP policies:
- A. Policy 4.6.g: The proposed site layout places parking in front of both building entrances. By design, parking takes precedence over pedestrian circulation. No pathway is provided to Westside Blvd., and the sidewalk near the building does not connect to the patio.
 - B. Policy 4.6.h: The proposed development does not have a pedestrian and bicycle circulation plan. Convenient access is not provided around the building or throughout the site.
11. Conditions of approval are needed to address Zoning Code requirements, improve the extent to which certain policies are furthered, provide clarification, and ensure compliance with the design standards.

OFFICIAL NOTICE OF DECISION

PROJECT =1004976. 13EPC-40091

March 14, 2013

Page 4 of 10

12. A Traffic Impact Study (TIS) was not required because the proposed development does not meet applicable thresholds.
13. Staff recommends deferral of this request. The proposed building is in a flood plain. A Letter of Map Revision (LOMR) has been submitted to the Federal Emergency Management Agency (FEMA). It typically takes FEMA about 90 days to respond. Meanwhile, City hydrology Staff cannot approve the proposed grading and drainage plan. The site development plan set will remain in a holding pattern at the Development Review Board (DRB) until the LOMR is approved. Final sign-off at the DRB, and subsequent issuance of a building permit, cannot occur until then.
14. The affected neighborhood organization, as cited by the Office of Neighborhood Coordination (ONC), is the Westside Coalition. The agent saw "no affected associations" on the ONC letter and assumed that no notification was required. This is correct with respect to Coalitions; notification is a courtesy and is not required. However, the applicant mailed notification to the Westside Coalition on March 7, 2013. Property owners were notified as required. A facilitated meeting was not recommended. Staff is not aware of any concerns.

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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. If A Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA) is not issued and approved for the subject site and the flood plain designation through the National Flood Insurance Program (NFIP) is not removed, the applicant may choose to proceed- but he does so at his own risk. The City of Albuquerque (the "City") cannot issue a building permit based on the proposed site development plan for building permit as shown until an approved LOMR is received. Any City approval, expressed or implied, does not constitute exemption from Federal or other requirements. The City shall not be held responsible for any type of claim should the applicant choose to proceed, and shall not be obligated to provide any improvements to the site.
4. Design Standards- General:

OFFICIAL NOTICE OF DECISION

PROJECT =1004976. 13EPC-40091

March 14, 2013

Page 5 of 10

The site development plan for building permit shall comply with the Calabacillas Commercial Park Design Standards.

5. Sidewalks:

- A. The sidewalk on the eastern side shall be at least 10.5 feet wide. ✓
- B. The sidewalk along the northern façade shall be at least 8 feet wide to ensure that i average required width (10.5 feet) is maintained. ✓

6. Truck Circulation:

- A. The truck size used shall be stated on Sheet SDP-1 and on the standard tractor trailer turn radius detail. *WB-50*
- B. A note shall be added to address potential heavy vehicle conflict with parked vehicles, since the travel path leads to narrow drive-aisles.
(USE TURN RADIUS FOR WB-50) ADD TO LEGEND NOTE

7. Pedestrian & Bicycle, Access & Circulation:

- A. The pedestrian pathway from Golf Course Rd. shall be at least 6 feet wide and clearly demarcated with special paving (ex. textured concrete). ✓
- B. A pedestrian pathway shall be provided to Westside Blvd., to connect to the building's NW corner. [Ref: Zoning Code 14-16-3-1(H)]. ✓
- C. The pedestrian pathway to Westside Blvd. shall be at least 6 feet wide and clearly demarcated with special paving (ex. textured concrete). [Ref: Zoning Code 14-16-3-1(H)].
- D. The pedestrian path detail shall be updated to show the correct width and to specify material. ✓

8. Outdoor Space:

- A. Seating shall be provided, at the rate of 1 seat per 25 linear feet of façade, along at least one of the facades with entrances.
- B. Each seat shall be a minimum of 24 inches wide.
- C. Seating and shade shall cover at least 25% of the outdoor space (patio) area.
- D. Sidewalk shall connect to the patio area (if not moved from the building's SW corner).
- E. The outdoor space (patio) area shall be moved near the building's NE corner or elsewhere on the building's eastern side.

9. Landscaping- Requirements:

OFFICIAL NOTICE OF DECISION

PROJECT #1004976, 13EPC-40091

March 14, 2013

Page 6 of 10

CAT
Circle
w/CAT

- A. The landscaping buffer along Westside Blvd. and Golf Course Rd. shall be a minimum of 6 feet wide.
- B. Six more parking lot trees shall be provided. At least two shall be in the southern parking lot area.
- C. The landscaping calculations shall be based on the acreage of the future Tract B-1-A-1 (subject site for the site development plan for building permit).
- D. The landscaping calculations shall be revised based on a building footprint of 30,000 sf (consistent with that on the main sheet).

10. Landscaping- Plants:

- A. Either Arizona Ash or Arizona Sycamore (allergenic species) shall be replaced, or quantities of each reduced and another non-allergenic tree (such as Chitalpa or Purple Robe Locust) added.
- B. Buffalo Juniper shall be replaced with another shrub (design standard).
- C. The locations of Russian Sage shall be specified and shall be shown at the site's far NE corner.

11. Landscaping- Details:

- A. The landscaping plan shall list allergenic potential (design standard).
- B. The color of the cobble mulch shall be specified.
- C. A lot line shall be shown on the landscaping plan.

12. Water Harvesting/Re-Use:

- A. Landscape areas shall be depressed below grade to capture runoff water for supplemental irrigation.
- B. Curb notches shall be made in landscape areas and be located so that run-off water can flow into them.
- C. Curb notches shall be shown on the landscaping plan and on the grading and drainage plan.
- D. The planting details shall show landscape below grade.

13. Walls/Fences:

- A. The color of the security wall shall be specified.
- B. The wall and gate for the oxygen tanks shall be shown on Sheet SDP-1. FIX SITE

14. Signage- Monument:

- A. The monument sign detail shows a casing that's 6 feet tall and 7 feet wide, with 30 sf of sign area. It appears that the scale is incorrect. Color needs to be specified.
- B. Another monument sign is shown for the future tract; however, this should be removed and shown when the tract develops.

15. Signage- Building-Mounted:

- A. Building-mounted signage shall not exceed 8% of the façade to which it is applied (design standard). *90 cmc.*
- B. The building-mounted sign details and what's shown on the elevations shall match (i.e.- size, color, etc.).
- C. The color of the logo signs shall be specified.
- D. The shade of blue and/or manufacturer's color of the building-mounted signage shall be indicated.

16. Lighting:

The detail and the note shall specify the color of the parking lot light pole.

17. Architecture:

A note shall be added to indicate that the metal canopy is non-reflective and that glass reflectance doesn't exceed 20% (design standards).

18. Angle Plane/Building Height Exhibit:

- A. The centerline of the Golf Course Blvd. right-of-way (ROW) shall be shown.
- B. The angle planes shall be drawn from the internal boundaries of the premise and from the adjacent public ROW centerline.

19. Other, Minor Clarifications:

- A. The site's zoning shall be listed as C-2(SC) (Sheet SDP-1).
- B. The label "lot" (not "tract") shall be used to be consistent with current labeling.
- C. The building shall be dimensioned (Sheet SDP-1).

20. Condition from Albuquerque Police Department Planning:

- A. Additional pole lights shall be provided near the two vehicle entrances.

OFFICIAL NOTICE OF DECISION

PROJECT #1004976, 13EPC-1001

March 14, 2013

Page 8 of 10

ADD NOTE

- B. The entire property (exterior) should be covered with a video surveillance system. Recommend installing cameras to cover all vehicle entry exit points, loading dock, parking lot, walkways, common and maintenance areas, main building entrance and any other areas deemed vital to the operation.

21. Conditions from City Engineer, Municipal Development and NMDOT:

- A. Clearly show the heavy delivery vehicle pathway (tracking and route) to and from Westside Blvd. onto site and circulation through site. The pathway cannot cross into incoming traffic also provide size and classification of delivery vehicle.
- B. A six-foot wide, ADA accessible, pedestrian pathway is required from public roadway to the building.
- C. Wheel stops (parking bumpers) will be needed around the parameter of building for parking stalls or provide appropriate curb and gutter.
- D. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site.
- E. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
- F. All easements and access agreements must be shown and labeled on Site Plan. Provide recording information.
- G. Until the LOMR is approved, the building Finished Floor will have to be 1 foot above the BFE per the Flood Control Ordinance. The one foot above applies to the highest existing grade, which is approximately 5186 ft. elev.
- H. Submit a Conceptual Grading and Drainage Plan to Hydrology for DRB approval.

22. Conditions from the Public Service Company of New Mexico:

- A. The applicant shall determine if existing utility easements cross the property and shall abide by any conditions or terms of those easements.
- B. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.

