

DONE 6-26-13

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.

Project #: 4976 ~~1004986~~ Application #: 70542 ~~13DRB-70421~~

Project Name: MFGCD Map 32

Agent: Thompson Engineering Consultants

Phone #:

Your request was approved on 7-17-13 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.

OK



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

APR 14 2014

Project# 1004976

14DRB-70089 VACATION OF PUBLIC UTILITY EASEMENT

14DRB-70090 VACATION OF PUBLIC RIGHT OF WAY

14DRB-70185 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

BORDENAVE DESIGNS agents for CALABACILLAS GROUP request the referenced/above actions for the P.U.E. on, and a portion of GOLF COURSE RD NW adjacent to, Tract A-1-A-1 **BLACK ARROYO DAM**, located on the west side of GOLF COURSE RD NW between WESTSIDE BLVD NW and the CALABACILLAS ARROYO containing approximately 8.0350 acres. (A-12)) [Deferred from 4/23/14, 5/7/14, 5/21/14]

At the April 14, 2014 Development Review Board meeting, the vacations were approved to allow the property line to be 10 feet behind the curb per the DPM per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. A subdivision design variance from minimum DPM design standards was approved as shown on the applications and exhibit in the Planning file

Findings

The request was filed by the owners of a majority of the frontage of the proposed vacation.

Based on the existing development and sidewalk location, the public welfare is in no way served by retaining the right of way proposed for vacation.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. 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 [redacted] in the manner described below.

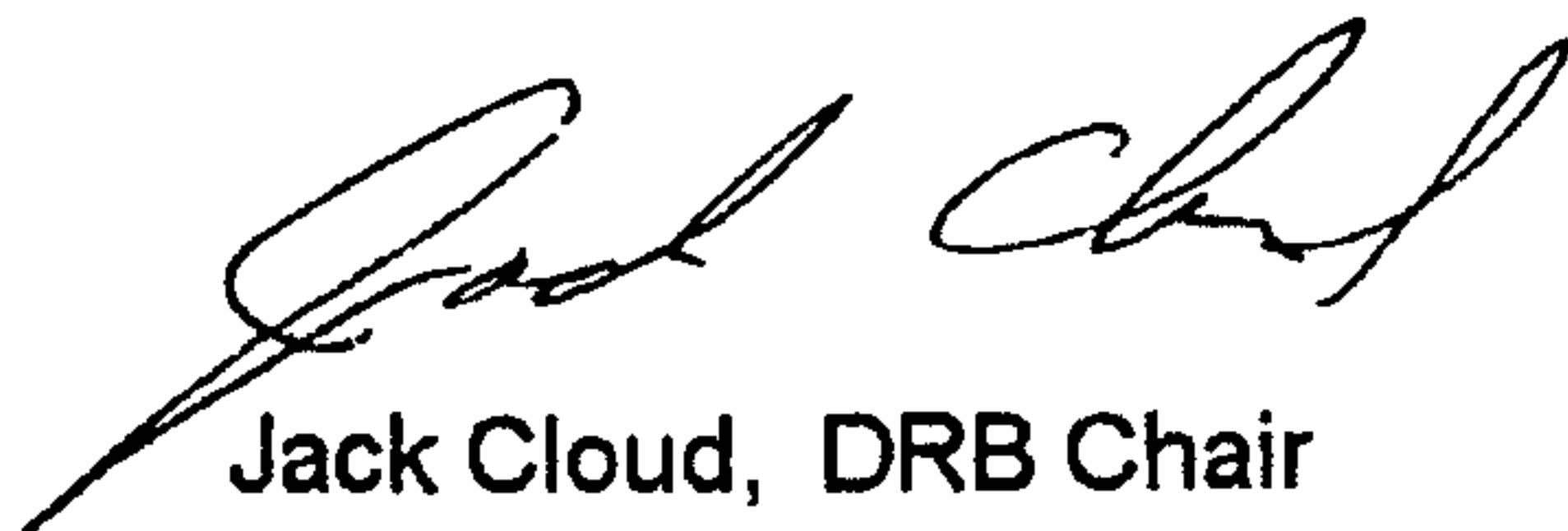
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc:

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

1004976

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.

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.

* REMOVED OUTER FLOOD WALL, ADDED WALL DETAILS,
Hydrology- UPDATED LANDSCAPE PLAN, ADDED PARKING
BUMPER.

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**

DRB CASE ACTION LOG - BLUE SHEET

Complete

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

1/14

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 sig returns*

OK OK
AMAFCA, utility sig returns
dx OK

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.

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

05/27/2014 Issued By: BLDAVM 231633

Category Code **910**
2014 070 090

Application Number: 14DRB-70090, Vacation Of Public Right-Of-Way

Address:

Location Description: GOLF COURSE BETWEEN WESTSIDE AND BLACK ARROYO CHANNEL

Project Number: 1004976

Applicant

CALABACILLAS GROUP

801 ENCINO PL NE, SUITE E-6
ALBUQUERQUE NM 87102

Agent / Contact

BORDENAVE DESIGNS
JEAN J BORDENAVE
PO BOX 91194
ALBUQUERQUE NM 87199
823-1344

Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions \$100.00

TOTAL: \$100.00

City of Albuquerque Treasury
Date: 5/27/2014 Office: ANNEX
Stat ID: W80000008 Cashier: TRSDLF
Batch: 3710 Trans #: 5
Permit: 2014070090
Receipt Num 00201243
Payment Total: \$100.00
0903 DRB Actions
VISA Tendered : \$100.00
\$120.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code **910**
2014 070 185

05/27/2014 Issued By: E08375 239561

Application Number: 14DRB-70185, Subdn Design Variance From Min Dpm Stds

Address:

Location Description: GOLF COURSE BETWEEN WESTSIDE AND BLACK ARROYO CHANNEL

Project Number: 1004976

Applicant

CALABACILLAS GROUP

801 ENCINO PL NE, SUITE E-6
ALBUQUERQUE NM 87102

Agent / Contact

BORDENAVE DESIGNS
JEAN J BORDENAVE
PO BOX 91194
ALBUQUERQUE NM 87199
823-1344

Application Fees

APN Fee

Conflict Mgmt Fee

\$20.00

DRB Actions

TOTAL:

\$20.00

City of Albuquerque Treasury
Date: 5/27/2014 Office: ANNEX
Stat ID: WS0000008 Cashier: TRSDF
Batch: 3710 Trans #: 5
Permit: 2014070185
Receipt Num 00201244
Payment Total: \$20.00
0901 Conflict Mgmts. Fee
VISA Tandered : \$20.00
\$120.00

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004976

AGENDA ITEM NO: 10

SUBJECT:

VACATION OF PUBLIC EASEMENTS
VACATION OF PUBLIC RIGHT-OF-WAY

ENGINEERING COMMENTS:

An application for a Subdivision Design Variance must be made to support the vacation application. Call out dimensions and indicate total R-O-W and pavement widths, both existing and proposed. The exhibit must include dimensions for the existing plus proposed distances from back of curb to property line.

The submittal letter notes a previous vacation on the east side; however, a review of the file 1002556 does not show a vacation across from the current request but instead a dedication for a deceleration lane. The distance from back of curb to property line is noted as 10 feet; this was adjacent to a deceleration lane. Additional information must be provided.

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:

06-04-14

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: MAY 21, 2014

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

03/28/2014 Issued By: BLDAVM 231630

Category Code **910**
2014 070 089

Application Number: 14DRB-70089, Vacation Of Public Easement

Address:

Location Description: GOLF COURSE BETWEEN WESTSIDE AND BLACK ARROYO CHANNEL

Project Number: 1004976

Applicant

CALABACILLAS GROUP

801 ENCINO PL NE, SUITE E-6
ALBUQUERQUE NM 87102

Agent / Contact

BORDENAVE DESIGNS
JEAN J BORDENAVE
PO BOX 91194
ALBUQUERQUE NM 87199
823-1344

Application Fees

APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$45.00
TOTAL:	\$140.00

City of Albuquerque Treasury
Date: 3/28/2014 Office: ANNEX
Stat ID: W30000007 Cashier: TRSRLC
Batch: 3446 Trans #: 2
Permit: 2014070089
Receipt Num: 00189045
Payment Total: \$140.00
0900 APN Fee \$75.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$45.00
VISA Tendered: \$585.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

03/28/2014 Issued By: BLDAVM 231633

Category Code **910**
2014 070 090

Application Number: 14DRB-70090, Vacation Of Public Right-Of-Way

Address:

Location Description: GOLF COURSE BETWEEN WESTSIDE AND BLACK ARROYO CHANNEL

Project Number: 1004976

Applicant

CALABACILLAS GROUP

801 ENCINO PL NE, SUITE E-6
ALBUQUERQUE NM 87102

Agent / Contact

BORDENAVE DESIGNS

JEAN J BORDENAVE

PO BOX 91194

ALBUQUERQUE NM 87199

823-1344

Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions

\$300.00

TOTAL: \$300.00

City of Albuquerque Treasury
Date: 3/28/2014 Office: ANNEX
Stat ID: W5000007 Cashier: TRSBLC
Batch: 3446 Trans #: 8
Permit: 2014070090
Receipt Num 00189044
Payment Total: \$300.00
0903 DRB Actions
VISA Tendered :
\$300.00
\$585.00

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).

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

08/06/2013 Issued By: BLDAVM 201052

Category Code **910**
2013 070 650

Application Number: 13DRB-70650, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: WESTSIDE BETWEEN GOLF COURSE AND BLACK ARROYO DAM

Project Number: 1004976

Applicant
CALABACILLAS GROUP

801 ENCINO PL NE
ALBUQUERQUE NM 87102

Agent / Contact
BORDENAVE DESIGNS
JEAN J BORDENAVE
PO BOX 91194
ALBUQUERQUE NM 87199
823-1344

Application Fees

APN Fee	
Conflict Mgmt Fee	\$20.00
DRB Actions	\$355.00
TOTAL:	\$375.00

City of Albuquerque Treasury
Date: 8/6/2013 Office: ANNEX
Stat ID: W5000009 Cashier: TRSRMS
Batch: 2377 Trans #: 9
Permit: 2013070650
Receipt Num 00145701
Payment Total: \$375.00
0901 Conflict Mgmts. Fee \$20.00
0903 DRB Actions \$355.00
VISA Tendered : \$375.00

4976

DXF Electronic Approval Form

DRB Project Case #: 1004976

Subdivision Name: BLACK ARROYO DAM, TRACTS A1A1, B1A1, & B1A2

Surveyor: JEAN J BORDENAVE

Contact Person: JEAN J BORDENAVE

Contact Information: 505/823-1344

DXF Received: 8/14/2013 Hard Copy Received: 8/14/2013

Coordinate System: NMSP Grid (NAD 83)

Catherine Bradley
Approved

8/14/13
Date

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

AGIS Use Only

Copied fc 4976 to agiscov on 8/14/2013 Contact person notified on 8/14/2013

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1004976

AGENDA ITEM NO: 1

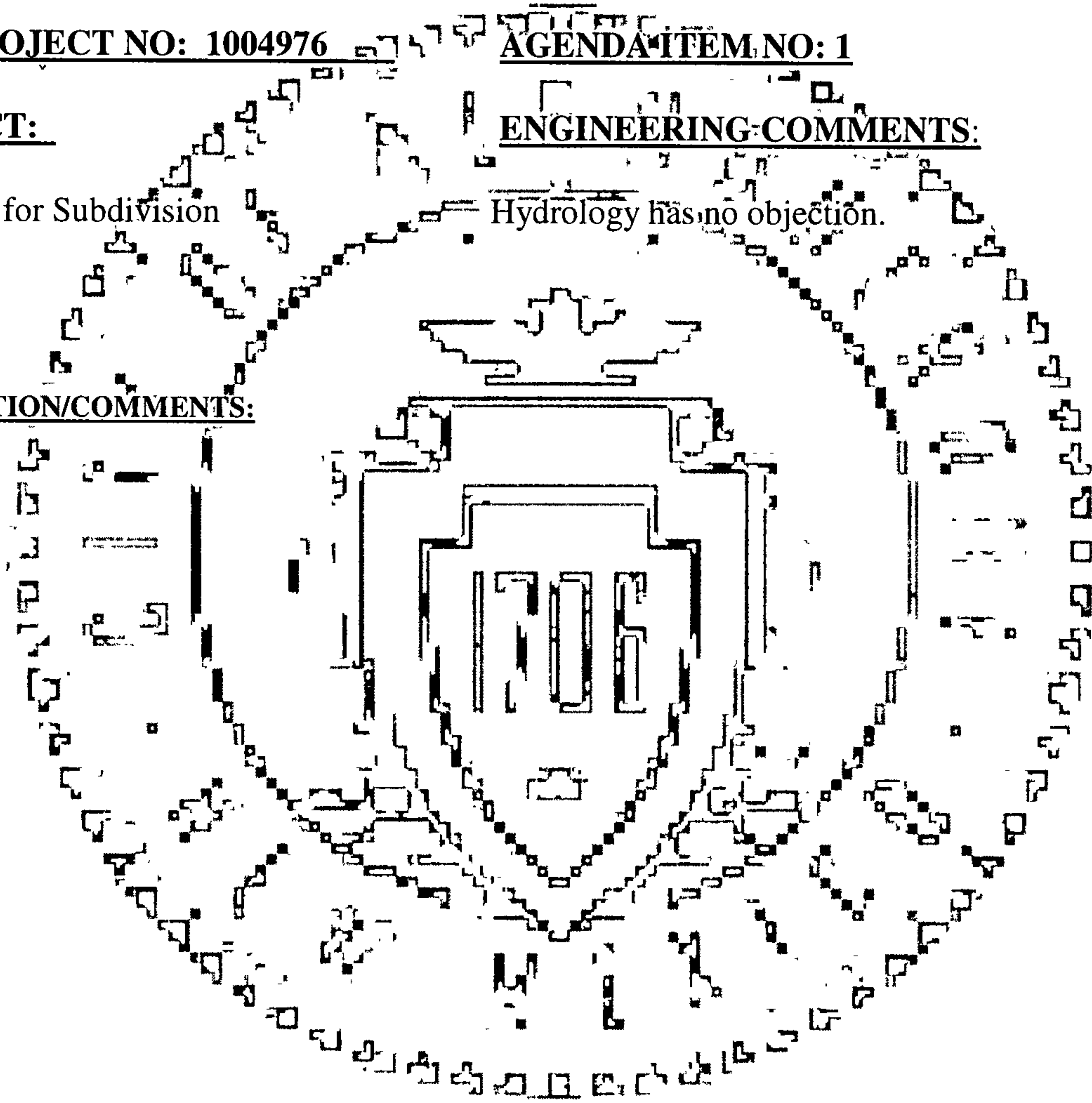
SUBJECT:

Site Plan for Subdivision

ENGINEERING COMMENTS:

Hydrology has no objection.

RESOLUTION/COMMENTS:



SIGNED:

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

DATE: 7-31-13

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004976

AGENDA ITEM NO: 1

SUBJECT:

SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

No adverse comments.

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)

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: JULY 31, 2013

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

12/10/2012 Issued By: E08375 173637

Category Code **910**
2012 070 376

Application Number: 12DRB-70376, Vacation Of Public Right-Of-Way

Address:

Location Description: WESTSIDE BETWEEN GOLF COURSE AND UNSER

Project Number: 1004976

Applicant
CALABACILLAS GROUP

Agent / Contact
BORDENAVE DESIGNS

801 ENCINO PL NE, SUITE E-6
ALBUQUERQUE NM 87102

PO BOX 91194
ALBUQUERQUE NM 87199
823-1344

Application Fees

APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$300.00

TOTAL: \$395.00

City of Albuquerque Treasury
Date: 12/10/2012 Office: ANNEX
Stat ID: W50000006 Cashier: TRSDMR
Batch: 1111 Trans #: 63
Permit: 2012070376
Receipt Num 00078689
Payment Total: \$395.00
0900 APN Fee \$75
0901 Conflict Mgmt. Fee \$20
0903 DRB Actions \$300
Check Tendered : \$465

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

05/07/2013 Issued By: BLDAVM 189744

Category Code **910**
2013 070 542

Application Number: 13DRB-70542, Epc Approved Sdp For Build Permit

Address:

Location Description: SW QUADRANT OF GOLF COURSE AND WESTSIDE

Project Number: 1004976

Applicant

CALABACILLAS GROUP

3646 VISTA GRANDE DR NW
ALBUQUERQUE NM 87120

Agent / Contact

TATE FISHBURN ARCHITECT
LARRY D READ
BOX 2941
CORRALES NM 87048
505-899-9338

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

TOTAL: \$20.00

City of Albuquerque Treasury
Date: 5/7/2013 Office: ANNEX
Stat ID: W5000009 Cashier: TRSRMS
Batch: 1906 Trans #: 30
Permit: 2013070542
Receipt Num: 00124888
Payment Total: \$20.00
0901 Conflict Mgmt Fee \$20.00
VISA Tendered: \$20.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/23/2013 Issued By: E08375 199318

Category Code **910**
2013 070 634

Application Number: 13DRB-70634, Epc Approved Sdp For Subdivision

Address:

Location Description: WESTSIDE BLVD BETWEEN GOLF COURSE AND BLACK ARROYO DAM

Project Number: 1004976

Applicant
CALABACILLAS GROUP

Agent / Contact
BORDENAVE DESIGNS

801 ENCINO PL NE
ALBUQUERQUE NM 87102
299-4414

PO BOX 91194
ALBUQUERQUE NM 87199
823-1344

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

TOTAL: \$20.00

City of Albuquerque Treasury
Date: 7/23/2013 Office: ANNEX
Stat ID: W5000007 Cashier: TRSDLF
Batch: 2305 Trans #: 11
Permit: 2013070634
Receipt Num 00143488
Payment Total: \$20.00
0901 Conflict Mgmt. Fee
Check Tendered: \$20.00

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004976

AGENDA ITEM NO: 1

SUBJECT:

VACATION OF PUBLIC RIGHT-OF-WAY

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
Provide a copy of the existing access easement.

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 X

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


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

SIGNED:

Kristal D. Metro
Transportation Development

DATE: JANUARY 9, 2013
505-924-3991

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

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.

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.



COMPLETED 07/11/07 **STH**
DRB CASE ACTION LOG [REDACTED] **FINAL**
 REVISED 9/28/05

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

DRB Application No.: 07DRB-00303 **FP**
 Project Name: **BLACK ARROYO DAM**
 Agent: FORSTBAUER SURVEYING LLC

Project # **1004976**
 Phone No: 268-2112

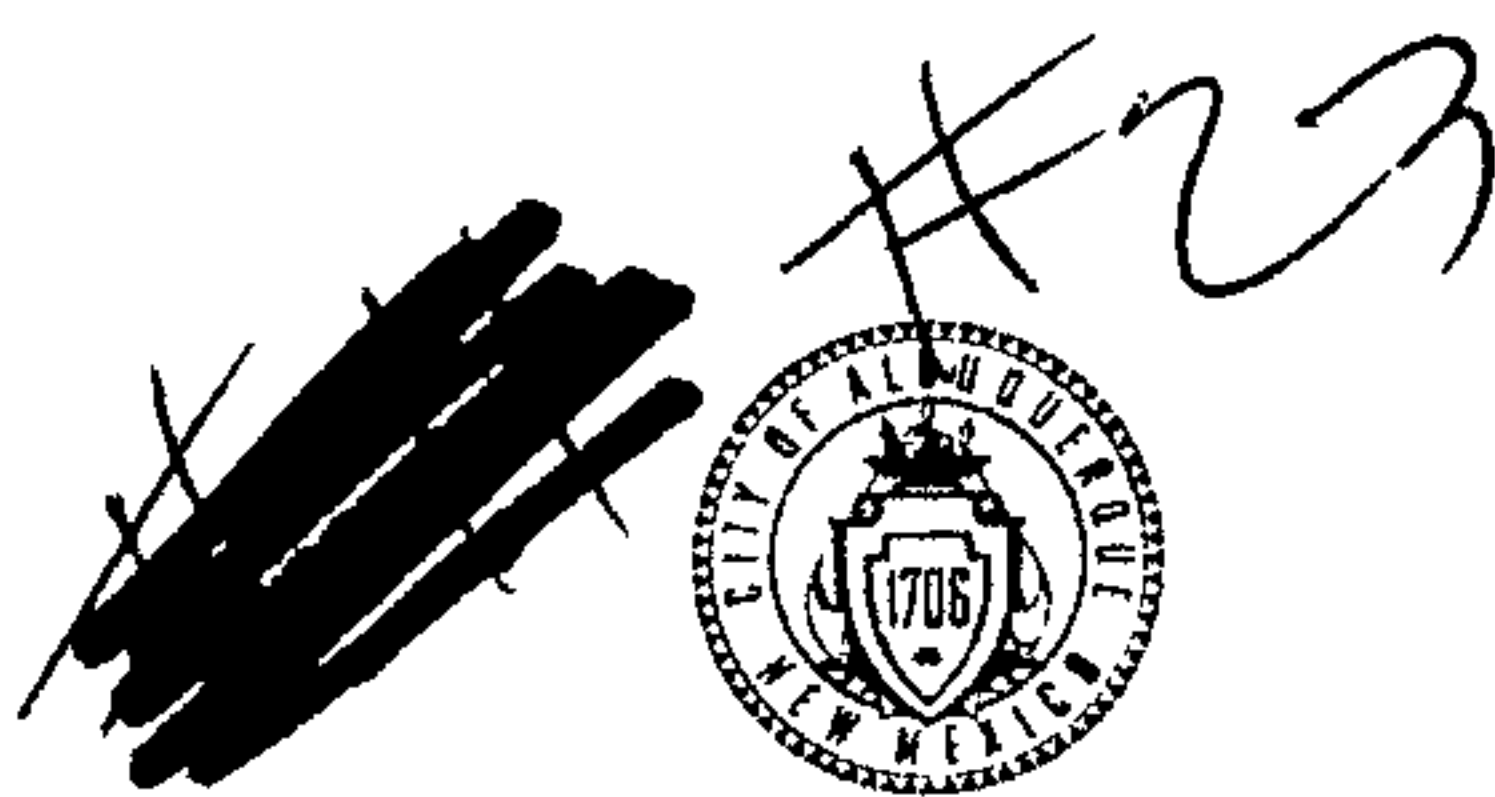
Your request for (SDR for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/11/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): record _____
- _____
- _____
- _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

OK

Project Number 1004976



DRB CASE ACTION LOG (REDACTED) FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00303 XXXX FP	Project # 1004976
Project Name: BLACK ARROYO DAM	
Agent: FORSTBAUER SURVEYING LLC	Phone No: 268-2112

Project Number 1004976

Your request for (SDR for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/11/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): record
- _____
- _____
- _____

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- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

OK

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

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

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

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

4. **Project# 1000976**
07DRB-70042 MAJOR -
PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR
SWDK CONST
- 07DRB-70107 MINOR - SDP FOR
SUBDIVISION
5. **Project# 1005334**
07DRB-70062 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70063 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
- ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**
- CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**
- SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION**, zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN OFF, A 15 DAY APPEAL PERIOD, AND REAL PROPERTY'S SIGNATURE AND TO RECORD THE PLAT.**

6. **Project# 1006549**
07DRB-70061 VACATION OF PUBLIC
EASEMENT

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

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

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

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

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

8. **Project# 1004246**
07DRB-70090 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 07DRB-70093 MINOR - SDP FOR
SUBDIVISION
- TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
9. **Project# 1004871**
07DRB-70105 MINOR - SDP FOR
BUILDING PERMIT
- THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

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

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

10 **Project# 1005354**
A. 07DRB-70078 EPC APPROVED SDP
FOR SUBDIVISION

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

07DRB-70071 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20. **Project# 1004361**
07DRB-70097 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

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

21. **Project# 1004715**
07DRB-70098 EXT OF MAJOR
PRELIMINARY PLAT

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

22. **Project# 1005586**
07DRB-70108 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

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

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

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

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

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

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

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

26. **Project# 1004919**
07DRB-70073 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
- WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07 & 07/11/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**
27. **Project # 1005363**
07DRB-00346 Minor- Final Plat
Approval
- TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07 & Indef def from 04/04/07]* (G-12 /13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL AND TO RECORD THE PLAT.**
28. **Project # 1004932**
06DRB-01654 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION**, zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE PLAT TO SHOW 11- FEET OF VACATED RIGHT-OF-WAY AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

29. **Project # 1004354**
07DRB-00032 Minor- Final Plat
Approval

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

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

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

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

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

ADJOURNED: 12:10 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004976

AGENDA ITEM NO: 23

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

AMAFCA approval is required prior to City Engineer sign off.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: JULY 11, 2007

(A-12/D008A)



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 28, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:30 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003123**
07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5TH ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14) **A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003717**
07DRB-00236 Major-Vacation of Public
Right-of-Way

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] *[Was Indef deferred 3/28/07]* (L-14) **INDEFINITELY DEFERRED ON A NO SHOW.**

3. **Project # 1001278**
07DRB-00242 Major-Bulk Land Variance
07DRB-00243 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for PAT & LILLIE MILLIGAN request(s) the above action(s) for Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWNE CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 17 acre(s). [REF: 01EPC00747, 00748, 00749, 00750, 07DRB00150, 07DRB00151] (K-10) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, NOTICE OF SUBDIVISION PLAT CONDITIONS, AGIS DXF FILE AND TO RECORD.**

- 07DRB-00150 Minor-SiteDev Plan
Subd/EPC
07DRB-00151 Minor-Vacation of Private
Easements

CONSENSUS PLANNING INC AND SURV-TEK INC., agent(s) for PAT AND LILLIE MILLIGAN request(s) the above action(s) for all or a portion OF Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWN CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 18 acre(s). [REF: 01EPC00747, 00748, 00749, 00750] *[Indef deferred from 2/21/07]* [Russell Brito, EPC Case Planner] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002984**
07DRB-00238 Major-Vacation of Pub
Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). *[Deferred from 3/28/07]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

5. **Project # 1003445**
07DRB-00261 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 22 acre(s). [REF: 04DRB00750] (C-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION: THE APPROPRIATE ALTERNATE PUBLIC DRAINAGE EASEMENTS/RIGHT-OF-WAY ARE PROVIDED.**

6. **Project # 1005133**
07DRB-00260 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). *[Deferred from 3/28/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

07DRB-00352 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). *[Deferred from 3/28/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

7. **Project # 1005185**
07DRB-00262 Major-Preliminary Plat
Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] *[Deferred from 3/28/07]* (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

07DRB-00353 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] [**Carmen Marrone for Petra Morris, EPC Case Planner**] *[Deferred from 3/28/07]* (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

8. **Project # 1004464**
05DRB-01540 Major-Vacation of Pub
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. *[Deferred from 10/26/05, 1/18/06, 3/29/06 and Withdrawn 3/28/07]* (K-17) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

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

9. **Project # 1001523**
07DRB-00341 Minor-SiteDev Plan
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP FOR LIGHT INDUSTRIAL USES located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] *[Deferred from 3/28/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

07DRB-00207 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] *[Deferred from 2/28/07] [Indef deferred from 3/14/07] [Deferred from 3/28/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

10. **Project # 1002819**
07DRB-00354 Minor-SiteDev Plan
BldPermit/EPC

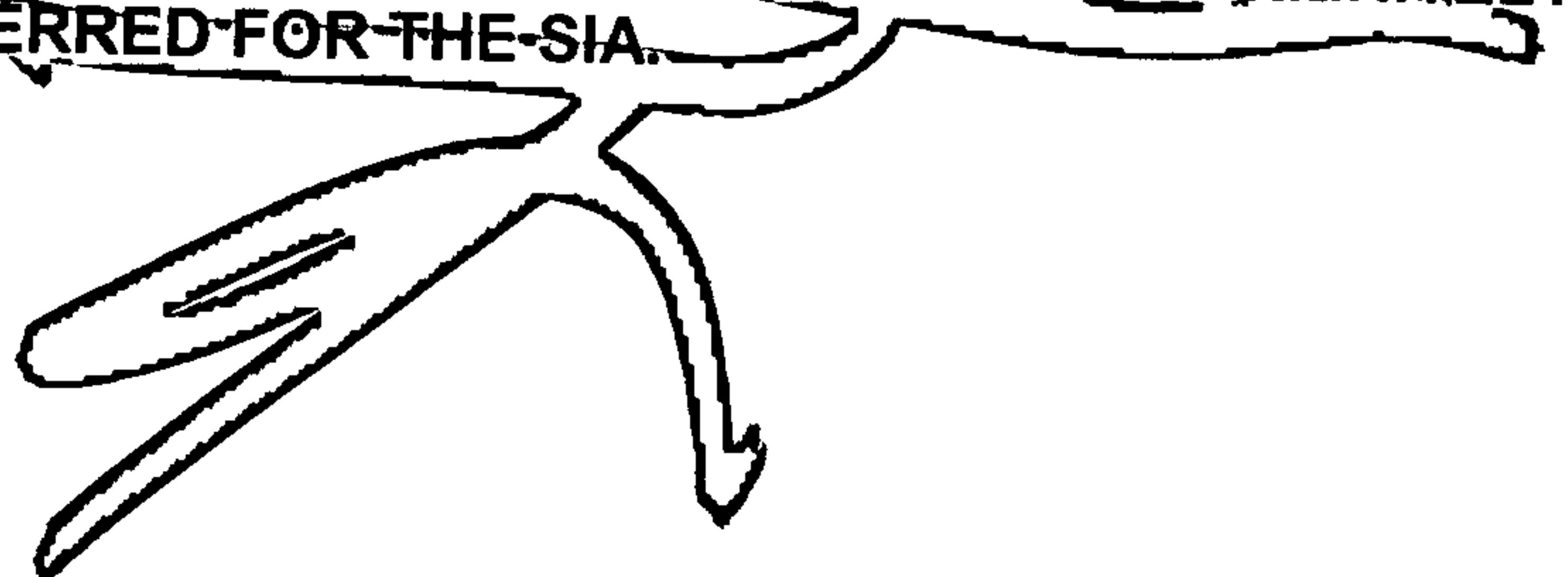
CONSENSUS PLANNING INC agent(s) for DIAMOND MESA LLC request(s) the above action(s) for all or any portion of Lot(s) E-6-A-1, Albuquerque South (to be known as **DIAMOND MESA**) zoned SU-1 FOR R-2 & RT USES located on GIBSON BLVD SW between 98th ST SW and AMOLE ARROYO DRAINAGE ROW containing approximately 27 acre(s). [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/28/07*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

11. ~~Project # 1004976~~
06DRB-01548 Minor-SiteDev Plan
Subd/EPC
06DRB-01549 Minor-SiteDev Plan
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2 (SC), located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06*] [*Deferred from 3/21/07*] (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE PLAN.**

07DRB-00303 Minor-Prelim&Final Plat
Approval
07DRB-00304 Minor-Vacation of Private
Easements

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [*Deferred from 3/21/07*] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/28/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/12/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



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

12. **Project # 1005449**
07DRB-00348 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for BGK REALTY INC request(s) the above action(s) for all or any portion of Tract(s) AK-1, **ACADEMY KNOLLS**, zoned 0-1 located on EUBANK BLVD NE between ACADEMY KNOLLS NE and MALAGUENA LN NE, containing approximately 3 acre(s). (F-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SIGNATURE OF ABCWUA DIRECTOR ON THE PLAT AS OWNER, A 25-FOOT WATER AND SEWER EASEMENT AND ADD A 7-FOOT PRIVATE ACCESS EASEMENT.**
13. **Project # 1004183**
07DRB-00350 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LLC agent(s) for LAURIE HICKS request(s) the above action(s) for all or any portion of Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION**, zoned SU-2/HDA located on 8TH ST NW between MARQUETTE AVE NW and ROMA AVE NW containing approximately 1 acre(s). [REF: 05DRB-00809] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
14. **Project # 1005451**
07DRB-00349 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or any portion of Lot(s) 8, 9, 10 & 11, Block(s) 2, **GUTIERREZ ADDITION**, zoned SU-2 FOR R-1, located on BELL AVE SW between 8TH ST SW and SMITH AVE SW containing approximately 1 acre(s). (L-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1005363**
07DRB-00346 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [Deferred from 3/28/07] (G-12 & G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/4/07.**