ADD

OFFICIAL NOTICE OF DECISION

PROJECT =1004976. 13EPC-40091

March 14, 2013

Page 9 of 10

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 29, 2013** 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.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) 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 of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing 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 ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

OFFICIAL NOTICE OF DECISION

PROJECT #1004976. 13EPC-1001

March 14, 2013

Page 10 of 10

Sincerely,

CMarone

for

Suzanne Lubar

Acting Director, Planning Department

SL/CLL/mc

cc: Tate Fishburn, Architect, PO Box 2941, Corrales, NM 87048
Bordenave Designs, Attn: Jake, PO Box, 91194, Albuquerque, NM 87199
Westside Coalition of NAs, Attn: Jerry Worrall, 1039 Pinatubo Place NW, Albuquerque, NM 87120
Westside Coalition of NAs, Attn: Candy Patterson, 7608 Elderwood NW, Albuquerque, NM 87120

Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tate Fishburn PHONE: 899-9338
 ADDRESS: Box 294 FAX: 899-9328
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: tatefishburn@msd.com

APPLICANT: CALABACILLAS GROUP PHONE: _____
 ADDRESS: 3646 VISTA GRANDE DR NW FAX: _____
 CITY: ALBUQ STATE NM ZIP 87130 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Plan for Building Permit

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

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

Lot or Tract No. B-1-A-1, 2 Block: _____ Unit: _____
 Subdiv/Addr/TBKA: Black Arroyo Dam
 Existing Zoning: C2-SC Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): A-12-Z UPC Code: 101206644648410504

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V_S, etc.): 1004976
13EPC-40090

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 4 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: SW Quadrant of Golf Course & Westside NW
 Between: Golf Course Rd and Unser Blvd

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 5/7/2013
 (Print Name) LARRY D. RETO Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB 70542</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>May 15, 2013</u>			Total <u>\$80.00</u>

[Signature] 5-7-13
 Staff signature & Date

Project # 1004976

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application


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

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

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

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

LARRY REAS
 Applicant name (print)
[Signature] 5/7/2013
 Applicant signature / date



Form revised October 2007

[Signature] 5-7-13
 Planner signature / date
 Project # 1004976

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 10542

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input checked="" type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A		APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tate Fishburn PHONE: 899-9338
ADDRESS: Box 2941 FAX: 899-9328
CITY: Corrales STATE NM ZIP 87048 E-MAIL: tatefishburn@msn.com

APPLICANT: CALABACILLAS GROUP PHONE: _____
ADDRESS: 3646 VISTA GRANDE DR NW FAX: _____
CITY: ALBUQ STATE NM ZIP 87130 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Plan For Building Permit

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

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

Lot or Tract No. B-1-A-1, 3 Block: _____ Unit: _____
Subdiv/Addr/TBKA: Black Arroyo Dam
Existing Zoning: C2-SC Proposed zoning: SAME MRGCD Map No _____
Zone Atlas page(s): A-12-2 UPC Code: 101206644648410504

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRE-, AX, Z, V, S, etc.): 1004976
13EPC-40090

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres) 4 acres
LOCATION OF PROPERTY BY STREETS: On or Near: SW Quadrant of Golf Course & Westside NW
Between: Golf Course Rd and Unser Blvd

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Larry D. Reto DATE 5/7/2013
(Print Name) LARRY D. RETO Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>130RB 70542</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>00.00</u>

Hearing date May 15, 2013

5-7-13

Project # 1604976

Staff signature & Date

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Completed Site Plan for Subdivision Checklist
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - ___ Solid Waste Management Department signature on Site Plan
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ Copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

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

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

Applicant name (print)

 Applicant signature / date



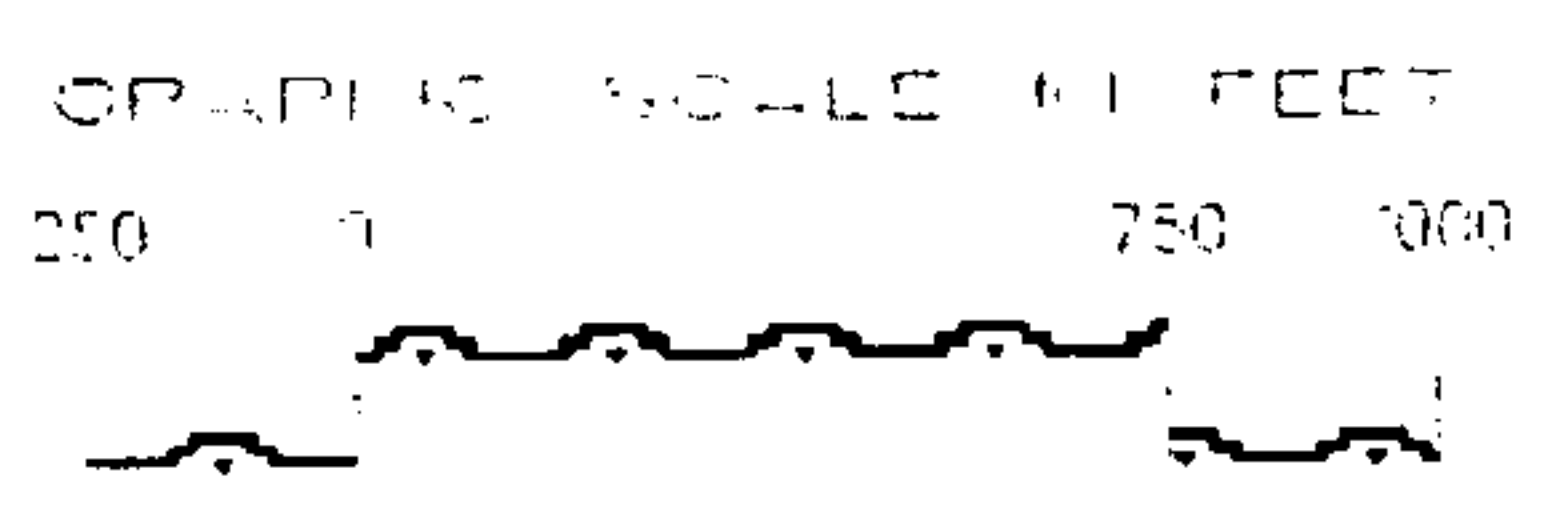
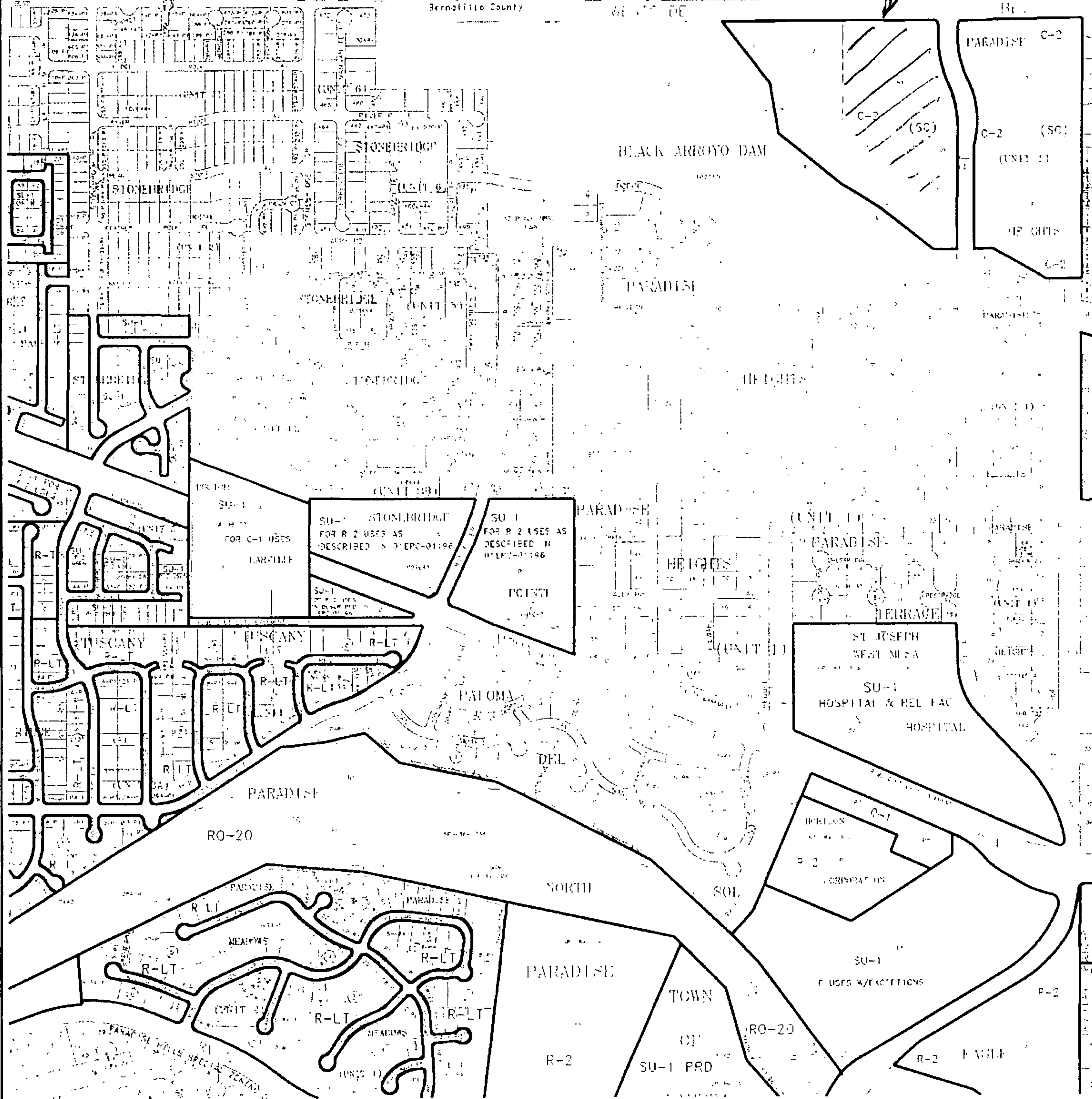
Form revised October 2007

- Checklists complete
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 15 - DRB - 70542

Planner signature / date
 Project # 1004976

Sandoval County
Bernalillo County

SITE →



Zone Atlas Page

A G I S
PLANNING DEPARTMENT

A-12-Z

© Copyright 2004

Map Amended through March 08, 2005

March 11, 2013

City of Albuquerque
Planning Dept.

Calabacillas Group LLC hereby authorizes Larry Read of Larry Read & Associates, Inc. or Tate Fishburn, Architect, to act as agent for the property described as lot B1A of Black Arroyo Dam, located at 10851 Golf Course Rd. NW, Albuquerque, NM, for submittal to EPC for the site development plan for building permit.

Calabacillas Group LLC



Donald Harville,
Managing Partner

May 7, 2013

Ref: Response to conditions of approval- 13EPC 40091- HME Healthcare- Westside and Golf Course

Following are the conditions of approval and our response for each item-

CONDITIONS OF APPROVAL – 13EPC-40091 – March 14, 2013 – Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

This is the accompanying letter.

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

We met with Catalina Lerner prior to this submittal.

3. If A Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA) is not issued regarding the subject site and the flood plain designation through the National Flood Insurance Program (NFIP) is not removed, the applicant may choose to proceed- but he does so at his own risk. The City of Albuquerque (the “City”) cannot issue a building permit based on the proposed site development plan for building permit as shown until an approved LOMR is received. Any City approval, expressed or implied, does not constitute exemption from Federal or other requirements. The City shall not be held responsible for any type of claim should the applicant choose to proceed.

We have submitted the LOMR to FEMA to remove the flood plain from the map. We are communicating with FEMA to expedite the process. We request that this issue be delegated to the city engineer for approval once the LOMR is issued. See civil plan for location of flood plain in relation to the building.

4. Design Standards- General:

The site development plan for building permit shall comply with the Calabacillas Commercial Park Design Standards.

We have designed to the Calabacillas Commercial Park design standards.

5. Sidewalks:

A. The sidewalk on the eastern side shall be at least 10.5 feet wide.

We increased the width of the sidewalk to a minimum of 10.5 feet wide.

B. The sidewalk along the northern façade shall be at least 8 feet wide to ensure that average required width (10.5 feet) is maintained.

We increased the sidewalk along the Northern façade to a minimum of 8' wide.

6. Truck Circulation:

A. The truck size used shall be stated on Sheet SDP-1 and on the standard tractor trailer turn radius detail.

We verified the truck size and now show WB-50 truck turning radius on plan and details.

B. A note shall be added to address potential heavy vehicle conflict with parked vehicles, since the travel path leads to narrow drive-aisles.

We show the new truck turn radius on site plan and verified travel path will be sufficient.

7. Pedestrian & Bicycle, Access & Circulation:

A. The pedestrian pathway from Golf Course Rd. shall be at least 6 feet wide and clearly demarcated with special paving (ex. textured concrete).

We increased path width to 6 ft. and called out concrete finish.

B. A pedestrian pathway shall be provided to Westside Blvd., to connect to the building's NW corner. [Ref: Zoning Code 14-16-3-1(H)].

We added pedestrian path on North West corner of site to Westside.

C. The pedestrian pathway to Westside Blvd. shall be at least 6 feet wide and clearly demarcated with special paving (ex. textured concrete). [Ref: Zoning Code 14-16-3-1(H)].

We show the path as 6' wide and contrasting concrete finish.

D. The pedestrian path detail shall be updated to show the correct width and to specify material.

We updated the detail.

8. Outdoor Space:

A. Seating shall be provided, at the rate of 1 seat per 25 linear feet of façade, along at least one of the facades with entrances.

We added benches under the porches on the North side. We also added calculations for required seating.

B. Each seat shall be a minimum of 24 inches wide. **Yes.**

C. Seating and shade shall cover at least 25% of the outdoor space (patio) area.

See seating and required shade calculations on plans

D. Sidewalk shall connect to the patio area (if not moved from the building's SW corner).
We added covered outdoor space on the West, North and East sides of building. See new calculations.

E. The outdoor space (patio) area shall be moved near the building's NE corner or elsewhere on the building's eastern side.
Same as above.

9. Landscaping- Requirements:

A. The landscaping buffer along Westside Blvd. and Golf Course Rd. shall be a minimum of 6 feet wide.

We verified that we are maintaining 6' min. along both Westside and Golf Course.

B. Six more parking lot trees shall be provided. At least two shall be in the southern parking lot area.

See revised site plan and parking tree calculations. We are providing all required trees and distances.

C. The landscaping calculations shall be based on the acreage of the future Tract B-1-A-1 (subject site for the site development plan for building permit).

We revised the project data to show correct acreage.

D. The landscaping calculations shall be revised based on a building footprint of 30,000 sf (consistent with that on the main sheet).

We revised the project data to show the correct footprint.

10. Landscaping- Plants:

A. Either Arizona Ash or Arizona Sycamore (allergenic species) shall be replaced, or quantities of each reduced and another non-allergenic tree (such as Chitalpa or Purple Robe Locust) added.

We made the recommended changes to the plan.

B. Buffalo Juniper shall be replaced with another shrub (design standard).

Buffalo Juniper was replaced on the revised landscape plan.

- C. The locations of Russian Sage shall be specified and shall be shown at the site's far NE corner.

Russian Sage is shown at the NE corner of site.

11. Landscaping- Details:

- A. The landscaping plan shall list allergenic potential (design standard).
- B. The color of the cobble mulch shall be specified.
- C. A lot line shall be shown on the landscaping plan.

These corrections were all made to the plans.

12. Water Harvesting/Re-Use:

- A. Landscape areas shall be depressed below grade to capture runoff water for supplemental irrigation.
- B. Curb notches shall be made in landscape areas and be located so that run-off water can flow into them.
- C. Curb notches shall be shown on the landscaping plan and on the grading and drainage plan.
- D. The planting details shall show landscape below grade.

We were able to incorporate these details at the planters along the South West side of the site. We have shown these changes on the grading and drainage plan and the landscape plans and details.

13. Walls/Fences:

- A. The color of the security wall shall be specified.
- B. The wall and gate for the oxygen tanks shall be shown on Sheet SDP-1.

These corrections were made to the revised plans.

14. Signage- Monument:

- A. The monument sign detail shows a casing that's 6 feet tall and 7 feet wide, with 30 sf of sign area. It appears that the scale is incorrect. Color needs to be specified.
- B. Another monument sign is shown for the future tract; however, this should be removed and shown when the tract develops.

Scale was corrected and the monument sign on the South future tract was removed.

15. Signage- Building-Mounted:

A. Building-mounted signage shall not exceed 8% of the façade to which it is applied (design standard).

We added signage area calculations to the elevation sheet.

B. The building-mounted sign details and what's shown on the elevations shall match (i.e. size, color, etc.).

C. The color of the logo signs shall be specified.

D. The shade of blue and/or manufacturer's color of the building-mounted signage shall be indicated.

Sign sizes and colors were specified and corrected on the revised plans.

16. Lighting:

The detail and the note shall specify the color of the parking lot light pole.

We added color "bronze" to the details and notes.

17. Architecture:

A note shall be added to indicate that the metal canopy is non-reflective and that glass reflectance doesn't exceed 20% (design standards).

We added this note.

18. Angle Plane/Building Height Exhibit:

A. The centerline of the Golf Course Blvd. right-of-way (ROW) shall be shown.

B. The angle planes shall be drawn from the internal boundaries of the premise and from the adjacent public ROW centerline.

We added this detail to the detail sheet showing angle plane from both the internal boundaries and nearest centerline of public ROW.

19. Other, Minor Clarifications:

A. The site's zoning shall be listed as C-2(SC) (Sheet SDP-1).

B. The label "lot" (not "tract") shall be used to be consistent with current labeling.

C. The building shall be dimensioned (Sheet SDP-1).

The corrections were made on the revised plans.

20. Condition from Albuquerque Police Department/Planning:

A. Additional pole lights shall be provided near the two vehicle entrances.

B. The entire property (exterior) should be covered with a video surveillance system. Recommend installing cameras to cover all vehicle entry/exit points, loading dock, parking lot, walkways, common and maintenance areas, main building entrance and any other areas deemed vital to the operation.

These notes were added to the site plan and we did add a double headed pole light at the entrances.

21. Conditions from City Engineer, Municipal Development and NMDOT:

A. Clearly show the heavy/delivery vehicle pathway (tracking and route) to and from Westside Blvd. onto site and circulation through site. The pathway cannot cross into incoming traffic also provide size and classification of delivery vehicle.

Incoming truck traffic path is shown on the revised plans.

B. A six-foot wide, ADA accessible, pedestrian pathway is required from public roadway to the building.

We have shown the accessible pedestrian pathway from East side of building to public roadway.

C. Wheel stops (parking bumpers) will be needed around the parameter of building for parking stalls or provide appropriate curb and gutter.

We have added parking bumpers where required around the building.

D. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site.

We believe we have everything labeled and dimensioned properly on the plans.

E. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.

Site shall be in compliance with DPM and current ADA standards/requirements.

F. All easements and access agreements must be shown and labeled on Site Plan. Provide recording information.

All current easements and access easements are shown and labeled on plans.

- G. Until the LOMR is approved, the building Finished Floor will have to be 1 foot above the BFE per the Flood Control Ordinance. The one foot above applies to the highest existing grade, which is approximately 5186 ft. elev.

We have submitted the LOMR to FEMA to remove the flood plain from the map. We are communicating with FEMA to expedite the process. We request that this issue be delegated to the city engineer for approval once the LOMR is issued. See civil plan for location of flood plain in relation to the building.

- H. Submit a Conceptual Grading and Drainage Plan to Hydrology for DRB approval.
We are submitting a revised conceptual grading and drainage plan for approval.

22. Conditions from the Public Service Company of New Mexico:

- A. The applicant shall determine if existing utility easements cross the property and shall abide by any conditions or terms of those easements.
- B. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.