16. **Project # 1004240**
07DRB-00357 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or any portion of Lot(s) 15-P2 & 16-P2, **VILLAS LAS MANANITAS SUBDIVISION**, zoned R-1 located on WILDER LANE NW between MEADOW VIEW DR NW and RIO GRANDE BLVD NW containing approximately 3 acre(s). (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

17. **Project # 1005450**
07DRB-00355 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for GABALDON PROPERTY LLC request(s) the above action(s) for all or any portion of Tract(s) 331-B, 336, AND 337 (to be known as **GABALDON PROPERTY SUBDIVISION**) zoned R-1 and RA-2 located on GABALDON RD NW and SPUR CT NW and containing approximately 3 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1005452**
07DRB-00356 Minor-Sketch Plat or Plan

CONSENSUS PLANNING INC agent(s) for GUSS RABADI request(s) the above action(s) for all or any portion of Tract(s) 1, **VOLCANO CLIFFS, UNIT 17**, zoned SU-2 VC, located on UNIVERSE BLVD NW between ROSA PARKS RD NW and CIERVO NW containing approximately 30 acre(s). (D-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1001941**
07DRB-00345 Minor-Sketch Plat or Plan

ADAM G. RODRIGUEZ & ANA G. RODRIGUEZ request(s) the above action(s) for all or any portion of Lot(s) 34, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 located on RIO GRANDE BLVD NW between MATTHEW NW and CONTRERAS NW containing approximately 2 acre(s). (G-12 & G-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

20. **Project # 1005447**
07DRB-00342 Minor-Sketch Plat or Plan

VAN & PATRICIA ROCCO request(s) the above action(s) for all or any portion of Tract(s) 134E, **MRGCD MAP #31**, zoned RA-2 located on RIO GRANDE BLVD NW between SAN LORENZO AVE NW and GRIEGOS RD NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1005448**
07DRB-00347 Minor-Sketch Plat or Plan

PLAZA SURVEYS LLC agent(s) for RICHARD ARAGON request(s) the above action(s) for Tract(s) 289-C, **MRGCD MAP #27**, zoned SU-2 TH, located on 8th ST NW between LOMAS BLVD NW and SLATE ST NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for March 21, 2007. **THE DRB MINUTES FOR MARCH 21, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 28, 2007

11. Project # 1004976

06DRB-01548 Minor-SiteDev Plan Subd/EPC

06DRB-01549 Minor-SiteDev Plan BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2 (SC), located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06*] [*Deferred from 3/21/07*] (A-12)

At the March 28, 2007, Development Review Board meeting, the site plan for subdivision was approved with final sign off delegated to Planning for 3 copies of the plan. The site plan for building permit was approved with final sign off delegated to Planning for 3 copies of the plan.

07DRB-00303 Minor-Prelim&Final Plat Approval

07DRB-00304 Minor-Vacation of Private Easements

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [*Deferred from 3/21/07*] (A-12)

With the signing of the infrastructure list dated 3/28/07 and approval of the grading plan engineer stamp dated 3/12/07 the preliminary plat was approved.

The final plat was indefinitely deferred for the SIA.

A handwritten signature in black ink, appearing to read "Sheran Matson".

Sheran Matson, AICP, DRB Chair

Cc:Calabacillas Group, 8200 Constitution PI NE, 87110

H. Barker Architects, 209 Gold Ave SW, 87102

Forstbauer Surveying LLC, 4116 Lomas Blvd NE, 87110

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004976

AGENDA ITEM NO: 11

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit
Site Plan for Subdivision
Vacation of Private Easements

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

An approved drainage file dated 3-12-07 is on file for Preliminary Plat approval.
No objection to vacation request.
No adverse comments regarding site plans.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

signed I.L.
APPROVED ; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 28, 2007

#11



Completed 3/28/07 as

DRB CASE ACTION LOG (SITE PLAN B.P.)
REVISED 9/28/05

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

DRB Application No.: 06DRB-01549 (SBP)
Project Name: BLACK ARROYO DAM
Agent: H BARKER ARCHITECTS

Project # 1004976
Phone No: 842-6789

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/28/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign) 3 copies
"SP for BP" title

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1004976

#11



Completed 3/28/07 es

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

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

DRB Application No.: **06DRB-01548 (SPS)**

Project # **1004976**

Project Name : **BLACK ARROYO DAM**

Agent: **H BARKER ARCHITECTS**

Phone No.: **842-6789**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/28/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Barkes _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1004976

#11



DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05



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

Project Number 1004976

DRB Application No.: <u>06DRB-01549 (SBP)</u>	Project # <u>1004976</u>
Project Name: <u>BLACK ARROYO DAM</u>	
Agent: <u>H BARKER ARCHITECTS</u>	Phone No: <u>842-6789</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/28/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): 3 copies _____
- _____
- _____
- _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

#11



DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

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

DRB Application No.: 06DRB-01548 (SPS)
Project Name : BLACK ARROYO DAM
Agent: H BARKER ARCHITECTS

Project # 1004976
Phone No.: 842-6789

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/22/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1004976

2. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 4-4-07.**

3. **Project # 1002330**
07DRB-00195 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JENNIFER LIN request(s) the above action(s) for all or a portion of Tract(s) G-2-A & G-2-B, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-2 USES, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00401, 03DRB-00402, 03DRB-00347][Deferred from 3/14/07] (F-16) **A ONE-YEAR SIA WAS APPROVED.**

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

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

4. **Project # 1004976)**
06DRB-01548 Minor-SiteDev Plan
Subd/EPC
06DRB-01549 Minor-SiteDev Plan
BldPermit/EPC
- H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [Catalina Lehner, EPC Case Planner] [Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06] [Deferred from 3/21/07] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 3-28-07.**
- 07DRB-00303 Minor-Prelim&Final Plat
Approval
07DRB-00304 Minor-Vacation of Private
Easements
- FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [Deferred from 3/21/07] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 3-28-07.**

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

5. **Project # 1004073**
07DRB-00275 Minor-Subd Design (DPM)
Variance
- MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2 and 15-18, Block(s) 21, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area located on KELSO CT SE and EASY GOER RD SE, containing approximately 2 acre(s). [REF: 05DRB01854] [Deferred from 3/14/07] (M-21) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

6. **Project # 1005302**
07DRB-00333 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM DORN request(s) the above action(s) for all or any portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION**, zoned SU-2 LCR located on LEWIS SE between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). (L-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PRIVATE SANITARY SEWER LINE EASEMENT AND APPROPRIATE LANGUAGE.**

7. **Project # 1003713**
07DRB-00289 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or any portion of Tract(s) A, **BELL TRADING POSTS LOFTS**, zoned SU-2, SU-1 for residential 24 units max with C-1 and located on LAGUNA RD NW between CENTRAL AVE NW and ROMA AVE NW containing approximately 1 acre(s). [REF: 05DRB-00148] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, TO RECORD THE PLAT AND THE OWNER OF LOT 2-A TO SIGN THE PLAT.**

8. **Project # 1002345**
07DRB-00232 Minor-Prelim&Final Plat
Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3**, zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] [Deferred from 3/07/07 & 03/14/07] (M-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: THE PLAT SHOULD CONTAIN PRIVATE DRAINAGE EASEMENTS WITH MAINTENANCE AND BENEFICIARIES CALLED OUT. SHOW THE EXISTING NMDOT DRAINAGE EASEMENTS. ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

9. **Project # 1003128**
07DRB-00278 Minor-Sketch Plat or Plan

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1-5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: 05DRB01424] [Deferred from 03/14/07] (D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project # 1005417**
07DRB-00280 Minor-Sketch Plat or Plan

KEVIN SMITH request(s) the above action(s) for North 38 feet of Lots 10, 11 & 12 and the North 38 feet of the West 15 feet of Lot 9, Block G and the Southerly 54 feet of the Northerly 92 feet of Lots 9, 10 & 12 and the East 10 feet of the North 38 feet of Lot 9, Block G, **ATLANTIC AND PACIFIC ADDITION**, zoned SU-2/RG located on 3RD ST NW between STOVER SW and HAZELDINE SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project # 1005442**
07DRB-00330 Minor-Sketch Plat or Plan

RIVERA INVESTMENTS INC request(s) the above action(s) for all or any portion of Lot(s) 12, Block(s) 28, **UNIVERSITY HEIGHTS SUBDIVISION**, zoned SU-2 DR located on CENTRAL AVE SE between VASSAR SE and GARFIELD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1005443**
07DRB-00331 Minor-Sketch Plat or Plan

RIVERA INVESTMENTS INC. request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 23, **UNIVERSITY HEIGHTS SUBDIVISION**, zoned SU-2 DR located on CENTRAL AVE SE between VASSAR SE and LEAD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for March 14, 2007. **THE DRB MINUTES FOR MARCH 14, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:25 A.M.



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004976

AGENDA ITEM NO: 4

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit
Site Plan for Subdivision
Vacation of Private Easements

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved drainage file dated 3-12-07 is on file for Preliminary Plat approval.
No objection to vacation request.
No adverse comments regarding site plans.

New Mexico 87103

www.cabq.gov

RESOLUTION:

3/28/07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 21, 2007

copy to
N Barker

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 21, 2007
DRB Comments**

ITEM # 4

PROJECT # 1004976

APPLICATION # 06-01548,1549 &07-00303 & 00304

RE: Calabacillas Commercial Park/sps, spbp, plat

Site Plan for Subdivision:

1. The acreage of 3 of the 4 tracts doesn't match the plat.
Tract C-2 is okay.
2. The signature block must appear on the site plan sheet.
3. Do you have Catalina's initials?

Site Plan for Building Permit:

1. The infrastructure list language is missing from the signature block.
4. The signature block must appear on the site plan sheet.

Plat:

1. The beneficiaries of the four tracts must appear on the plat.
2. Planning will take delegation to record the plat.



Sheran Matson, AICP

DRB Chair

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 21, 2007
DRB Comments

ITEM # 4

PROJECT # 1004976

APPLICATION # 06-01548,1549 &07-
00303 & 00304

RE: Calabacillas Commercial Park/sps, sbbp, plat

Site Plan for Subdivision:

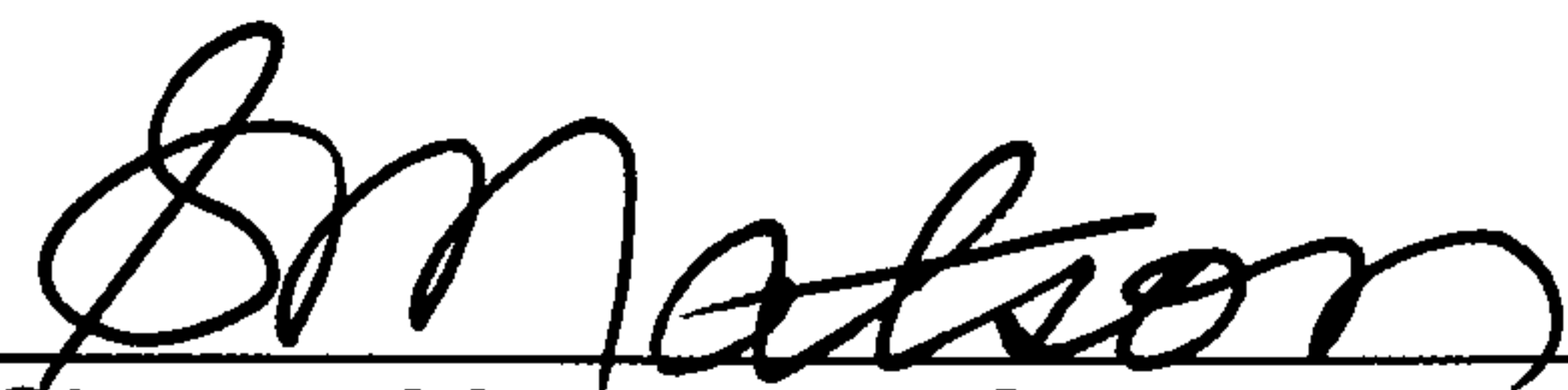
- + tract designations +*
1. The acreage of 3 of the 4 tracts doesn't match the plat.
Tract C-2 is okay.
 - ✓ 2. The signature block must appear on the site plan sheet.
 - ✓ 3. Do you have Catalina's initials?

Site Plan for Building Permit:

1. The infrastructure list language is missing from the
signature block.
4. The signature block must appear on the site plan sheet.

Plat:

- ✓ 1. The beneficiaries of the four tracts must appear on the plat.
2. Planning will take delegation to record the plat.



Sheran Matson, AICP

DRB Chair

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

2556

DXF Electronic Approval Form

1004976

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:



Approved

3.12.2007

Date

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

AGIS Use Only

Copied fc **2556** to agiscov on **3/12/2007** Contact person notified on **3/12/2007**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 13, 2006, 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1005255**
06DRB-01629 Major-Vacation of Pub
Right-of-Way
- DAC ENTERPRISES INC agent(s) for J C PETERSON & JAMES A PETERSON request(s) the above action(s) for Lot(s) A-1 of Block(s) 15 & Lot(s) C-1 of Block(s) 10, **VISTA LARGA ADDITION**, located on HARVARD DR NE, between HANNETT AVE NE and STANFORD NE. (J-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: UNM MUST CONCUR WITH THE VACATION REQUEST PRIOR TO FINAL PLAT APPROVAL.**

2. **Project # 1005257**
06DRB-01638 Major-SiteDev Plan
BldPermit

DESIGN 2 FUNCTION LLC agent(s) for EEEEC, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A1C, Block(s) A, **INTERSTATE INDUSTRIAL TRACT, UNIT 2**, zoned IP industrial park zone, located on GULTON CT NE, between OSUNA RD NE and NORTH DIVERSION CHANNEL containing approximately 1 acre(s). (E-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

3. **Project # 1003572**
06DRB-01626 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). *[Deferred from 12/13/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/06.**

07

4. **Project # 1003364**
06DRB-01639 Major-Vacation of Public
Easements

GARCIA/KRAEMER & ASSOCIATES agent(s) for PR INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned SU-2 FOR MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 1 acre(s). [REF: 05DRB-01210] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: THE EXISTING WATER LINE SHALL BE RELOCATED AND IN SERVICE PRIOR TO FINAL PLAT APPROVAL.**

5. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Major-Vacation of Public
Easements
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL
LLC request(s) the above action(s) for all or a portion of
Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**,
zoned SU-2 PLANNED COMMUNITY, located on
INTERSTATE 25 SW, between BROADWAY BLVD SW
and LOS PICAROS RD SW containing approximately
2,294 acre(s). [REF: 06DRB-00744] *[Deferred from
11/15/06 & 12/13/06]* (R-16, Q-16, R-15, R-17, S-14, S-16,
S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO
1/3/07.**
6. **Project # 1002739**
06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for KB HOME
NEW MEXICO INC request(s) the above action(s) for
ANDERSON HEIGHTS, UNIT 5A, zoned RD/RLT, located
on 118TH ST SW, between DENNIS CHAVES BLVD SW
and COLOBEL AVE SW containing approximately 41
acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 &
12/13/06]* (P-8) **DEFERRED AT THE BOARD'S
REQUEST TO 12/20/06.**
- 06DRB-01635 Minor-Amnd Prelim Plat
Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for KB
HOME NEW MEXICO INC request(s) the above action(s)
for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**,
zoned RD, R-LT, located on 118TH ST SW, between
DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW
containing approximately 69 acre(s). [REF: 05DRB-01832,
05DRB-01834, 05DRB-01835] *[Deferred from 11/29/06 &
12/6/06 & 12/13/06]* (P-8) **DEFERRED AT THE BOARD'S
REQUEST TO 12/20/06.**
7. **Project # 1004428**
06DRB-01121 Major-Vacation of Public
Easements
06DRB-01119 Major-Preliminary Plat
Approval
06DRB-01122 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for
ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s)
the above action(s) for all or a portion of Tract(s) RR-3A,
RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO
GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1,
R-LT, located on DENNIS CHAVEZ BLVD SW, between
MEADE AVE SE and 118TH ST SW containing
approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-
01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 &*

10/18/06 & 11/1/06 & 11/29/06 & 12/13/06] (P-9)
DEFERRED AT THE AGENT'S REQUEST TO 1/10/07.