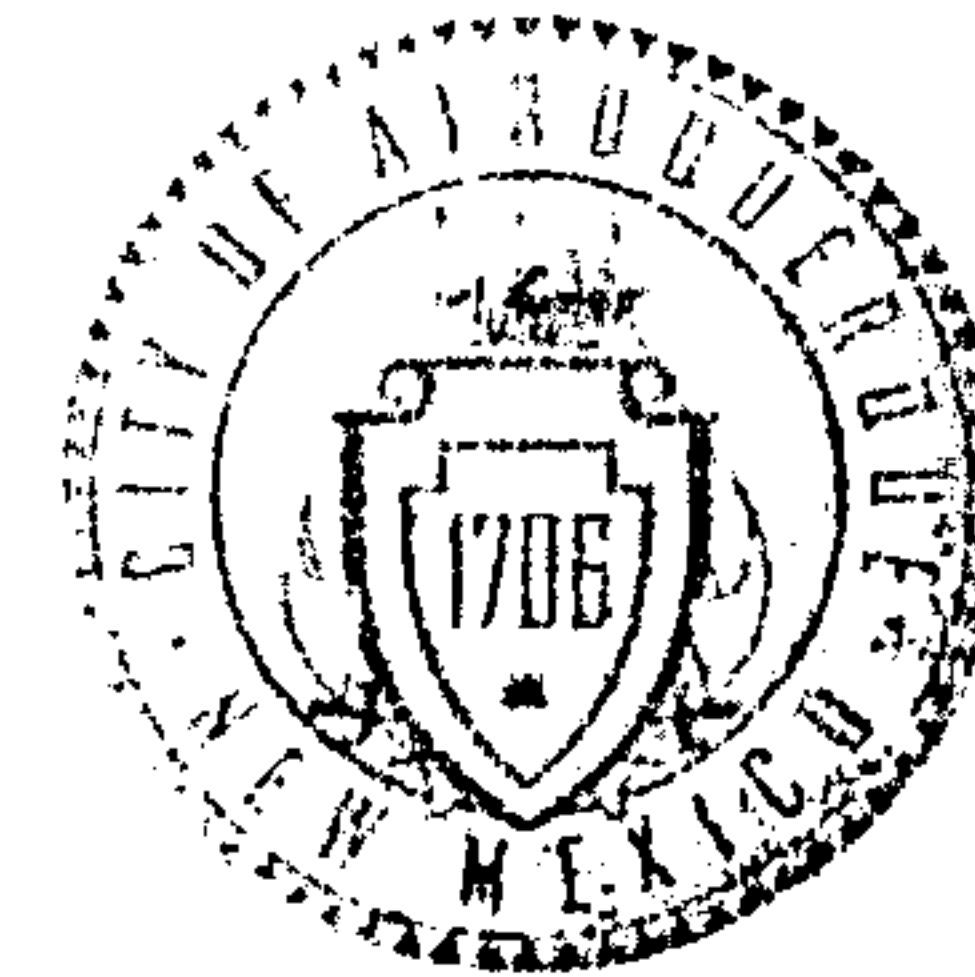
This note has been added to the Utility plan.

We are submitting plans with these corrections to the DRB for final sign off. Please let us know of any questions or concerns. We appreciate your assistance in this matter.

Sincerely,

***Tate Fishburn
Architect***

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

March 15, 2013

Larry Read & Associates
Attn: Larry
2430 Midtown Place NE, Suite C
Albuquerque, NM 87107

Project# 1004976
13EPC-40091 Site Development Plan for Building
Permit

LEGAL DESCRIPTION:

For all or a portion of Lot B-1-A, Black Arroyo Dam, located at the SW corner of the Golf Course Road and Westside Boulevard intersection, containing approximately 4.5 acres.

Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque

On March 14, 2013, the Environmental Planning Commission voted to APPROVE Project # 1004976, 13EPC-40091, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

NM 87103

FINDINGS

www.cabq.gov

1. The request is for a site development plan for building permit for Lot B-1-A, Black Arroyo Dam, an approximately 4.0 acre portion (the "subject site") of the approximately 12.5 acre Calabacillas Commercial Park, located at the southwest corner of Golf Course and Westside Boulevards, zoned C-2(SC).
2. The applicant proposes to develop a 35,000 square foot (sf), two-story office/retail building that will provide medical supplies to area hospitals. The proposed development must be consistent with the design standards, some of which are proposed for revision. The southernmost portion of the lot, proposed to become Lot B-1-2-A, would be reserved for future development.

3. The request is accompanied by a request for an amendment to the site development plan for subdivision for the Calabacillas Commercial Park (13EPC-40090). The applicant has requested a 30-day deferral of the site development plan for subdivision request.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Facility Plan for Arroyos and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is located in the Established Urban Area of the Comprehensive Plan. The Westside Strategic Plan also applies. The Facility Plan for Arroyos is informational. No Sector Development Plans apply. The subject site is located in a designated Activity Center, the Golf Course/County Line Neighborhood Activity Center.
6. The request furthers the following, Comprehensive Plan policies and Goal:
 - A. Policy II.B.5.a-full range of urban land uses: The request would facilitate development of a retail medical use that would result in a greater range of urban services in the area.
 - B. Policy II.B.5e-growth/facilities/neighborhood integrity: The development is proposed on vacant land contiguous to existing urban facilities. Neighborhood integrity would generally not be affected because the single-family homes to the south are buffered by the drainage basin.
 - C. Policy II.B.5i-employment/service use location: The proposed commercial development would be located across the detention basin from the existing single-family homes to the south, which would generally help minimize adverse effects of noise and lighting.
 - D. Policy II.B.5l-design quality/appropriate to area: The proposed building would be generally appropriate for the Plan area, compatible with the natural landscape and would mostly comply with the design standards.
 - E. Activity Centers Goal: The request would generally contribute to expanding concentrations of non-residential uses that could help reduce urban sprawl and auto travel needs.
7. The request partially furthers the following, Comprehensive Plan policies and Goal:
 - A. Policy II.B.5d- neighborhood /environmental/ resources: The proposed non-residential development would generally respect natural environmental conditions and scenic resources in terms of architecture and colors, though plaza areas and pedestrian pathways would not be incorporated to the extent required.
 - B. Policy II.B.5j- new commercial development/location: The development would be located in a larger, area-wide shopping center site, though transit access is limited to only a commuter line (no stops).

- C. Economic Development: The request would provide new economic development and some employment opportunities, though at this stage it would not be balanced with the environmental goal of keeping buildings safely out of flood plains.
8. The request does not further the following, Comprehensive Plan policies:
- A. Policy II.B.5m-site design/vistas/ visual environment: The proposed site layout and building do not maintain or enhance unique vistas. The quality of the visual environment on site could be improved by relocating the patio (which is near the loading dock) and providing at least minimum landscape buffers from the right-of-way.
 - B. Policy II.D.4g- pedestrian opportunities /development /safe and pleasant conditions: Pedestrian opportunities are not promoted or integrated to the degree that they should be. A connection (too narrow) is proposed to Golf_Course Rd., but not to Westside Blvd. Bicycle lanes run along both. Transit usage could increase in this growing area. There are opportunities to connect sidewalk to the patio (or move the patio from this unpleasant condition) and connect the Phase I and Phase II sites.
9. Regarding the West Side Strategic Plan (WSSP), the request:
- A. Generally furthers WSSP Policy 1.1, because this non-residential development would occur within a designated activity center, the Golf Course/County Line Neighborhood Center. Residential development exists around it.
 - B. Partially furthers WSSP Policies 1.15 and 1.16. Neighborhood Centers, which provide daily goods and services within about a 1 mile radius, must be connected for bicycles and pedestrians. The proposed building would not be the "daily" type of service that caters to neighbors within a 1 mile radius as the WSSP envisions, and pedestrian connections are somewhat lacking.
10. The request does not further the following WSSP policies:
- A. Policy 4.6.g: The proposed site layout places parking in front of both building entrances. By design, parking takes precedence over pedestrian circulation. No pathway is provided to Westside Blvd., and the sidewalk near the building does not connect to the patio.
 - B. Policy 4.6.h: The proposed development does not have a pedestrian and bicycle circulation plan. Convenient access is not provided around the building or throughout the site.
11. Conditions of approval are needed to address Zoning Code requirements, improve the extent to which certain policies are furthered, provide clarification, and ensure compliance with the design standards.

12. A Traffic Impact Study (TIS) was not required because the proposed development does not meet applicable thresholds.
13. Staff recommends deferral of this request. The proposed building is in a flood plain. A Letter of Map Revision (LOMR) has been submitted to the Federal Emergency Management Agency (FEMA). It typically takes FEMA about 90 days to respond. Meanwhile, City hydrology Staff cannot approve the proposed grading and drainage plan. The site development plan set will remain in a holding pattern at the Development Review Board (DRB) until the LOMR is approved. Final sign-off at the DRB, and subsequent issuance of a building permit, cannot occur until then.
14. The affected neighborhood organization, as cited by the Office of Neighborhood Coordination (ONC), is the Westside Coalition. The agent saw "no affected associations" on the ONC letter and assumed that no notification was required. This is correct with respect to Coalitions; notification is a courtesy and is not required. However, the applicant mailed notification to the Westside Coalition on March 7, 2013. Property owners were notified as required. A facilitated meeting was not recommended. Staff is not aware of any concerns.

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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. If A Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA) is not issued and approved for the subject site and the flood plain designation through the National Flood Insurance Program (NFIP) is not removed, the applicant may choose to proceed- but he does so at his own risk. The City of Albuquerque (the "City") cannot issue a building permit based on the proposed site development plan for building permit as shown until an approved LOMR is received. Any City approval, expressed or implied, does not constitute exemption from Federal or other requirements. The City shall not be held responsible for any type of claim should the applicant choose to proceed, and shall not be obligated to provide any improvements to the site.
4. Design Standards- General:

OFFICIAL NOTICE OF DECISION

PROJECT #1004976. 13EPC-40091

March 14, 2013

Page 5 of 10

The site development plan for building permit shall comply with the Calabacillas Commercial Park Design Standards.

5. Sidewalks:

- A. The sidewalk on the eastern side shall be at least 10.5 feet wide.
- B. The sidewalk along the northern façade shall be at least 8 feet wide to ensure that average required width (10.5 feet) is maintained.

6. Truck Circulation:

- A. The truck size used shall be stated on Sheet SDP-1 and on the standard tractor trailer turn radius detail.
- B. A note shall be added to address potential heavy vehicle conflict with parked vehicles, since the travel path leads to narrow drive-aisles.

7. Pedestrian & Bicycle, Access & Circulation:

- A. The pedestrian pathway from Golf Course Rd. shall be at least 6 feet wide and clearly demarcated with special paving (ex. textured concrete).
- B. A pedestrian pathway shall be provided to Westside Blvd., to connect to the building's NW corner. [Ref: Zoning Code 14-16-3-1(H)].
- C. The pedestrian pathway to Westside Blvd. shall be at least 6 feet wide and clearly demarcated with special paving (ex. textured concrete). [Ref: Zoning Code 14-16-3-1(H)].
- D. The pedestrian path detail shall be updated to show the correct width and to specify material.