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

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

8. **Project # 1003272**
06DRB-01682 Minor-SiteDev Plan
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B-2, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] *[Deferred from 12/13/06]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**
9. **Project # 1005247**
06DRB-01686 Minor-SiteDev Plan Subd
- SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K KAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [REF: 06DDRB-01605] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING SPACES PER LOT AND PLANNING FOR SITE PLAN FOR SUBDIVISION CHECK LIST, MAXIMUM BUILDING HEIGHT AND SETBACKS AND FAR, PLAT APPROVAL AND 3 COPIES OF THE SITE PLAN.**

10. **Project # 1005130**
06DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] [**Petra Morris, EPC Case Planner**] [*Deferred from 12/13/06*] (C-19) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

11. ~~**Project # 1004976**~~
06DRB-01548 Minor-SiteDev Plan
Subd/EPC
06DRB-01549 Minor-SiteDev Plan
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06*] (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001999**
06DRB-01689 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for MIGUEL MELENDEZ request(s) the above action(s) for LOTS 13-A-1, 13-A-2 & 13-A-3, **RAYNOLD'S ADDITION**, zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1003441**
06DRB-01684 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for KEITH LEE LLC request(s) the above action(s) for all or a portion of Lot(s) 15 - 18, **NICHOLS AND BOWDEN ADDITION**, zoned SU-2/RC, located on LOMAS BLVD NW, between KELEHER AVE NW and 8TH ST NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1005267**
06DRB-01673 Minor-Prelim&Final Plat
Approval

LLOYD GOLDRICK AIA agent(s) for WILLIAM A SEGO request(s) the above action(s) for all or a portion of Block(s) G, Tract(s) 3-A CASHWAY BUILDING MATERIALS INC. (to be known as **ALLWOODS SUBDIVISION**) zoned C-3 heavy commercial zone, located on HARDWARE DR NE, between MCLEOD RD NE and LUMBER NE containing approximately 3 acre(s). (C-3) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 16-INCH WELL COLLECTOR LOCATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. **Project # 1003757**
06DRB-01522 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2ND ST NW and 3RD ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] *[Final Plat Indef deferred for SIA 10/25/06]* (H-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

16. **Project # 1003551**
06DRB-01665 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING INC., agent(s) for NAYLOR REALTY, request(s) the above action(s) for all or a portion of Lot(s) 1-13, **LA CUEVA ESTATES**, zoned RD, located on Glendale Ave NE between Barstow Ave NE and Wyoming Blvd NE, containing approximately 4 acre(s). [REF: 05DRB-01183] [Deferred from 12/6/06] (B-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR REMOVAL OF BOX WITH PURPOSE OF PLAT FROM THE TOP OF MYLAR AND TO RECORD THE PLAT.**

17. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). [Deferred from 11/15/06 & 11/22/06 & 11/29/06 & 12/6/06] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/4/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

18. **Project # 1005270**
06DRB-01679 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 9,10,23 & 24, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on BALLOON FIESTA PARKWAY NE, between PAN AMERICAN FREEWAY NE and SAN MATEO BLVD NE containing approximately 5 acre(s). (B-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

19. **Project # 1005257**
06DRB-01688 Minor-Sketch Plat or Plan

ARIF AMERIHI request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) 242C, **MAYO ROSS ADDITION**, zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for December 6, 2006. **THE DRB MINUTES FOR DECEMBER 6, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

*Indef
Deferred*

DRB CASE NO/PROJECT NO: 1004976

AGENDA ITEM NO: 11

SUBJECT:

Site Plan for BP
Site Plan for Subd

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

P.O. Box 1293

Concurrent platting action is required.
Infrastructure List comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 13, 2006

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004976

AGENDA ITEM NO: 11

SUBJECT:

Site Plan for BP
Site Plan for Subd

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

P.O. Box 1293

Concurrent platting action is required.
Infrastructure List comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED *indof* X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 13, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 8, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 a.m.

Adjourned: 10:35 a.m.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000965**
06DRB-01500 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, **ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [02DRB-00059] (F-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1005169**
06DRB-01504 Major-Bulk Land Variance
06DRB-01505 Minor-Prelim&Final Plat
Approval

ALPHA PROFESSIONAL SURVEYING agent(s) for UNM REAL ESTATE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) 10 & 11, **UNIVERSITY OF NEW MEXICO, AIRPORT PARCEL**, zoned M-2 located on IRA SPRECHER RD SE, between LOS PICAROS SE and the ALBUQUERQUE SUNPORT SE, containing approximately 446 acre(s). (P-16/P-17) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR A FLOODPLAIN EASEMENT TO BE GRANTED TO CITY OF ALBUQUERQUE AND PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS, FEE SIMPLE LANGUAGE, 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

3. **Project # 1004851**
06DRB-01452 Major-Preliminary Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for THE SAWMILL DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 2, LANDS OF MCCLAIN and Tract(s) A-3, LANDS OF AND WILLIAM ANDREW MCCORD (to be known as **ANTIGUA TRAVESIA**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s). [REF: 06DRB-00556, 06DRB-01095] [*Deferred from 11/1/06 & 11/8/06*] (H-13) **DEFERRED AT THE BOARD'S REQUEST TO 11/15/06.**

4. **Project # 1005191**
06DRB-01454 Major-Preliminary Plat
Approval
06DRB-01455 Major-Vacation of Pub
Right-of-Way
06DRB-01456 Minor-Sidewalk Variance
06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). [*Deferred from 11/1/06 & 11/8/06*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/15/06.**

5. **Project # 1004989**
06DRB-01411 Major-Preliminary Plat Approval
06DRB-01412 Major-Vacation of Public Easements
06DRB-01413 Minor-Subd Design (DPM) Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [*Deferred from 10/25/06 & 11/8/06*] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 11/15/06.**

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

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

6. **Project # 1004976**
06DRB-01548 Minor-SiteDev Plan Subd/EPC
06DRB-01549 Minor-SiteDev Plan BldPermit/EPC
- H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06*] (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

7. **Project # 1004688**
06DRB-01572 Minor-Final Plat Approval
- CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, **ALVARADO GARDENS ADDITION, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW between MATTHEW AVE NW and CAMPBELL RD NW, containing approximately 3 acre(s). [*Indef deferred 11/8/06*] (G-12/G-13) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

8. **Project # 1002730**
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06]* (C-20) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

06DRB-01555 Minor-Subd Design (DPM)
Variance

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *Indef deferred 11/8/06]* (C-20) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

9. **Project # 1005233**
06DRB-01568 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for WACHOVIA DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) A & B, Block(s) 5, **SUNDT'S INDUSTRIAL CENTER**, zoned M-2, located on MONTBEL LOOP NE, between JOAN HILL PL NE and ALEXANDER BLVD NE containing approximately 18 acre(s). (F-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR PRIVATE FACILITIES MAINTENANCE COVENANT, CROSS-LOT DRAINAGE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALKS.**

10. **Project # 1004387**
06DRB-00644 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for LESLIE JENSEN request(s) the above action(s) for all or a portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, zoned O-1, located on LAS LOMAS RD NE and ENCINO PL NE and containing approximately 1 acre(s). [REF: 05DRB-01332] [*Indef Deferred on 5/17/06*] (J-15) **WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/13/06 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO CITY ENGINEER FOR APPROVED ENGINEER CERTIFICATION AND TO TRANSPORTATION DEVELOPMENT FOR PROPERTY MANAGEMENT'S SIGNATURE, PROOF THAT THE DRIVE PADS ARE CLOSED AND THE APPLICATION NUMBER OF THE VACATION ON THE PLAT.**
11. **Project # 1004943**
06DRB-01547 Minor-Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JULIE GUITERREZ request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for mixed use, located on PINNACLE PEAK NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 06DRB-01164, 06DRB-01165, 06DRB-01167] [*Deferred from 11/1/06 & 11/8/06*] (A-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/15/06.**
12. **Project # 1002928**
06DRB-01570 Minor-Prelim&Final Plat Approval
- SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Lot(s) 6-AP1 & 7-AP1, **TAOS @ THE TRAILS**, zoned RD, located on TREELINE AVE NW east of PILABO ST NW and containing approximately 1 acre(s). (C-9) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

13. **Project # 1003170**
06DRB-01564 Minor-Prelim&Final Plat
Approval

LARKIN GROUP NM INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **CITY OF ALBUQUERQUE WATER TREATMENT FACILITY**, zoned SU-1 M-1, located on CHAPPELL DR NE, between MISSION AVE NE and OSUNA RD NE containing approximately 163 acre(s). [REF: 04DRB-01329] (E-16/F-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANGUAGE ON THE PLAT, EXTENSION OF A 20-FOOT WATERLINE EASEMENT AND TO RECORD.**

14. **Project # 1004254**
06DRB-01569 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS, UNIT 3**, zoned R-2 residential zone, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD DR NW containing approximately 1 acre(s). [REF: 05DRB-00964] [*Indef deferred 11/8/06*] (G-12) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

15. **Project # 1004874**
06DRB-01571 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 2, **MONKBRIDGE ADDITION**, zoned SU-1, located on CANDELARIA RD NW between 2nd ST NW and 4TH ST NW, containing approximately 1 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COPY OF NOTICE OF DECISION REGARDING ZONING, AMAFCA'S SIGNATURE AND TO RECORD.**

16. **Project # 1005229**
06DRB-01551 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY agent(s) for LESLEY RYAN & DIONISIA BURTON request(s) the above action(s) for all or a portion of Lot(s) 13A-1, 13B-1, 14A1-A2 & 17-A, **LANDS OF BURTIN & RYAN**, zoned SU-2 R-1, located on 8TH ST SW, between PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). *[Deferred from 11/1/06]* (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATERLINE EASEMENT LOCATION, AMAFCA'S SIGNATURE AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

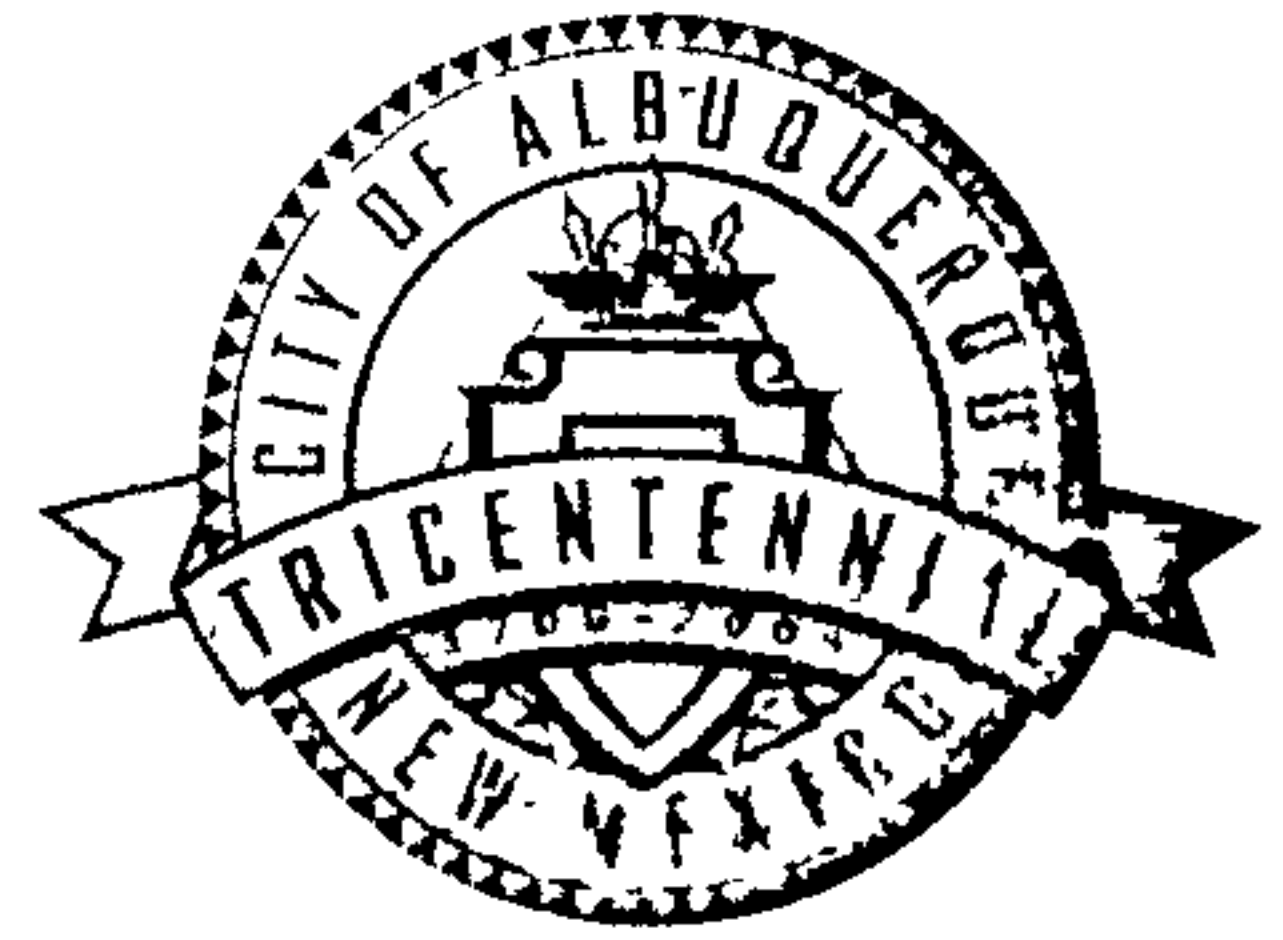
17. **Project # 1005230**
06DRB-01552 Minor-Sketch Plat or Plan

FRANK SIERRA request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 2, **VAN CLEAVE ACRES**, zoned RA-2, located on VAN CLEAVE NW, between SAN ISIDRO NW and GREIGOS LATERAL containing approximately 1 acre(s). (G-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

18. Approval of the Development Review Board Minutes for November 1, 2006. **THE DRB MINUTES FOR 11/1/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004976

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for BP
Site Plan for Subd

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

AMAFCA approval is required.
Concurrent platting action is required.
Infrastructure List comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

Indef

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 8, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 1, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:35 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001562**
06DRB-01453 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIN DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 06DRB-01408] (M-22) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1004918**
06DRB-01449 Major-Vacation of Pub
Right-of-Way
06DRB-01450 Major-Vacation of Public
Easements
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for Tract(s) 4-A, 4-B & 4-C, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25, between BROADWAY BLVD SE and LOS PICAROS RD SE containing approximately 2, 294 acre(s). [REF: 06DRB-00744] (R-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1004851**
06DRB-01452 Major-Preliminary Plat
Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for THE SAWMILL DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 2, LANDS OF MCCLAIN and Tract(s) A-3, LANDS OF AND WILLIAM ANDREW MCCORD (to be known as **ANTIGUA TRAVESIA**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s). [REF: 06DRB-00556, 06DRB-01095] [*Deferred from 11/1/06*] (H-13) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**
4. **Project # 1005191**
06DRB-01454 Major-Preliminary Plat
Approval
06DRB-01455 Major-Vacation of Pub
Right-of-Way
06DRB-01456 Minor-Sidewalk Variance
06DRB-01457 Minor-Temp Defer SDWK
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). [*Deferred from 11/1/06*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/8/06.**

5. **Project # 1004428**
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

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

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

6. **Project # 1005123**
06DRB-01289 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 & 32, Block(s) 10, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2, M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 1 acre(s). [Indef deferred from 9/13/06] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND GRADING AND DRAINAGE PLAN AND PLANNING FOR SITE PLAN FOR BUILDING PERMIT ON TITLE AND 3 COPIES OF THE SITE PLAN.**

- 06DRB-01550 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 and 32, Block(s) 10, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2 for M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 2 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7. ~~Project # 1004976~~
06DRB-01548 Minor-SiteDev Plan
Subd/EPC
06DRB-01549 Minor-SiteDev Plan
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [Catalina Lehner, EPC Case Planner] [Deferred from 11/1/06] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/8/06.**

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

8. **Project # 1004943**
06DRB-01547 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JULIE GUITERREZ request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for mixed use, located on PINNACLE PEAK NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 06DRB-01164, 06DRB-01165, 06DRB-01167] [Deferred from 11/1/06] (A-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

9. **Project # 1005226**
06DRB-01543 Minor-Prelim&Final Plat
Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION**, zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

10. **Project # 1005229**
06DRB-01551 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY agent(s) for LESLEY RYAN & DIONISIA BURTON request(s) the above action(s) for all or a portion of Lot(s) 13A-1, 13B-1, 14A1-A2 & 17-A, **LANDS OF BURTIN & RYAN**, zoned SU-2 R-1, located on 8TH ST SW, between PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). *[Deferred from 11/1/06]* (K-13) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project # 1005228**
06DRB-01545 Minor-Sketch Plat or Plan

EDWIN G CHAVEZ agent(s) for MARIA F. T. MCDONALD & MARY FRANCES LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 34-A, 34-B, 34-C AND 34-D, **LANDS OF FRANCES AND THERESA**, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO NW, between CANDELARIA RD NW and DON JUAN CT NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1005224**
06DRB-01532 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION agent(s) for SALAZAR FAMILY TRUST request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **LANDS OF SALAZAR FAMILY TRUST ETAL**, zoned R-LT residential zone, located on 98TH ST SW and COLOBEL ST SW containing approximately 42 acre(s). [REF: 06DRB-00820] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for October 25, 2006. **THE DRB MINUTES FOR 10/25/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004976

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for BP
Site Plan for Subd

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan must be on file prior to site plan approval.
AMAFCA approval is required.
Infrastructure list comments.
Concurrent platting action required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

11-8-06

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

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

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

DATE: NOVEMBER 1, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMO

DATE: October 30, 2006
TO: Sheran Matson, DRB Chair
FROM: Catalina Lehner, Planner *CLL*
RE: Project #1004976, Golf Course/Westside Neighborhood Center and Self-Storage Facility

On September 21st, 2006, the Environmental Planning Commission (EPC) approved a Site Development Plan for Subdivision and a Site Development Plan for Building Permit with Conditions for Tracts A-1, B-1 and C-1, Black Arroyo Dam Addition, which constitutes the western portion of the Golf Course/Westside Neighborhood Activity Center, zoned C-2 (SC). Staff met with the agent on October 13th, 2006 to discuss compliance with the EPC's Conditions of Approval.