8. Outdoor Space:

- A. Seating shall be provided, at the rate of 1 seat per 25 linear feet of façade, along at least one of the facades with entrances.
- B. Each seat shall be a minimum of 24 inches wide.
- C. Seating and shade shall cover at least 25% of the outdoor space (patio) area.
- D. Sidewalk shall connect to the patio area (if not moved from the building's SW corner).
- E. The outdoor space (patio) area shall be moved near the building's NE corner or elsewhere on the building's eastern side.

9. Landscaping- Requirements:

- A. The landscaping buffer along Westside Blvd. and Golf Course Rd. shall be a minimum of 6 feet wide.
- B. Six more parking lot trees shall be provided. At least two shall be in the southern parking lot area.
- C. The landscaping calculations shall be based on the acreage of the future Tract B-1-A-1 (subject site for the site development plan for building permit).
- D. The landscaping calculations shall be revised based on a building footprint of 30,000 sf (consistent with that on the main sheet).

10. Landscaping- Plants:

- A. Either Arizona Ash or Arizona Sycamore (allergenic species) shall be replaced, or quantities of each reduced and another non-allergenic tree (such as Chitalpa or Purple Robe Locust) added.
- B. Buffalo Juniper shall be replaced with another shrub (design standard).
- C. The locations of Russian Sage shall be specified and shall be shown at the site's far NE corner.

11. Landscaping- Details:

- A. The landscaping plan shall list allergenic potential (design standard).
- B. The color of the cobble mulch shall be specified.
- C. A lot line shall be shown on the landscaping plan.

12. Water Harvesting/Re-Use:

- A. Landscape areas shall be depressed below grade to capture runoff water for supplemental irrigation.
- B. Curb notches shall be made in landscape areas and be located so that run-off water can flow into them.
- C. Curb notches shall be shown on the landscaping plan and on the grading and drainage plan.
- D. The planting details shall show landscape below grade.

13. Walls/Fences:

- A. The color of the security wall shall be specified.
- B. The wall and gate for the oxygen tanks shall be shown on Sheet SDP-1.

14. Signage- Monument:

- A. The monument sign detail shows a casing that's 6 feet tall and 7 feet wide, with 30 sf of sign area. It appears that the scale is incorrect. Color needs to be specified.
- B. Another monument sign is shown for the future tract; however, this should be removed and shown when the tract develops.

15. Signage- Building-Mounted:

- A. Building-mounted signage shall not exceed 8% of the façade to which it is applied (design standard).
- B. The building-mounted sign details and what's shown on the elevations shall match (i.e.- size, color, etc.).
- C. The color of the logo signs shall be specified.
- D. The shade of blue and/or manufacturer's color of the building-mounted signage shall be indicated.

16. Lighting:

The detail and the note shall specify the color of the parking lot light pole.

17. Architecture:

A note shall be added to indicate that the metal canopy is non-reflective and that glass reflectance doesn't exceed 20% (design standards).

18. Angle Plane/Building Height Exhibit:

- A. The centerline of the Golf Course Blvd. right-of-way (ROW) shall be shown.
- B. The angle planes shall be drawn from the internal boundaries of the premise and from the adjacent public ROW centerline.

19. Other. Minor Clarifications:

- A. The site's zoning shall be listed as C-2(SC) (Sheet SDP-1).
- B. The label "lot" (not "tract") shall be used to be consistent with current labeling.
- C. The building shall be dimensioned (Sheet SDP-1).

20. Condition from Albuquerque Police Department Planning:

- A. Additional pole lights shall be provided near the two vehicle entrances.

OFFICIAL NOTICE OF DECISION

PROJECT #1004976, 13EPC-40091

March 14, 2013

Page 8 of 10

- B. The entire property (exterior) should be covered with a video surveillance system. Recommend installing cameras to cover all vehicle entry/exit points, loading dock, parking lot, walkways, common and maintenance areas, main building entrance and any other areas deemed vital to the operation.

21. Conditions from City Engineer, Municipal Development and NMDOT:

- A. Clearly show the heavy/delivery vehicle pathway (tracking and route) to and from Westside Blvd. onto site and circulation through site. The pathway cannot cross into incoming traffic also provide size and classification of delivery vehicle.
- B. A six-foot wide, ADA accessible, pedestrian pathway is required from public roadway to the building.
- C. Wheel stops (parking bumpers) will be needed around the parameter of building for parking stalls or provide appropriate curb and gutter.
- D. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site.
- E. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
- F. All easements and access agreements must be shown and labeled on Site Plan. Provide recording information.
- G. Until the LOMR is approved, the building Finished Floor will have to be 1 foot above the BFE per the Flood Control Ordinance. The one foot above applies to the highest existing grade, which is approximately 5186 ft. elev.
- H. Submit a Conceptual Grading and Drainage Plan to Hydrology for DRB approval.

22. Conditions from the Public Service Company of New Mexico:

- A. The applicant shall determine if existing utility easements cross the property and shall abide by any conditions or terms of those easements.
- B. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.

OFFICIAL NOTICE OF DECISION

PROJECT #1004976, 13EPC-40091

March 14, 2013

Page 9 of 10

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MARCH 29, 2013** 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.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) 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 of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing 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 ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

OFFICIAL NOTICE OF DECISION
PROJECT #1004976, 13EPC-40091
March 14, 2013
Page 10 of 10

Sincerely,

C. Manone

for

Suzanne Lubar
Acting Director, Planning Department

SL/CLL/mc

cc: Tate Fishburn, Architect. PO Box 2941, Corrales, NM 87048
Bordenave Designs, Attn: Jake. PO Box, 91194, Albuquerque, NM 87199
Westside Coalition of NAs, Attn: Jerry Worrall, 1039 Pinatubo Place NW, Albuquerque, NM 87120
Westside Coalition of NAs, Attn: Candy Patterson, 7608 Elderwood NW, Albuquerque, NM 87120

MAY 15 - 2013



Supplemental Form (SF)

SUBDIVISION	S Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action		
<input checked="" type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision		
<input type="checkbox"/> for Building Permit		
<input type="checkbox"/> Administrative Amendment/Approval (AA)		
<input type="checkbox"/> IP Master Development Plan	D	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAIRE DESIGNS PHONE: 505-823-1344
 ADDRESS: P.O. Box 91194 FAX: 505-821-9105
 CITY: ALBUQUERQUE, NM STATE NM ZIP 87199 E-MAIL: jakebordenaire@comcast.net

APPLICANT: CALABACILLAS GROUP PHONE: 299-4414
 ADDRESS: 801 ENCINO PL NE, SUITE E-6 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Calabacillas Group

DESCRIPTION OF REQUEST: Vacation of a portion of Westside Blvd ROW from Golf Course Rd to 2450 ft. west.

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

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

Lot or Tract No. ROW adjacent to TR A-1-A & B-1-A Block: _____ Unit: thru
 Subdiv/Addn/TBKA: Paradise Heights Black Arroyo Dam
 Existing Zoning: - Proposed zoning: - MRGCD Map No -
 Zone Atlas page(s): A-12 UPC Code: -

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004976

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: - No. of proposed lots: - Total site area (acres): 0.3
 LOCATION OF PROPERTY BY STREETS: On or Near: WESTSIDE BLVD
 Between: GOLF COURSE RD. and LINSER BLVD

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jean J. Bordenave DATE 12/10/12
 (Print Name) JEAN J. (JAKE) BORDENAIRE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70376</u>	<u>VROW</u>		<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Jan. 9, 2012</u>			Total <u>\$ 395.00</u>

[Signature] 12-10-12
 Staff signature & Date

Project # 1004976

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ✗ Zone Atlas map with the entire property(ies) clearly outlined
 ✗ Letter briefly describing, explaining, and justifying the request
 ✗ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ✗ Sign Posting Agreement
 ✗ Fee (see schedule)
 ✗ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

JEAN J. (JAKE) BORDENAVE
 Applicant name (print)
[Signature] 02/10/12
 Applicant signature / date



Form revised 4/07
 Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
 Application case numbers 12 - DRB - 70376
 Project # 1004976
[Signature] 12-10-12
 Planner signature / date

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Dec 25, 2012 to Jan 9, 2013

5. REMOVAL

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

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

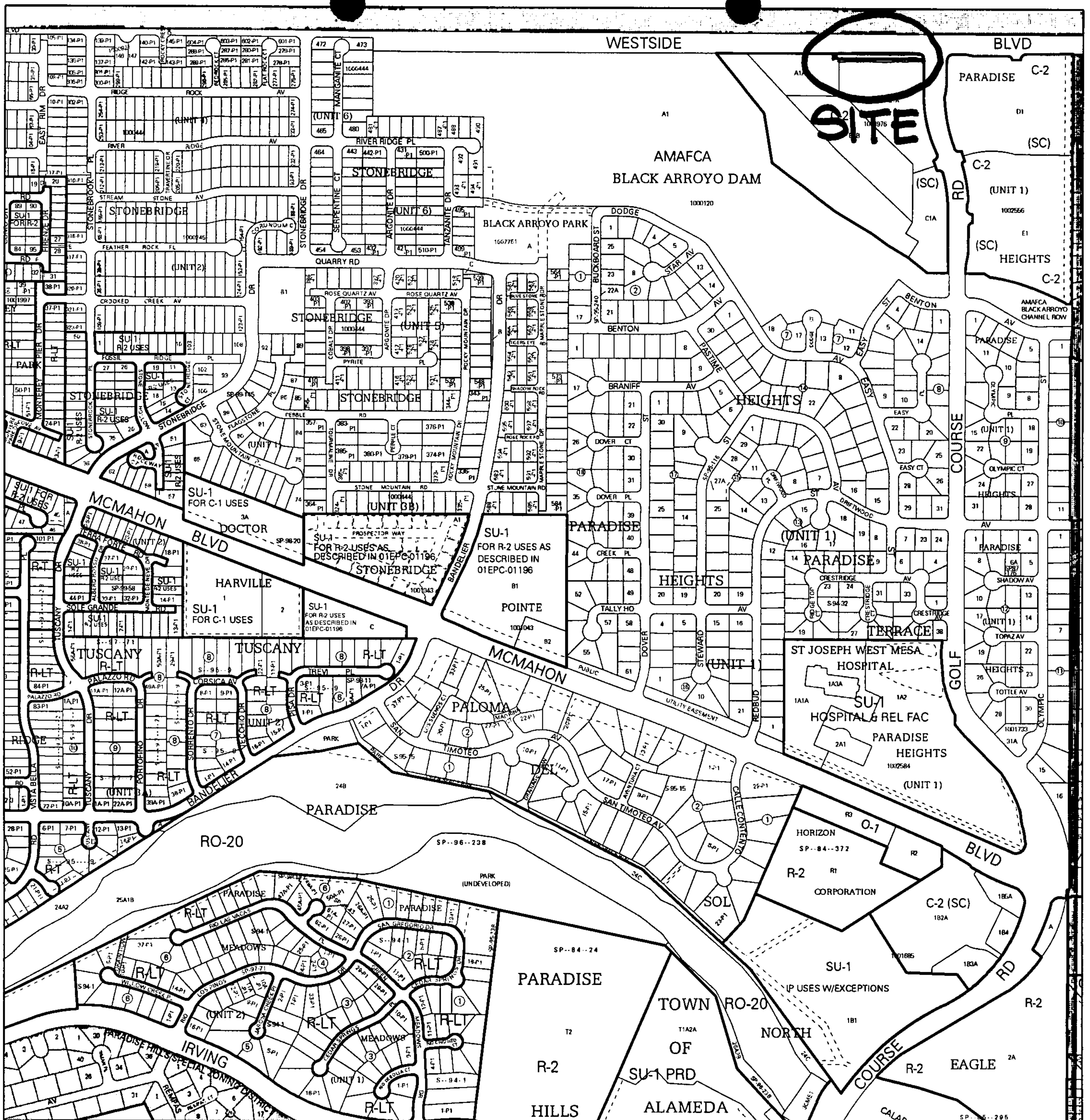
[Signature]
(Applicant or Agent)

12/10/12
(Date)

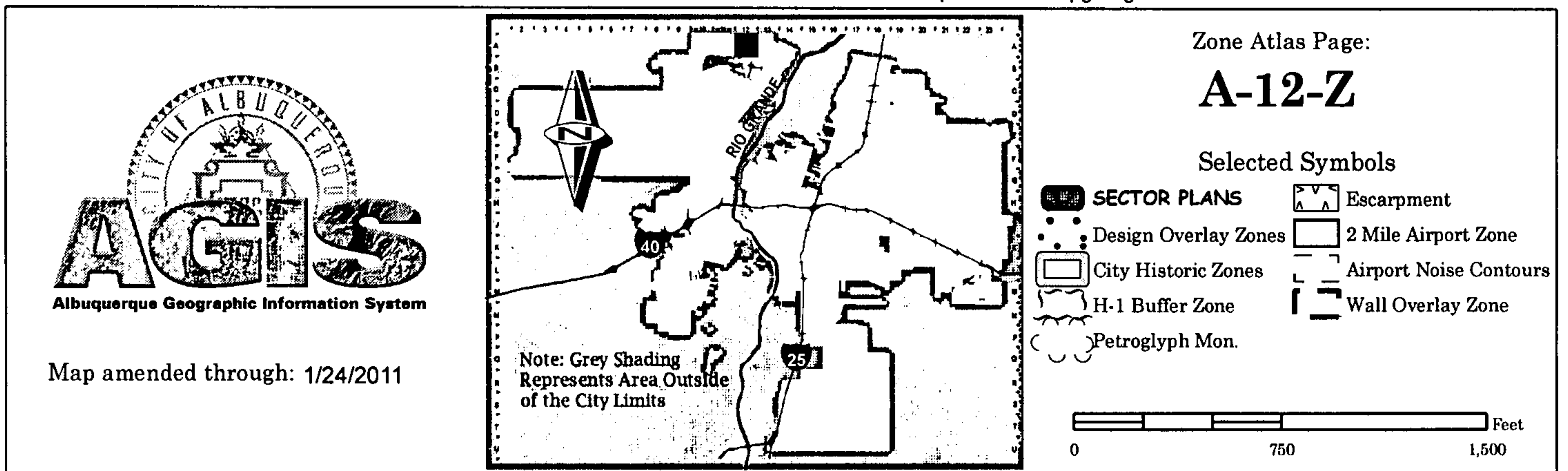
I issued 1 signs for this application, 12-10-12
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1004976



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





December 10, 2012

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Vacation of a Portion of Westside Blvd.

The subject site was dedicated as additional right-of-way as a requirement for plat approval in 2007. Westside Blvd. and Golf Course Rd. were under design at the time and it was thought that additional right-of-way would be required to accommodate the anticipated roadway configuration. It was later determined that the design configuration could not be constructed east of Golf Course Rd. The excess right-of-way on the parcel immediately east of Golf Course Rd. was vacated in June of 2009 (Proj. No. 1001002556). The owner of that property is also the owner of the property adjacent to the proposed vacation.

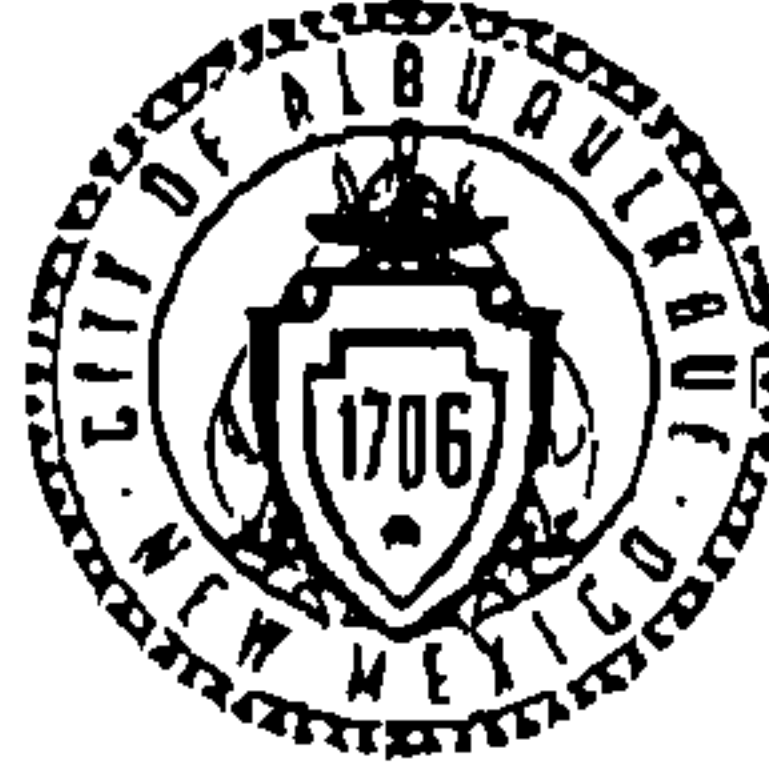
The property owner adjacent to the proposed vacation is in the process of replatting the adjacent tract. It is their desire to incorporate the proposed vacation in the replatting action of Tract B-1-A, Paradise Heights, Unit 1.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', is written over a horizontal line.

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



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

PLEASE NOTE: The
Neighborhood and/or
Homeowner Association
information listed in this letter
is valid for one (1) month.

If you haven't filed your
application within one (1)
month of the date of this letter
- you will need to get an
updated letter from our office.

December 7, 2012

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **December 7, 2012:**

Contact Name: JAKE BORDENAVE

Company or Agency: BORDENAVE DESIGNS
P.O. BOX 91194
505-823-1345 (W)/505-821-9105 (FAX)

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT B-1-A, PARADISE HEIGHTS, UNIT 1, LOCATED ON WESTSIDE BOULEVARD NW BETWEEN GOLF COURSE ROAD NW AND UNSER BOULEVARD NW** zone map **A-12**.

Our records indicate that as of December 7, 2012, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@caba.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [] **ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- [X] **The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.**
- [] **Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- [] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: 12/07/12 Time Entered: 4:45 p.m. ONC Rep. Initials: siw

JANUARY 9th 2013 w/p



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 505-823-1344
 ADDRESS: P.O. Box 91194 FAX: 505-821-9905
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jakebordenave@comcast.net

APPLICANT: CALABACILLAS GROUP, PHONE: 505-299-4414
 ADDRESS: 801 ENCINO PL. NE, SUITE E-6 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: Owner List all owners: CALABACILLAS GROUP

DESCRIPTION OF REQUEST: SKETCH PLAT FOR THE SUBDIVISION OF TRACT A-1-A INTO 2 TRACTS.