Overall: The EPC approved conditions of approval must be incorporated onto the site plan for subdivision and the site plan for building permit before final sign off can occur. The conditions imposed at the time of approval must be met.

1) The Site Development Plan for Subdivision does not comply with the EPC's conditions of approval as elaborated in the associated Official Notification of Decision. Please refer to the applicant's "Response for Compliance" submittal letter, as my comments reference it.

#1: The conditions must be reflected on the site plan for subdivision itself, not referenced in a separate document.

#2: ok

#3: This note has not been added to the site plan for subdivision.

#4: A note stating that the use on Tract F-1 is conditional has not been added.

#5: Incorrect. The subsequent site plans for future tracts will be for building permit. The appropriate place to address vehicular ingress/egress, pedestrian ingress/egress,

internal circulation, max building height and min building setbacks is in the site plan for subdivision pursuant to Zoning Code 14-16-1-5, Definitions.

#6: Language for standards for screening, walls and fences needs to be added to the site plan for subdivision.

#7: Language for standards for lighting needs to be added to the site plan for subdivision.

#8: Language for standards for pedestrian and bicycle access and circulation needs to be added to the site plan for subdivision.

#9: This note has not been added to the site plan for subdivision.

#10: Language for landscaping standards needs to be added to the site plan for subdivision.

#11: The landscape palette needs to be added to the site plan for subdivision.

#12: Language for utility standards needs to be added to the site plan for subdivision.

#13: This note has not been added to the site plan for subdivision.

#14: Language for signage standards needs to be added to the site plan for subdivision.

#15: Not addressed.

#16: Traffic comments to be addressed at DRB.

2) The Site Development Plan for Building Permit mostly does not comply with the EPC's conditions of approval as elaborated in the associated Official Notification of Decision. Please refer to the applicant's "Response for Compliance" submittal letter, as my comments reference it.

#1: The conditions must be reflected on the site plan for building permit.

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#5: A lighting detail has not been provided.

#6: A note regarding pedestrian and bicycle access and circulation needs to be added to on site plan for building permit.

#7: A. ok, B. A note regarding parking and circulation needs to be added to on site plan for building permit, especially since this submittal does not meet minimum Zoning Code requirements for motorcycle and bicycle parking.

#8: A. Kentucky Bluegrass is not permitted but is still shown.
B. Additional landscape has been added, but there is still not enough to make the 80% landscape conditioned by the EPC. Two areas have no landscape-by the handicap space and by the two desert willow.
C. ok D. ok

#9: ok

#10: Not addressed.

#11: Traffic comments to be addressed at DRB.

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

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0997
CONNECTION TEL 9p8421818
SUBADDRESS
CONNECTION ID
ST. TIME 10/30 12:15
USAGE T 01'21
PGS. 4
RESULT OK



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: A. Barker

FAX NUMBER: 842-1818 # PAGES 4

SENT BY: Sheran Matson, DRB Chair DATE: 10/30/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004976 APPLICATION NO: _____

*Catalina's Comments.
Please work with
her to get Planning's
approval.*



paged
11/1/06

FRONT COUNTER ROUTING FAX FORM

TO: H Banker

FAX NUMBER: 842-1818

SENT BY: Claire DATE: 11/1/06

PROJECT #: 1004976 APPLICATION # _____

Comments from 11/1/06 DRB Meeting
for you to address.

CITY OF ALBUQUERQUE



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

John H. Baskin

DEVELOPMENT REVIEW BOARD – SPEED MEMO

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AGENDA ITEM NO: 7

SUBJECT:

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Site Plan for Subd

ACTION REQUESTED:

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Concurrent platting action required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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


SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 1, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

#7

INTER-OFFICE MEMO

DATE: October 30, 2006
TO: Sheran Matson, DRB Chair
FROM: Catalina Lehner, Planner 
RE: Project #1004976, Golf Course/Westside Neighborhood Center and Self-Storage Facility

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

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

PAID RECEIPT

APPLICANT NAME

AGENT

ADDRESS

PROJECT & APP #

PROJECT NAME

Forstbauer Surveying
1004976 / 07DRB00303
Black Arroyo Dam

\$ 441032/3424000 Conflict Management Fee

\$ 50⁰⁰ 441006/4983000 DRB Actions deferral fee

\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 441018/4971000 Public Notification

\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 50⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

City Of Albuquerque
Treasury Division

6/21/2007 1:32PM LOC: ANNX
RECEIPT# 00077352 WSH 008 TRANS# 0034
Account 441006 Fund 0110
Activity 4983000 TRSDMG
Trans Amt \$50.00
J24 Misc \$50.00
MC \$50.00
CHANGE \$0.00

FIGURE 12 SUBDIVISION IMPROVEMENTS AGREEMENT- PUBLIC AND/OR PRIVATE (Procedure B)

No. of Lots: Four

Nearest Major Streets: Golf Course Road/Westside Boulevard

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 15th day of June, 07, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Calabacillas Group, A New Mexico General Partnership ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Calabacillas Group, whose address is 8200 Constitution NE and whose telephone number is 505-263-7311, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Town of Alameda Grant projected Section 1, T11N, R2E, NMPM, Tract A1, B1, & C1, recorded on March 5, 1992 in the records of the Bernalillo County Clerk at Book 92C, page 34 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Calabacillas Group, A New Mexico General Partnership ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as VJW Storage describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 40K, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 4th day of March April 13th 6-8-07, 20 08 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater



detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 771883.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking and testing fees, and other related City fees and price adjustment for asphalt and concrete paving, if applicable, and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25%</u>
<u>Excavation and Sidewalk Ordinance, Street Restorations Fees (Figure 7)</u>	<u>As required per City-approved estimate.</u>
<u>Price adjustment (asphalt/concrete)</u>	<u>_____</u>

(Note: The Subdivider must pay the City all City fees and price adjustments for asphalt and concrete paving, if applicable, which have been incurred during construction before the City will accept the public Improvements.)

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Forstbauer Surveying LLC, and construction surveying of the private Improvements shall be performed by Forstbauer Surveying LLC. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Wilson & Company, Inc., and inspection of the private Improvements shall be performed by Wilson & Company, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for any inspections performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, Inc., and field testing of the private Improvements shall be performed by Vinyard & Associates, Inc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City reserves the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a FDIC or FSLIC-insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guarantee:"

Type of Financial Guaranty: Letter of Credit ID #771883
Amount: \$ \$482,446.73

Name of Financial Institution or Surety providing Guaranty: Western Commerce Bank

Date City first able to call Guaranty:

[Construction Completion Deadline]: April 4, 2008

If Guaranty other than a Bond, last day City able to call Guaranty is:
June 4, 2008

Additional information:
N/A

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guaranty which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing functionally independent of any improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, and determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125 percent of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Certificate of Partial Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 N.M.S.A. 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City, the Guarantor and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider or the Guarantor's financial guaranty from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications and the Guarantor shall be jointly and severally liable to pay to and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. Any surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.



Western Commerce Bank

Pulling together for you...

June 4, 2007

Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Letter of Credit
ID #: 771883

RE: Letter of Credit for Calabacillas Group
City of Albuquerque Project No.: 771883
Project Name: VJW STORAGE, PHASE/UNIT#:1

Dear C.A.O.:

This letter is to advise the City of Albuquerque ("City") that, at the request of Calabacillas Group ("Subdivider"), Western Commerce Bank in Albuquerque, New Mexico, has established an Irrevocable Letter of Credit in the sum of FOUR HUNDRED EIGHTY TWO THOUSAND FOUR HUNDRED FORTY-SIX DOLLARS & 73/100 (\$482,446.73 Letter of Credit) for the exclusive purpose of providing the financial guarantee which the City requires Calabacillas Group to provide for the installation of the improvements which must be constructed at the above mentioned subdivision. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the Agreement between the City of Albuquerque and Subdivider, which was recorded on June 15, 2007 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA, at pages NA to NA, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of FOUR HUNDRED EIGHTY TWO THOUSAND FOUR HUNDRED FORTY-SIX DOLLARS & 73/100 (\$482,446.73) is/are available at sight at Western Commerce Bank, 1910 Wyoming Blvd., NE, Albuquerque, NM 87112 between June 4, 2007 and June 4, 2008.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certificate stating: "1) Calabacillas Group has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Drafts(s) will be duly honored upon presentation to the drawee if negotiated between June 4, 2007 and June 4, 2008.

Chief Administrative Officer
City of Albuquerque
Project ID#: 771883
June 4, 2007
Page 2 of 2

The Drafts drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No.771883 of Western Commerce Bank, 1910 Wyoming Blvd., NE, Albuquerque, NM 87112, dated June 4, 2007 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City Notification of Calabacillas Group failure to comply with the terms of the Agreement, and payment by Certified Check from Western Commerce Bank to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date June 4, 2008 or 60 days after completion deadline.
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, June 4, 2008.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision). International Chamber of Commerce Publication No. 500.

Best regards,

Western Commerce Bank



Dodie Knight
Division President

ACCEPTED:

City of Albuquerque

By: 
Chief Administrative Officer

Handwritten note: Use 6/15/07

Dated: 6-15-07

Handwritten note: 6-13-07

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 03/07/07
 Date Site Plan Approved: 1/4
 Date Preliminary Plat Approved: 3/23/07
 Date Preliminary Plat Expires: 3/23/10
 DRB Project No.: 1004976
 DRB Application No.: 07 DRB-0030

Tracts A-1-A, B-1-A, B-1-B + C-1-A Black Arroyo Dam

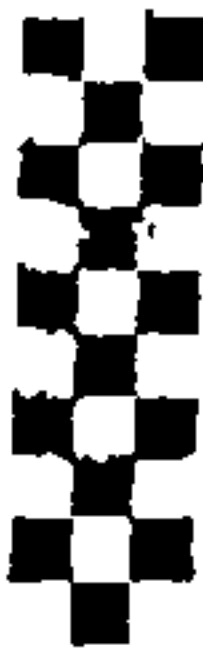
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A-1, B-1, + C-1 Black Arroyo Dam

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer
		30' F-F	ARTEFICIAL PAVEMENT	WESTSIDE BLVD.	WEST SUBD. BDRY	GOLF COURSE RD.	/	/	/
		-	MEDIAN C&G	WESTSIDE BLVD. (HAIF MEDIAN)	WEST SUBD. BDRY	GOLF COURSE RD.	/	/	/
		-	STD. C&G	WESTSIDE BLVD (South side)	WEST SUBD. BDRY	GOLF COURSE RD.	/	/	/
		6'	SIDEWALK	WESTSIDE BLVD. (south side)	GOLF COURSE RD.	GOLF COURSE RD.	/	/	/
		8"	PVC WATER	PUBLIC WATER ESMT.	GOLF COURSE RD.	WEST SIDE BDRY	/	/	/
		8"	PVC SAS W/MANHOLES	PUBLIC SAS ESMT.	SOUTH SUBD BDRY	220' E SOUTH OF NORTH BDRY TRACT A-1-A	/	/	/
		30' F-F	PRIVATE ACCESS	PRIVATE ACCESS ESMT.	GOLF COURSE RD.	WESTSIDE BLVD.	/	/	/
		-	WATER QUALITY INLET	PRIVATE DRAIN ESMT.	10' EAST OF TRACT C-1-A BDRY.	-	/	/	/
		36"	PRIVATE STORM DRAIN W/ MANHOLE & LICENSE AGREEMENT W/AMAFLA	PRIVATE DRAIN ESMT.	BLACK ARROYO	S. BDRY OF TRACT C-1-A	/	/	/



FINANCIAL GUARANTY AMOUNT

05/01/2007

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 771883, VJW Storage, Phase/Unit #: 1

Requested By: Tyler Ashton

Approved estimate amount:		\$302,301.77
Contingency Amount:	10.00%	\$30,230.18
Subtotal:		\$332,531.95
NMGRT	6.875%	\$22,861.57
Subtotal:		\$355,393.52
Engineering Fee	6.60%	\$23,455.97
Testing Fee	2.00%	\$7,107.87
Subtotal:		\$385,957.38
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$482,446.73</u>

APPROVAL:

DATE:

Steph Woodall

5-2-07

Notes: 10% contingency, Plans and final Eng. est not approved



Fax Transmission

WILSON & COMPANY, ENGINEERS & ARCHITECTS

4900 Lang Ave., N.E.
Albuquerque, New Mexico 87109
(505) 348-4000
Fax: (505) 348-4072

To: John Youngblood

Date: June 20, 2007

Fax #: (505) 884-8796

Pages: 8

Including this page

From: Tyler Ashton

Project #:

Task #:

Subject: Figure 13

(Procedure C - Modified)
PUBLIC IMPROVEMENTS AGREEMENT

FIGURE 13

AGREEMENT TO CONSTRUCT
PUBLIC IMPROVEMENTS BY CITY CONTRACT

THIS AGREEMENT is made this 19th day of June 07, by and between the City of Albuquerque, New Mexico ("City"), whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico, 87103, and Calabacillas Group, ("Developer"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A New Mexico General Partnership, whose address is 8200 Constitution NE Albuquerque, NM 87110, and whose telephone number is 505-263-7311, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer owns certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] Town of Alameda Grant projected Section 1, T11N, R2E, NMPM, Tract A1, B1, & C1, recorded on March 5, 1992 in the records of the Bernalillo County Clerk at Book 92C, page 34 ("Developer's Property"). The Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in Developer's Property to the present owner] Calabacillas Group, A New Mexico General Partnership ("Owner").

The Developer of the property is seeking [describe: "preliminary/final plat", "site development plan", etc.] preliminary/final plat approval. The City and the property Developer have agreed that it would be beneficial to all parties and the general public to make certain improvements to the public roadways and that it is appropriate that the Developer contribute to the cost of the improvements.

Developer's Property will benefit from the construction of certain improvements detailed below, which will be located on public right-of-way, and the City is willing to construct those improvements with the participation of the Developer.

Therefore, the City and the Developer agree:

2. Improvements. The City agrees to install and complete the following public improvements, identified as Project No. 771883:

Traffic Signal Cost – Westside Blvd. & Golf Course Rd. 25% of Full Signal Cost ("Improvements").

3. Developer's Estimated Cost. The Developer's share has been determined to be Sixty-Two Thousand Five Hundred Dollars (\$62,500) ("Developer's Estimated Cost"). The Developer's Estimated Cost includes City fees and contingencies and is the only amount Developer will be required to contribute for this project.

4. Payment. All payments will be made only in the following form: cash, certified check, cashier's check or other form of payment approved by the City.

5. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

6. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

7. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

8. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

9. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

10. Authority to Execute: If the Developer signing below is not the Owner of the Developer's Property, the City may require the Developer to provide the City with satisfactory proof of Developer's authority to execute this Agreement.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:
By: ALABACILLAS Group
Name: John Youngblood
Title: Member
Dated: 6-12-07

CITY OF ALBUQUERQUE:
By: Richard Dourte
Richard Dourte, City Engineer
Dated: 6-19-07

He 6/15/07 in
6-13-07

DEVELOPER'S NOTARY

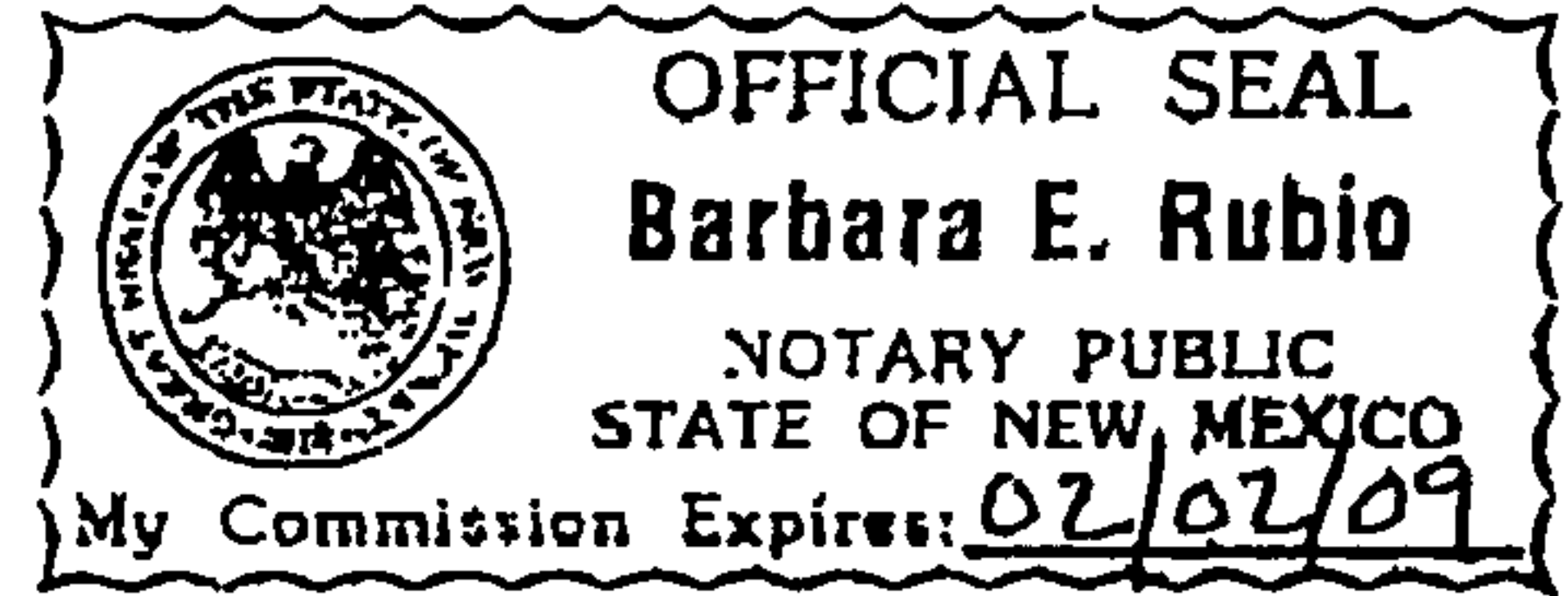
STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on this 12 day of June 2007 by [name of person:] John Youngblood, [title or capacity, for instance, "President" or "Owner":] Member of Calabacillos Group.

My Commission Expires: February 2, 2009

Barbara E. Rubio
Notary Public

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss. CITY'S NOTARY



This instrument was acknowledged before me this 19 day of June, 2007, by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 7-5-2010

Lisa Cornejo
Notary Public

X:\REL\SHARE\AGREK\CSIA procedure C revised.doc



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed	Constructed Under DRG #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
			Traffic Signal (25% of Full Signal Cost) Coord. w/ Thurmond (\$62,500) A	Westside Blvd/Golf Course Rd			/	/
							/	/

Approval of Creditable Items:

Impact Fee Administrator Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 A traffic signal @ Westside Blvd/Golf Course Rd (25% of Full Signal Cost) (C. Mod. Hrd. procedure) (\$62,500)
- 2
- 3

AGENT / OWNER: Mario Dorez-Infante
 NAME (print): Mario Dorez-Infante
 FIRM: Wilson F Company, Inc.
 SIGNATURE - date: [Signature] 03/07/07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date: [Signature] 3-28-07
 TRANSPORTATION DEVELOPMENT - date: [Signature] 3/28/07
 UTILITY DEVELOPMENT - date: [Signature] 3/28/07
 CITY ENGINEER - date: [Signature] 3/28/07

AMAFCA - date: [Signature] 3-27-07
 PARKS & RECREATION - date: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT OWNER
1	5-2-07	[Signature]	[Signature]	[Signature]
2	6-15-07	[Signature]	[Signature]	[Signature]

ORIGINAL

INFRASTRUCTURE LIST
(Rev. 8-20-05)
EXHIBIT "A"

Date Submitted: 03/07/07
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 3/23/07
Date Preliminary Plat Expires: 3/23/08
DRB Project No.: 1004976
DRB Application No.: 07DRB-00303

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Tracts A-1-A, B-1-A, B-1-B + C-1-A Black Arroyo Dam
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A-1, B-1 + C-1 Black Arroyo Dam
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure Listing, the DRC Chair may include those items in the listing and related financial guarantees. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		30' F-F	Asphalt Pavement	WESTSIDE BLVD.	WEST SUBD. BDRY	GOLF COURSE RD.	1	1	1
		-	MEDIAN C&G	WESTSIDE BLVD. (HAIF MEDIAN)	WEST SUBD. BDRY	GOLF COURSE RD.	1	1	1
		-	STD. C&G	WESTSIDE BLVD (South Side)	WEST SUBD. BDRY	GOLF COURSE RD.	1	1	1
		6'	SIDE WALK	WESTSIDE BLVD (South Side)	GOLF COURSE RD.	GOLF COURSE RD.	1	1	1
		8"	PVC WATER	Public WATER ESTMT.	GOLF COURSE RD.	WEST SIDE ACE	1	1	1
		8"	PVC SAS W/MAN HOLES	Public SAS ESTMT.	SOUTH SUBD BDRY	220'± South OF NORTH BDRY TRACT A-1-A	1	1	1
		30' F-F	PRIVATE ACCESS	PRIVATE Access ESTMT.	GOLF COURSE RD.	WESTSIDE BLVD.	1	1	1
		-	WATER QUALITY INLET	PRIVATE DRAIN ESTMT.	±10' EAST OF TRACT C-1-A BDRY.	-	1	1	1
		36"	PRIVATE STORM DRAIN W/ MANHOLE & License Agreement W/AMAFCA	PRIVATE DRAIN ESTMT.	Black Arroyo	S. BDRY OF TRACT C-1-A	1	1	1

Jun. 20, 2007 11:58AM

No. 4/92 P. 6/9

FINANCIAL GUARANTY AMOUNT

05/03/2007

Type of Estimate: SIA Procedure - C - Modified w/F.G.

Project Description:

Project ID #: 771883, VJW Storage, Phase/Unit #: 1

Requested By: Tyler Ashton

TOTAL FINANCIAL GUARANTY REQUIRED \$62,500.00

APPROVAL:

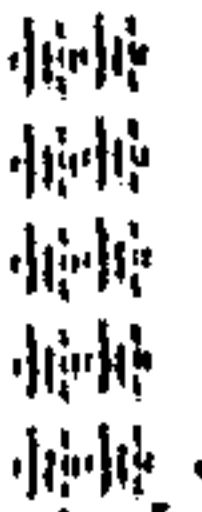
DATE:



5-3-07

Notes: Traffic Signal Cost - Westside Blvd. & Golf Course Rd. 25% of Full Signal Cost

TREASURER'S REPORT OF DEPOSITS



DEPOSITOR:	DESCRIPTION:
<p>Calabacillas Group Western Commerce Bank Check # 417277</p>	<p>CPN # 771883 VJW STORAGE</p>
COMMENTS:	FUND: <u>305</u>
<p>Procedure "C" Traffic Signal Westside Blvd & Golf Course Rd.</p>	ACCOUNT: <u>461611</u>
	ACTIVITY: <u>7303120</u>
	AMOUNT: <u>42,500.00</u>
	FUND: _____
	ACCOUNT: _____
	ACTIVITY: _____
	AMOUNT: _____
TOTAL AMOUNT: <u>\$ 42,500.00</u>	
VERIFIED BY: <u>Marilyn Maldonado</u>	
PHONE NUMBER: <u>924-3997</u>	
DEPOSIT DATE: <u>6/12/07</u>	

DEPOSITOR

City Of Albuquerque
Treasury Division
AMOUNT

6/15/2007 12:13PM 1001 ANNA
 RECEIPT# 00076776 USA 008 TRANS# 0075
 Account 461611 Fund 0305
 Activity 7303120 TRSIMG
 Trans Amt 42,500.00
 004 Misc 42,500.00

NOTICE TO CUSTOMERS
The purchase of an Indemnity Bond will
be required before the check will be
replaced or refunded in the event it is lost,
misplaced, or stolen. **VRK**

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK.
Western Commerce Bank

P.O. DRAWER 1358 • CARLSBAD, NEW MEXICO
Carlsbad • Lovington • Lordsburg • Hobbs • Tularosa
112

417277

June 12 20 07

95-108
112

REMITTER: *****Calabacilla Group - Project # 771883*****

PAY TO THE ORDER OF **City of Albuquerque** *****\$62,500.00*****

TWO SIGNATURES REQUIRED
IN EXCESS OF \$500.00

The sum of **62,500.00**

CASHIER'S CHECK

[Handwritten Signature]

MANAGEMENT DIV

ACCEPTED BY DRAWER/DRAWEE

417277 21122010851

1999904



JOB NO. 90113.10

NOTE 'C' THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES INC. (NNU, INC.) FRANCHISE AREA, WATER AND SANITARY SYSTEMS CAPABILITIES ARE BASED ON NNU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE, NEW MEXICO. WATER AND SANITARY SYSTEMS IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NNU, INC.

NOTE 'D' THIS 20' WIDE "FLOATING" PRIVATE DRAINAGE EASEMENT IS FOR THE USE AND BENEFIT OF TRACTS A-1, B-1, AND C-1. THE EASEMENT WILL BE MAINTAINED AT SAME TRACTS. TO ALIGNMENT OF THIS "FLOATING" EASEMENT IS SUBJECT TO CHANGE IN ACCORDANCE WITH FUTURE SUBDIVISION OR DEVELOPMENT OF SAME TRACTS AND AT THE DISCRETION OF THE OWNER(S) OF SAME TRACTS. REPAIRING OR REPLACING THE TRACTS INTO ONE OR MORE TRACTS MAY PERMIT ABANDONMENT AND VACATION OF THE "FLOATING" PRIVATE DRAINAGE EASEMENT.

NOTE 'E' THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES INC. (NNU, INC.) FRANCHISE AREA, WATER AND SANITARY SYSTEMS CAPABILITIES ARE BASED ON NNU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE, NEW MEXICO. WATER AND SANITARY SYSTEMS IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NNU, INC.

NOTE 'A' EXISTING EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES OTHER THAN ELECTRIC AND TELEPHONE LINES FILED DECEMBER 13, 1986 (89-155) VACATED BY VACATION ACTION 9-91-28.

NOTE 'B' EXISTING STREET RIGHT-OF-WAY VACATED BY VACATION ACTION 9-91-28.

NOTE 'C' TRACTS A-1, B-1, & C-1 ARE DESIGNATED SHOPPING CENTER. SITE IN ACCORDANCE WITH THE COMMERCE CITY ZONING CODE. FUTURE SUBDIVISION OR DEVELOPMENT PROPOSALS MUST CONFORM TO POLICIES AND ORDINANCES IN EFFECT AT THE TIME OF PROPOSAL.

NOTE 'D' THIS 20' WIDE "FLOATING" PRIVATE DRAINAGE EASEMENT IS FOR THE USE AND BENEFIT OF TRACTS A-1, B-1, AND C-1. THE EASEMENT WILL BE MAINTAINED AT SAME TRACTS. TO ALIGNMENT OF THIS "FLOATING" EASEMENT IS SUBJECT TO CHANGE IN ACCORDANCE WITH FUTURE SUBDIVISION OR DEVELOPMENT OF SAME TRACTS AND AT THE DISCRETION OF THE OWNER(S) OF SAME TRACTS. REPAIRING OR REPLACING THE TRACTS INTO ONE OR MORE TRACTS MAY PERMIT ABANDONMENT AND VACATION OF THE "FLOATING" PRIVATE DRAINAGE EASEMENT.

NOTE 'E' THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES INC. (NNU, INC.) FRANCHISE AREA, WATER AND SANITARY SYSTEMS CAPABILITIES ARE BASED ON NNU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE, NEW MEXICO. WATER AND SANITARY SYSTEMS IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NNU, INC.

Public Utility Easements shown on this plat are granted for the common joint use of:

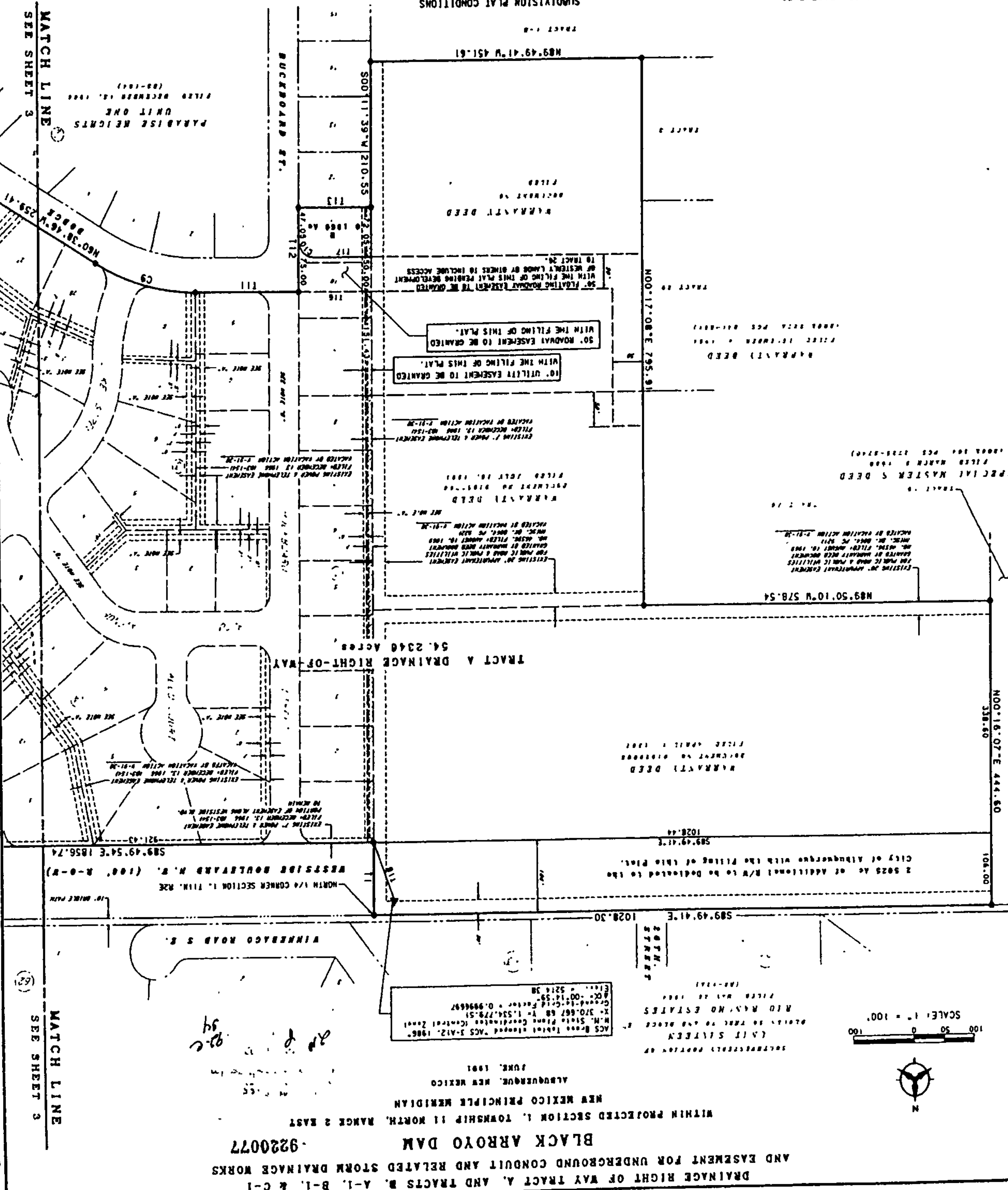
A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, facilities and related facilities reasonably necessary to provide electrical service.