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

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

Lot or Tract No. TRACT A-1-A Block: - Unit: -
 Subdiv/Addn/TBKA: BLACK ARROYO DAM
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No _____
 Zone Atlas page(s): A-12 UPC Code: 1012066044648410504

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004976

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 4.15
 LOCATION OF PROPERTY BY STREETS: On or Near: WESTSIDE BLVD NW
 Between: GOLF COURSE RD NW and UNSER BLVD NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jean J. (Jake) Bordenave DATE 12/17/12
 (Print Name) Jean J. (Jake) Bordenave Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB - 70388</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Jan. 2, 2012</u>			Total \$ <u>0</u>

[Signature] 12-17-12
 Staff signature & Date

Project # 1004976

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

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

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

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

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

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

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
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- Fee (see schedule)
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- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

Jean J. (Saka) Bordenave
Applicant name (print)
[Signature] 12/17/12
Applicant signature / date



Form revised October 2007

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

Application case numbers
12 - DRB - 70388

[Signature] 12-17-12
Planner signature / date
Project # 1004976



Supplemental Form (SF)

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major subdivision action</p> <p><input checked="" type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment/Approval (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z</p> <p>V</p> <p>P</p> <p>D</p> <p>L A</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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SIGNATURE [Signature] DATE 12/17/12
 (Print Name) Jean J. (Jake) Bordenave Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
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- Case history #s are listed
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- F.H.D.P. fee rebate

Application case numbers 12DRB-70388

Action	S.F.	Fees
<u>SP</u>	_____	\$ <u>0</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	Total \$ <u>0</u>

Hearing date Jan. 2, 2012

[Signature] 12-17-12 Staff signature & Date

Project # 1004976

Revised: 4/2012

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Jean J. Saka Bordenave
Applicant name (print)
[Signature] 12/17/12
Applicant signature / date

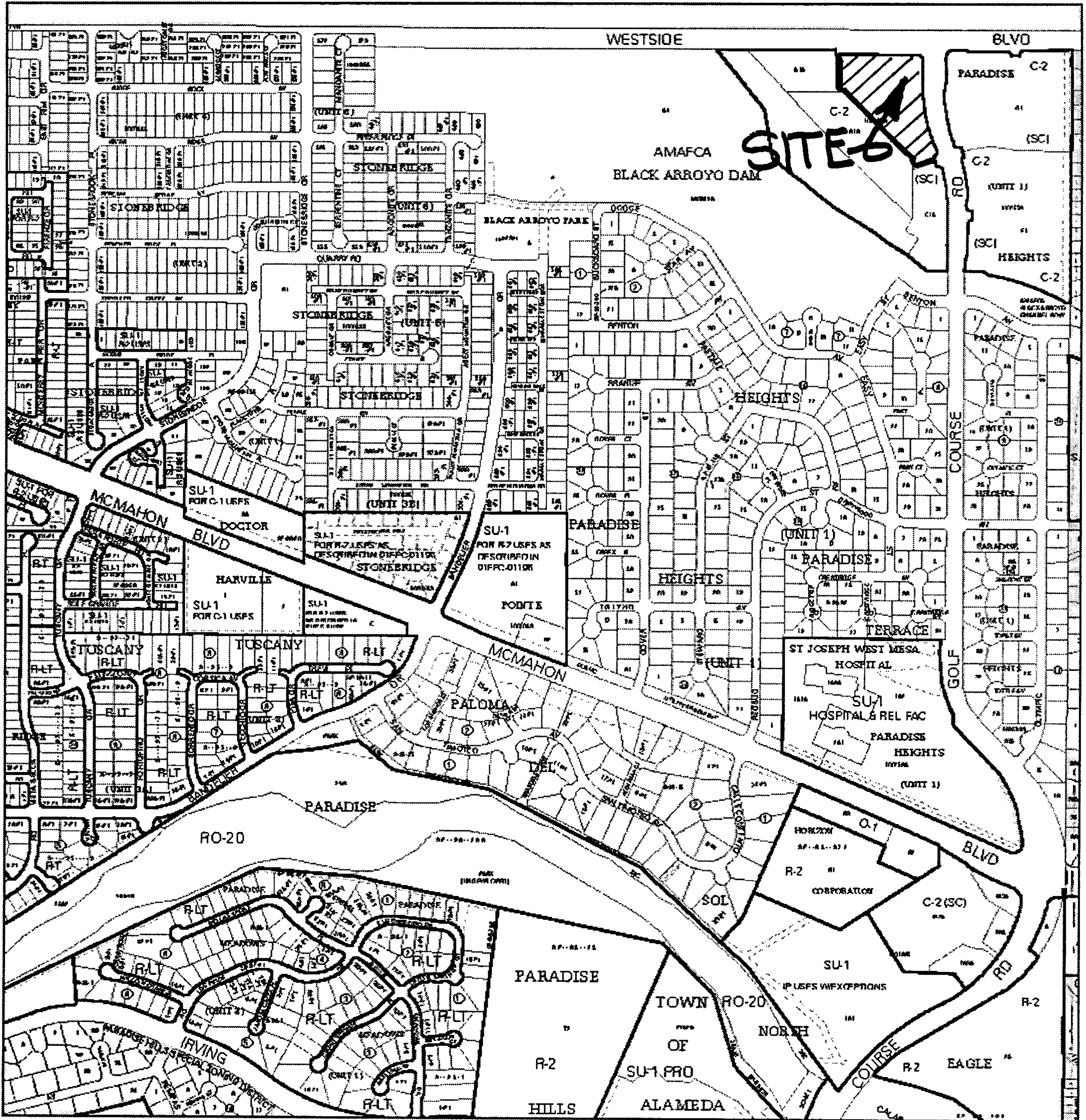


Form revised October 2007

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- Fees collected
- Case #s assigned
- Related #s listed


Application case numbers
12 - DRB - 70388

[Signature] 12-17-12
Planner signature / date
Project # 1004976

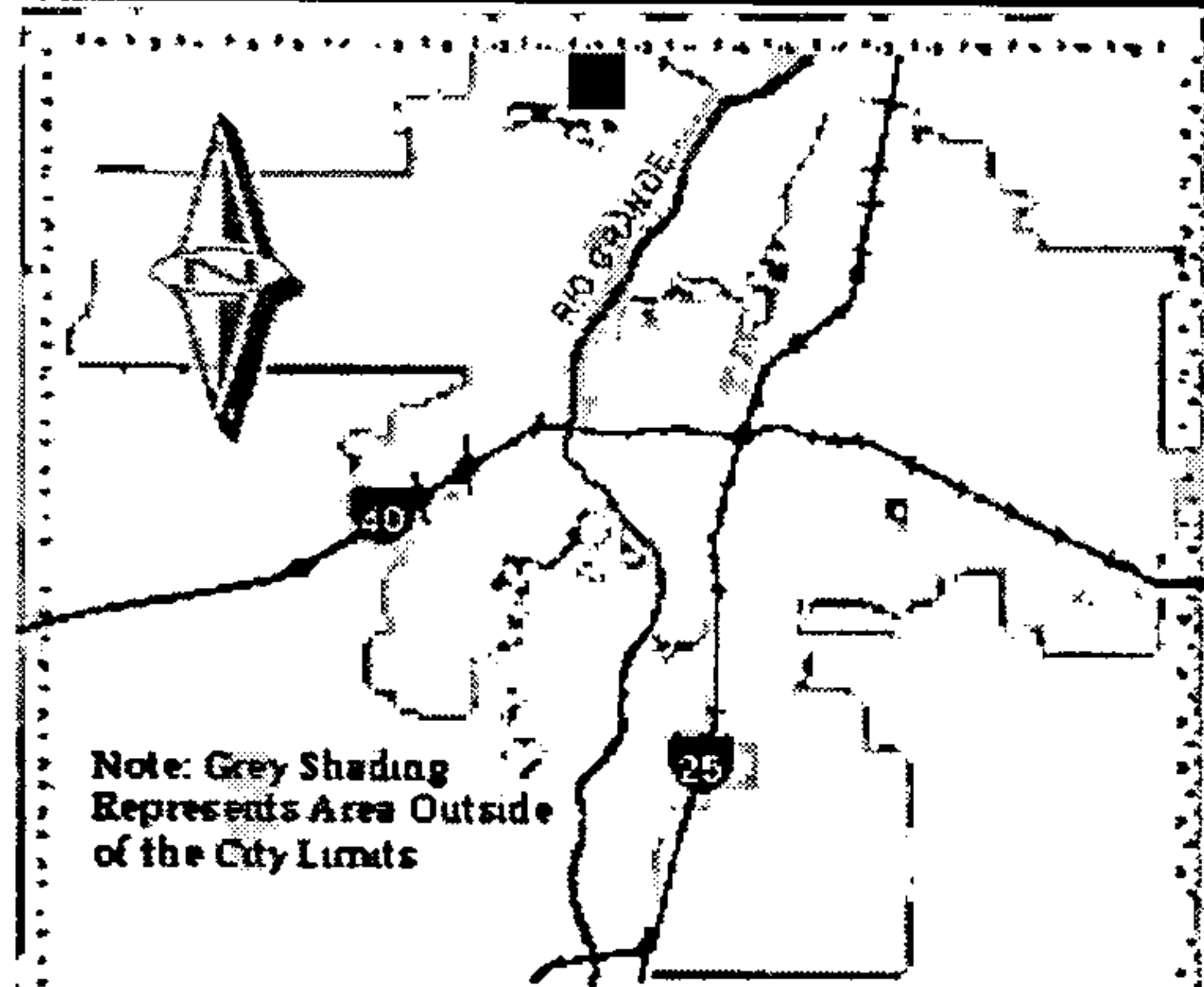


SITE 6

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



Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-12-Z

Selected Symbols

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

0 750 1,500 Feet



December 17, 2012

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Tract B-1-A

The subject site was replatted in 2007 to reconfigure the tracts, grant easements and dedicate rights-of-way for Golf Course Rd. and Westside Blvd. The public and private infrastructure has been constructed in the easements a public rights-of-way.

It is the desire of the property owner to subdivide the northeast tract (Tract B-1-A) to accommodate a sale and construction of an office/warehouse on the northerly portion of the tract.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', written in a cursive style.