B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. U.S. Mail for the installation, maintenance and service of all bonded and non-bonded communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground facilities and towers.

D. James Instrument for the installation, maintenance, and service of water meters, valves and other related equipment and facilities reasonably necessary to provide water service.

E. The City of Albuquerque for the installation, maintenance, and service of water lines, valves and other related equipment and facilities reasonably necessary to provide water service.



92C-34(3)

92C-34(3)



JOB NO. 90115 10

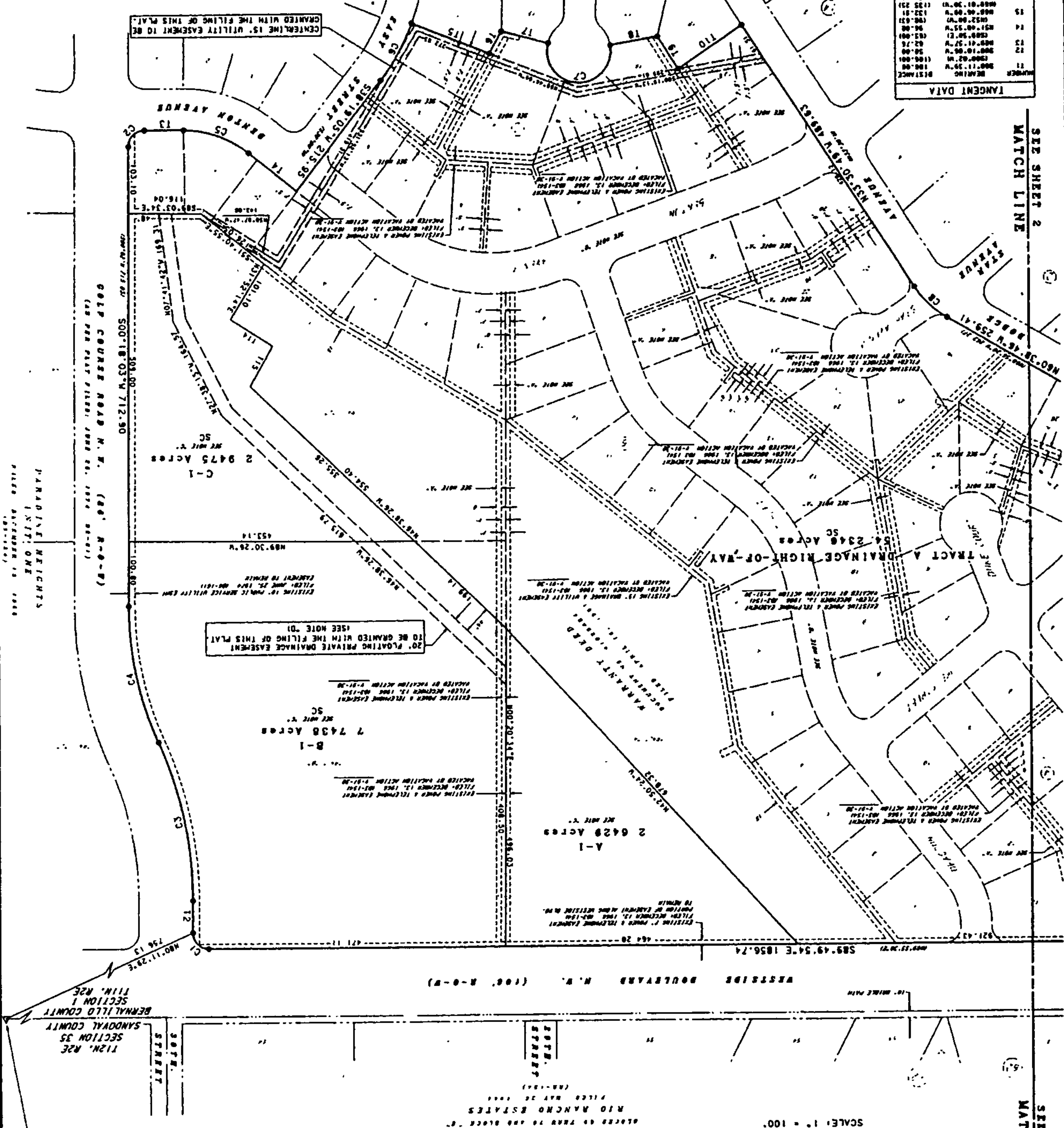
SHEET 3 OF 3 SHEETS

CURVE DATA

NUMBER	ARC	DELTA	CHORD	CHORD BEARING	TANGENT
C1	39.27	25.00	64.49	54.49 S 47.54 E	23.00
C2	39.27	25.00	64.49	54.49 S 47.54 E	23.00
C3	39.27	25.00	64.49	54.49 S 47.54 E	23.00
C4	39.27	25.00	64.49	54.49 S 47.54 E	23.00
C5	39.27	25.00	64.49	54.49 S 47.54 E	23.00
C6	39.27	25.00	64.49	54.49 S 47.54 E	23.00
C7	39.27	25.00	64.49	54.49 S 47.54 E	23.00
C8	39.27	25.00	64.49	54.49 S 47.54 E	23.00
C9	39.27	25.00	64.49	54.49 S 47.54 E	23.00
C10	39.27	25.00	64.49	54.49 S 47.54 E	23.00

TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	S 89.00 W	100.00
T2	S 89.00 W	100.00
T3	S 89.00 W	100.00
T4	S 89.00 W	100.00
T5	S 89.00 W	100.00
T6	S 89.00 W	100.00
T7	S 89.00 W	100.00
T8	S 89.00 W	100.00
T9	S 89.00 W	100.00
T10	S 89.00 W	100.00



SECTION CORNER - ACS Brass Tantal Standard
 S1 S18
 T12N, R2E
 SECTION 35
 SANDOVAL COUNTY
 BERNALILLO COUNTY

UNIT SIXTEEN
 BLOCKS 63 THRU 70 AND BLOCK 71
 RIO MANCHO ESTATES
 FILED MAY 28 1944
 (S-1541)

ALBUQUERQUE, NEW MEXICO
 JUNE, 1991

NEW MEXICO PRINCIPLE MERIDIAN
 WITHIN PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST

BLACK ARROYO DAM
 AND EASEMENT FOR UNDERGROUND CONDUIT AND RELATED STORM DRAINAGE WORKS
 -9220077

SCALE: 1" = 100'

SECTION CORNER - ACS Brass Tantal Standard
 S1 S18
 T12N, R2E
 SECTION 35
 SANDOVAL COUNTY
 BERNALILLO COUNTY

92C-34(3)

92C-34(3)

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 03/07/07
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 3/28/07
 Date Preliminary Plat Expires: 3/28/08
 DRB Project No.: 1004976
 DRB Application No.: 07 DRB-00303

Tracts A-1-A, B-1-A, B-1-B + C-1-A Black Arroyo Dam

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A-1, B-1, + C-1 Black Arroyo Dam

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		30' F-F	ARTERIAL PAVEMENT	WESTSIDE BLVD.	WEST SUBD. BDRY	GOLF COURSE RD.	/	/	/
		-	MEDIAN C&G	WESTSIDE BLVD. (HAIF MEDIAN)	WEST SUBD. BDRY	GOLF COURSE RD.	/	/	/
		-	STD. C&G	WESTSIDE BLVD (South side)	WEST SUBD. BDRY	GOLF COURSE RD.	/	/	/
		6'	SIDE WALK	WESTSIDE BLVD. (South side)	GOLF COURSE RD.	GOLF COURSE RD.	/	/	/
		8"	PVC WATER	Public WATER ESMT.	GOLF COURSE RD.	WEST SIDE	/	/	/
		8"	PVC SAS W/MANHOLES	Public SAS ESMT.	SOUTH SUBD BDRY	220'± SOUTH OF NORTH BDRY TRACT A-1-A	/	/	/
		30' FF	PRIVATE ACCESS	PRIVATE Access ESMT.	GOLF COURSE RD.	WESTSIDE BLVD.	/	/	/
		-	WATER QUALITY INLET	PRIVATE DRAIN ESMT.	±10' EAST OF TRACT C-1-A BDRY.	-	/	/	/
		36"	PRIVATE STORM DRAIN W/ MANHOLE & LICENSE AGREEMENT W/AMAFCA	PRIVATE DRAIN ESMT.	BLACK ARROYO	S. BDRY OF TRACT C-1-A	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		2	TRAFFIC SIGNAL (25% OF Full SIGNAL COST) (MOD. 'C' procedure) (\$62,500)	WESTSIDE BLVD/GOLF COURSE RD			/	/	/
							/	/	/

Approval of Creditable Items:
 Impact Fee Administrator Signature _____ Date _____
 City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

2 1 traffic signal @ Westside Blvd/Golf Course Rd
 (25% of full signal cost) (C.C. modified procedure) (\$62,500)

AGENT / OWNER

Mario JUREZ-INFANTE
 NAME (print)

Wilson & Company Inc.
 FIRM

[Signature] 03/07/07
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 3/28/07
 DRB CHAIR - date

Christina Sandoval 3/28/07
 PARKS & RECREATION - date

[Signature] 3-28-07
 TRANSPORTATION DEVELOPMENT - date

Roger Green 3/28/07
 UTILITY DEVELOPMENT - date

Bradley A. Bingham 3/28/07
 CITY ENGINEER - date

AMAFCA - date
[Signature] 3-27-07
 PRR - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	5-2-07	[Signature]	[Signature]	[Signature]
2	6-15-07	[Signature]	[Signature]	[Signature]

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Tracts A-1-A, B-1-A, B-1-B + C-1-A Black Arroyo Dam

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A-1, B-1, + C-1 Black Arroyo Dam

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		-	MEDIAN C&G	WESTSIDE BLVD. (HAIF MEDIAN)	WEST SUBD. BDRY	GOLF COURSE RD.	/	/	/
		-	STD. C&G	WESTSIDE BLVD (South side)	WEST SUBD. BDRY	GOLF COURSE RD.	/	/	/
		6'	SIDE WALK	WESTSIDE BLVD. (South side)	GOLF COURSE RD.	GOLF COURSE RD.	/	/	/
		8"	PVC WATER	Public WATER ESMT.	GOLF COURSE RD.	WEST SIDE	/	/	/
		8"	PVC SAS W/MANHOLES	Public SAS ESMT.	SOUTH SUBD BDRY	220'± SOUTH OF NORTH BDRY TRACT A-1-A	/	/	/
		30' F-F	PRIVATE ACCESS	PRIVATE ACCESS ESMT.	GOLF COURSE RD.	WESTSIDE BLVD.	/	/	/
		-	WATER QUALITY INLET	PRIVATE DRAIN ESMT.	±10' EAST OF TRACT C-1-A BDRY.	-	/	/	/
		36"	PRIVATE STORM DRAIN W/ MANHOLE & LICENSE AGREEMENT W/DMAFCA	PRIVATE DRAIN ESMT.	BLACK ARROYO	S. BDRY OF TRACT C-1-A	/	/	/

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			(MOD. 'C' PROCEDURE) (\$62,500) ▲				/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1

2

3

AGENT / OWNER

Mario TORRES-INFANTE
NAME (print)

Wilson F. Company Inc.
FIRM

[Signature] 03/07/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 3/28/07
DRB CHAIR - date

Christina Sandoval 3/28/07
PARKS & RECREATION - date

[Signature] 3-28-07
TRANSPORTATION DEVELOPMENT - date

[Signature] 3/28/07
UTILITY DEVELOPMENT - date

Bradley J. Bingham 3/28/07
CITY ENGINEER - date

AMAFCA - date

[Signature] 3-27-07

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
▲	5-2-07	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>

Current DRC
Project Number:

FIGURE 12

Date Submitted: 03/07/07
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 3/28/07
Date Preliminary Plat Expires: 3/28/08
DRB Project No.: 1004976
DRB Application No.: 07 DRB-00303

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-20-05)

EXHIBIT "A"

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DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Tracts A-1-A, B-1-A, B-1-B + C-1-A Black Arroyo Dam

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		-	MEDIAN C&G	WESTSIDE BLVD. (HAIF MEDIAN)	WEST SUBD. BDRY	GOLF COURSE RD.	/	/	/
		-	STD. C&G	WESTSIDE BLVD (South side)	WEST SUBD. BDRY	GOLF COURSE RD.	/	/	/
		6'	SIDE WALK	WESTSIDE BLVD. (South side)	GOLF COURSE RD.	GOLF COURSE RD.	/	/	/
		8"	PVC WATER	Public WATER ESMT.	GOLF COURSE RD.	WEST S. LANE	/	/	/
		8"	PVC SAS W/MANHOLES	Public SAS ESMT.	SOUTH SUBD BDRY	220'± SOUTH OF NORTH BDRY TRACT A-1-A	/	/	/
		30' FF	PRIVATE ACCESS	PRIVATE Access ESMT.	GOLF COURSE RD.	WESTSIDE BLVD.	/	/	/
		-	WATER QUALITY INLET	PRIVATE DRAIN ESMT.	±10' EAST OF TRACT C-1-A BDRY.	-	/	/	/
		36"	PRIVATE STORM DRAIN W/ MANHOLE & LICENSE Agreement W/AMAFCA	PRIVATE DRAIN ESMT.	BLACK ARROYO	S. BDRY OF TRACT C-1-A	/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
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		-	TRAFFIC SIGNAL (25% OF Full SIGNAL COST) (NOO. 'C' PROCEEDING)	WESTSIDE BLVD / GOLF COURSE RD	-	-	/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Mario JORREZ-Infante NAME (print)	<i>[Signature]</i> 3/28/07 DRB CHAIR - date	<i>[Signature]</i> 3/28/07 PARKS & RECREATION - date	
Wilson & Company Inc. FIRM	<i>[Signature]</i> 3-28-07 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<i>[Signature]</i> 03/07/07 SIGNATURE - date	<i>[Signature]</i> 3/28/07 UTILITY DEVELOPMENT - date	<i>[Signature]</i> 3-27-07 P.E. - date	
	Bradley J. Bingham 3/28/07 CITY ENGINEER - date		

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

Supplemental form

SUBDIVISION **S**

- Major Subdivision action
- Minor Subdivision action
- Vacation (*private*)
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

- ...for Subdivision Purposes
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Subdivision Regulations)

APPEAL / PROTEST of... **A**

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: CALABACILLAS Group PHONE: 263-7311
 ADDRESS: 3646 VISTA GRANDE NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112
 ADDRESS: 4116 LOMAS BL NE FAX: 268-2032
 CITY: ALBUQUERQUE STATE NM ZIP 87116 E-MAIL: FORSTSURV@AOL.COM

DESCRIPTION OF REQUEST: INCREASE number of lots from 3-4; DEDICATE additional right of way; VACATE a floating private drainage easement; grant easements
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. A-1, B-1, C-1 Block: _____ Unit: _____
 Subdiv. / Adn. Black Arroyo DAM
 Current Zoning: C-2 (SC) Proposed zoning: _____
 Zone Atlas page(s): A-12 No. of existing lots: 3 No. of proposed lots: 4
 Total area of site (acres): 13.3342 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101206645043510503; 101206643248110504; 101206638950310505 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE RD. NW
 Between: WESTSIDE BL NW and DRIFTWOOD AV NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Proj. # 1002556; 06DRB00044; Proj. # 1004634

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 1/18/06

SIGNATURE Terese Forstbauer DATE 3/12/07
 (Print) FORSTBAUER SURVEYING by Terese Forstbauer Applicant Agent

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	07 DRB - 00303	PIF	5(37)	\$ 425.00
<input checked="" type="checkbox"/> All fees have been collected	07 DRB - 00304	VPRE	✓	\$ 45.00
<input checked="" type="checkbox"/> All case #s are assigned		CMF		\$ 20.00
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>3/21/07</u>			Total \$ 490.00

Andrew Garcia 3/12/07 Project # 1004976
 Planner signature / date

Form revised 9/01, 3/03

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

- SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Signed** Pre-Annexation Agreement if Annexation required.
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

Forstbaver Surveying by Terese Forstbaver
 Applicant name (print)
Terese For
 Applicant signature / date 3/12/07



Form revised 11/04

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 07DRB - 00303

Andrew Sma 3/12/07
 Planner signature / date
Project # 1004976

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
- ___ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any 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) Fee is for Variance. Plat fee is listed on FORM-S.
- ___ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
- ___ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed 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 ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the deferral or extension
- ___ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed 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.