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

JANUARY 2nd 2013

RIO RANCHO

ALBUQUERQUE

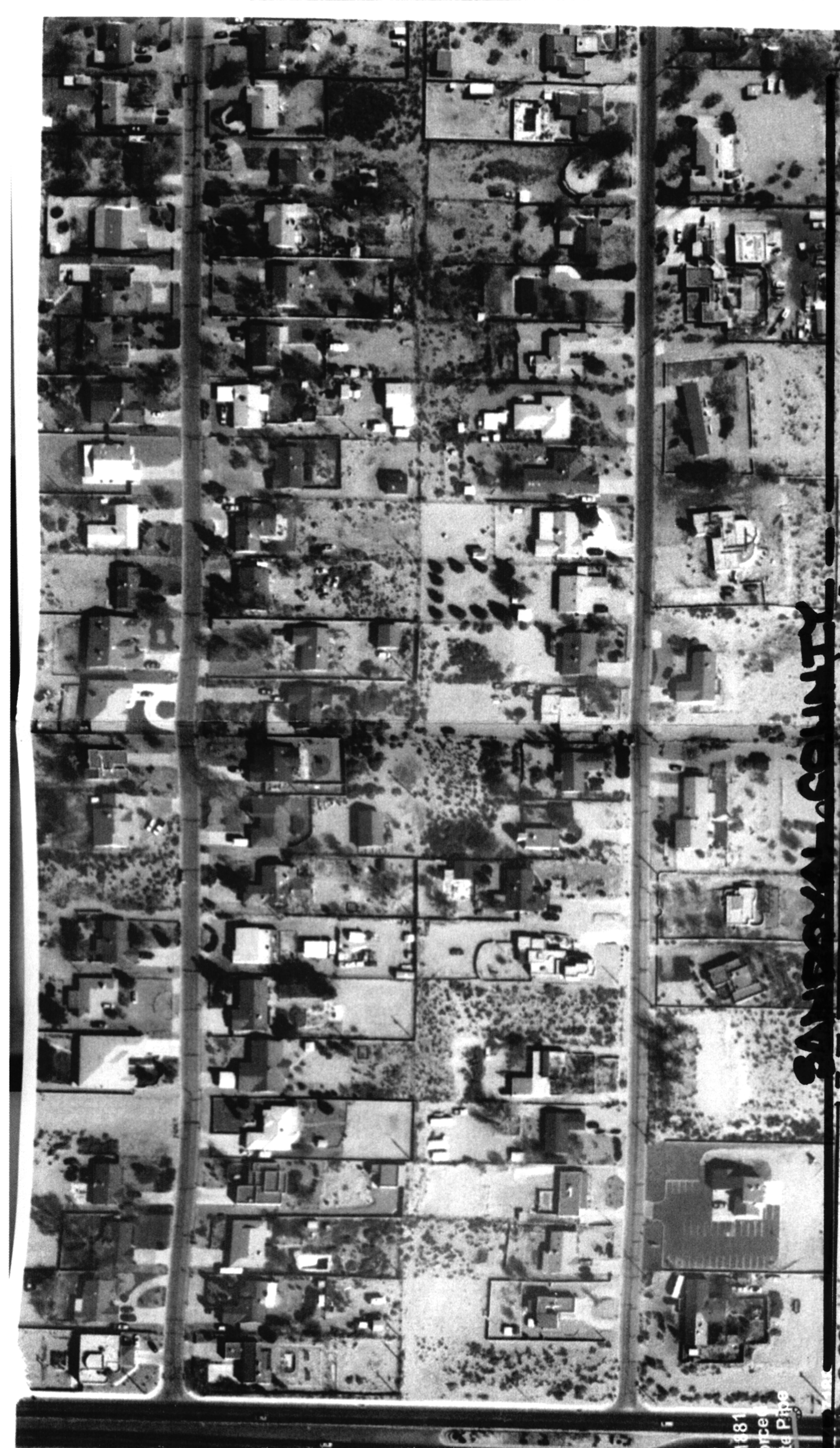
SANDOVAL COUNTY
BERNALILLO COUNTY

PROJECT #
1004976

SITE



The north ROW line of Westside Blvd. is the north boundary of Bernalillo County & the City of Albuquerque. It is also the south boundary of Sandoval County & Rio Rancho.
J. Bordenave



PROJECT

1004976

App #

Action

Date

13-70650

P₁F

8-14-13

PROJECT

1004976

App #

Action

Date

13-70542

SIBP

5-15-13

PROJECT

1004976

App #

Action

Date

w/p 12-70376

NRW

1-9-13

PROJECT

1004976

App #

Action

Date

12-70388

SK

1-2-13

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 2, 2013
DRB Comments**

ITEM # 7

PROJECT # 1004976

APPLICATION # 12-70388

RE: Tract B-1-A, Black Arroyo Dam

The legal description on the application and agenda are incorrect (see above).

The site is zoned C-2 and designated SC for Shopping Center site. Per the Subdivision Ordinance, a site development plan must be approved (EPC) and then the site can be platted in conformance with the approved site plan.

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



April 28, 2014

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Black Arroyo Dam ROW Location Waiver, Project 1004976

This letter is written as a continuation of the request for right-of-way vacation on Golf Course Rd. near Westside Blvd. At the DRB hearing of April 23, 2014 it was determined that a request for a Waiver of the distance from the face of curb to the right-of-way line is required. The DPM guidelines recommend twelve feet distance from the face of curb to the right-of-way line for roadways of the Golf Course Rd. classification. The proposed vacation would provide a distance approximately seven feet from the face of curb to the right-of-way line.

For reasons unknown to the writer the sidewalk (6' wide) was constructed at the back of the curb on both sides of Golf Course Rd. and the south side of Westside Blvd. This project was designed in 2005 and constructed in 2007. The DPM relative location requirements for sidewalks, curbs and rights-of-way did not change from zero to twelve in the interim period.

The following is submitted as justification for allowing the right-of-way line to be located near the back of the sidewalk.

The affected lot has a shallow depth in this area with Golf Course Road on the east, AMAFCA's Black Arroyo Dam on the west and the need for an internal private road to serve the property.

Putting the vacated property in private ownership will probably generate an upgrade in landscaping on the vacated land and assure better maintenance of the landscaping in that area.

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1004976

TO: Application No. _____

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

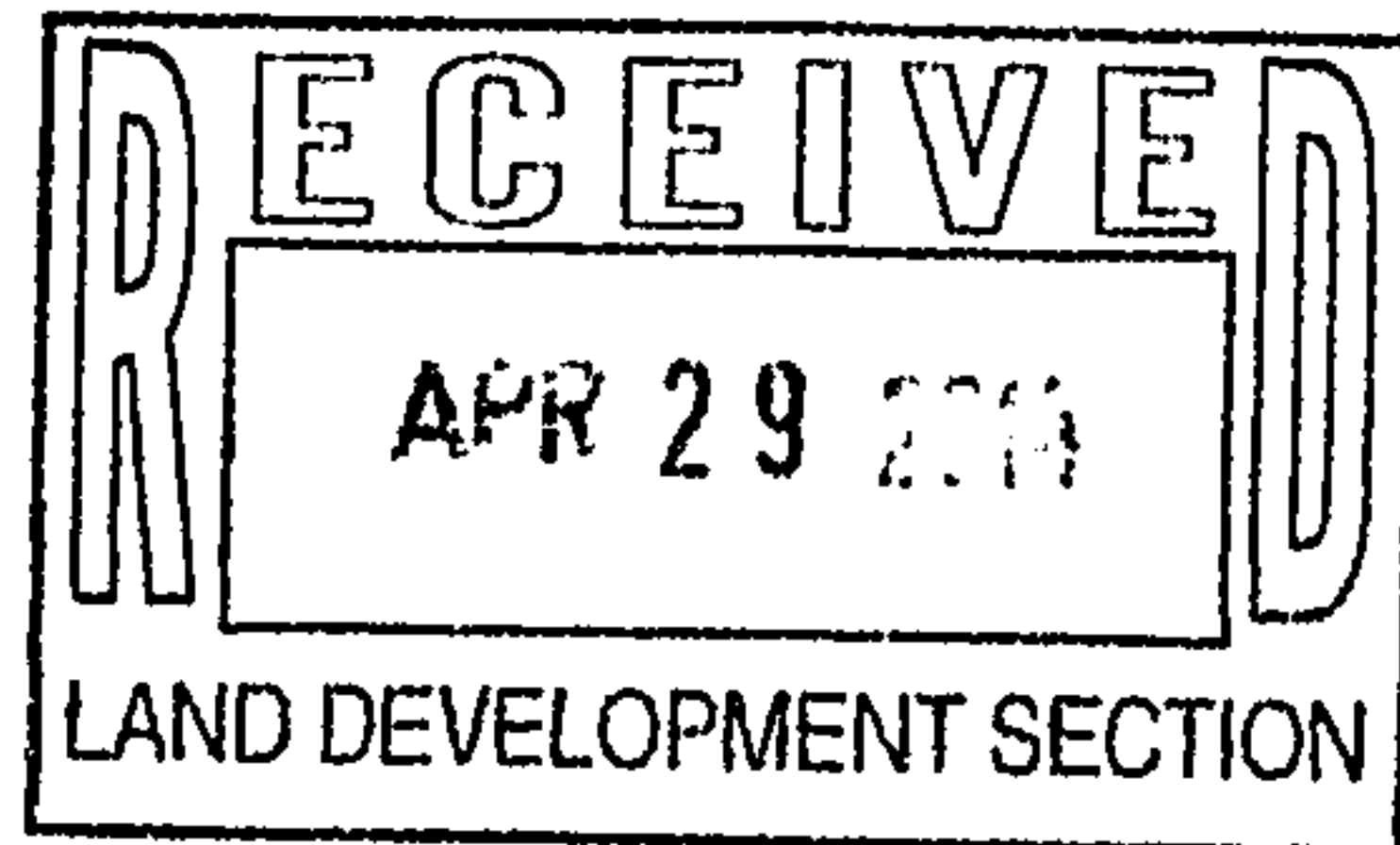
Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 05/07/14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: ROW & Street locations



CONTACT NAME: JAKE BORDENAUE

TELEPHONE: 505-823-1344 EMAIL: jakebordenaue@comcast.net

Transfer of the vacated property to private ownership will generate property taxes that otherwise will be lost.

A precedent for relocating the right-of-way line to the back of the sidewalk was established on the east side of Golf Course Rd. in 2009. That relocation is directly across the street from the proposed relocation.

Sincerely,



Jean J (Jake) Bordenave