FORSTBAUER Surveying by Terese Forstbauer

Applicant name (print)

Terese Forstbauer

3/12/07

Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers

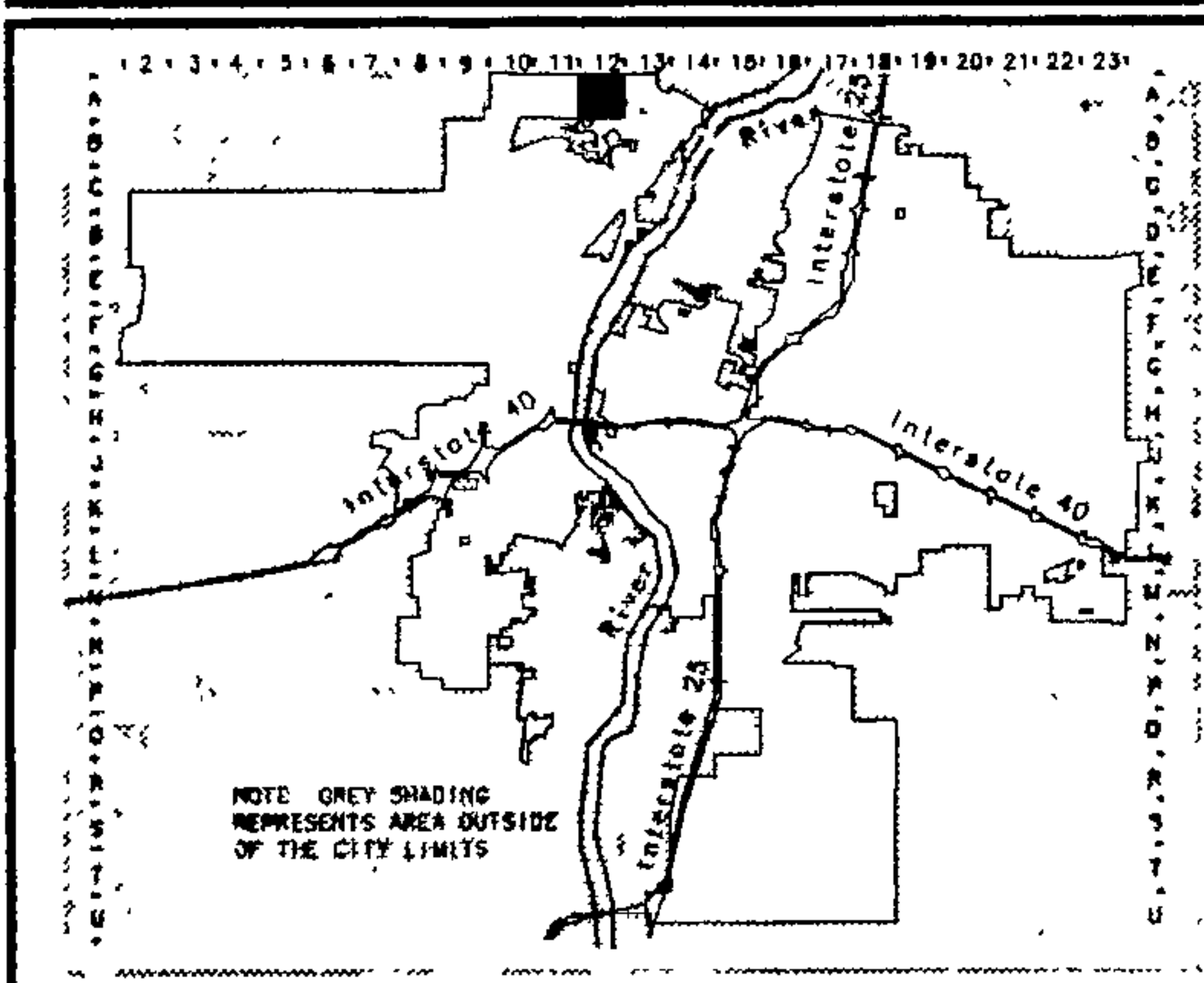
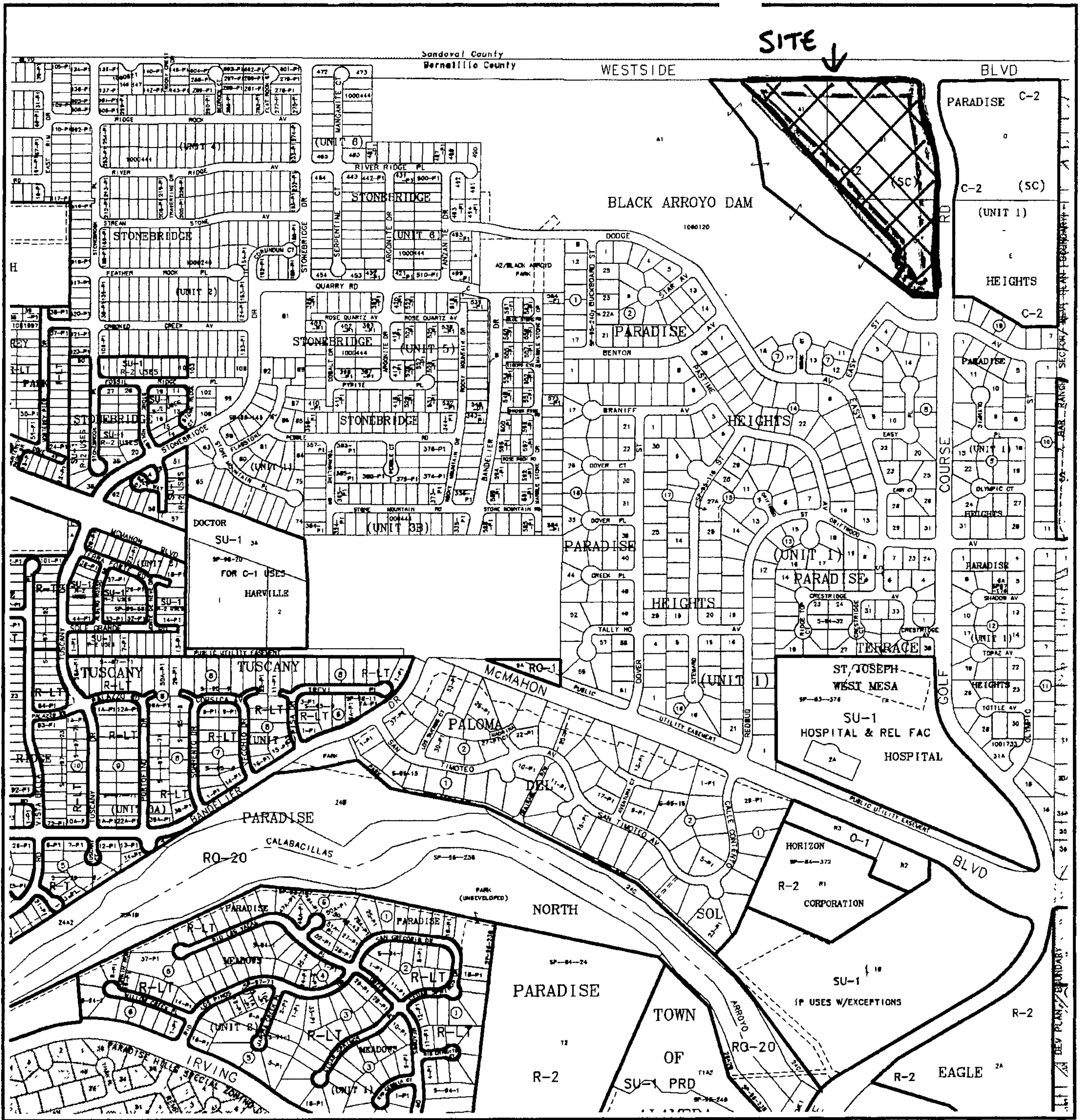
07 D1213 - 00304

[Signature]

3/12/07

Planner signature / date

Project # 1004976



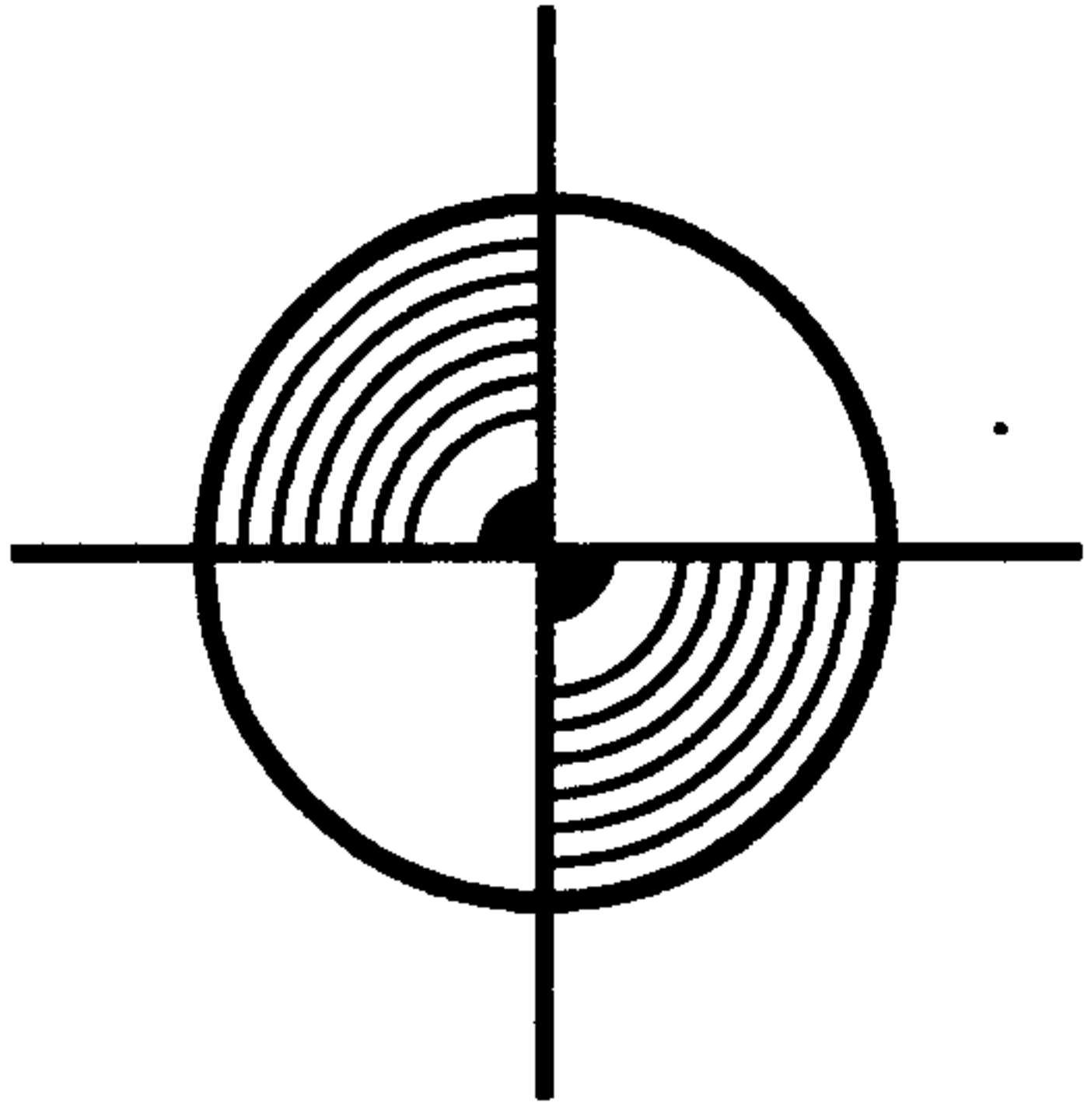
CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

A-12-Z

Map Amended through July 31, 2003



**Forstbauer
Surveying
Company, LLC**

*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

March 5, 2007

To: Development Review Board

Re: Tracts A-1, B-1, C-1, Black Arroyo Dam

Forstbauer Surveying LLC requests Preliminary / Final Plat Approval regarding replat of the above referenced property, increasing the number of lots from 3 to 4; dedicating additional Golf Course Road right-of-way (present permanent access easement and additional right-of-way in area of Golf Course Road driveway to follow back of walk); vacating a floating private drainage easement; granting easements necessary to serve the four tracts. The proposed subdivision is necessary for future development plans.

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

PAID RECEIPT

APPLICANT NAME Calabacillas Group
 AGENT Forstbauer Surveying LLC
 ADDRESS 4116 Lomas Blvd NE
 PROJECT & APP # 1004976 / 1002556 / 07 DRB-00303, 00304
 PROJECT NAME Black Arroyo Dam

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 470.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 490.00 TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

3/12/2007 9:40AM LOC: ANNX
 RECEIPT# 00077638 WSH 007 TRANSH: 007
 Account 441006 Fund 0000
 Activity 4983000 TRSE: JA
 Trans. Amt \$490.00
 J24 Misc \$47.00
 CR \$420.00
 CR \$65.00
 CHANGE \$0.00
 Counterreceipt.doc 6/21/04

City Of Albuquerque
 Treasury Division

City Of Albuquerque
 Treasury Division

3/12/2007 9:40AM LOC: ANNX
 RECEIPT# 00077637 WSH 007 TRANSH 0007
 Account 441032 Fund 0000
 Activity 3424000 TRSE: JA
 Trans Amt \$490.00
 J24 Misc \$20.00

Thank You

Thank You

H. BARKER ARCHITECTS • ARCHITECTS & PLANNERS, A.I.A.

209 GOLD AVENUE, S.W. • ALBUQUERQUE, NEW MEXICO 87102 • 505-842-6789 TEL • 505-842-1818 FAX • hbarkerarchitects.com

#11

December 11, 2006

Design Review Board
City of Albuquerque

Re: Project #1004976 – 06EPC00424 & 06EPC00425

Dear DRB Members:

I am asking for an indefinite deferral of the referenced project. We still have no plat for the property. I appreciate your cooperation in this matter.

Sincerely

A handwritten signature in black ink, appearing to read 'H. Barker', with a horizontal line extending to the right.

Hildreth Barker for
H. Barker Architects

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TRACTS A2, B2, C2 & C3, BLACK ARROYO DAM
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS A1, B1 & C1, PARADISE HEIGHTS UNIT I
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
		24'	ARTERIAL PAVEMENT	WESTSIDE BLVD	SUBD WEST ^ BODY	GOLF COURSE RD	/	/	/
		.	MEDIAN C&G	WESTSIDE BLVD	WEST SUBD BODY	GOLF COURSE RD	/	/	/
		.	STD C&D	WESTSIDE BLVD SOUTH SIDE	WEST SUBD BODY	GOLF COURSE RD	/	/	/
		6'	SIDEWALK	WESTSIDE BLVD SOUTH SIDE	WEST SUBD BODY	GOLF COURSE RD	/	/	/
		8"	PVC WATER	PUBLIC WATER ESMT	GOLF COURSE RD	10'± WEST OF EAST BODY TRACT C2	/	/	/
		8"	PVC SAS w/ MANHOLES	PUBLIC SAS ESMT	SOUTH SUBD BODY	≈ 30' N OF N. BODY TRACT C-3.	/	/	/
		30'-36' F-F	PRIVATE ACCESS w/ STD C&G	PRIVATE ACCESS ESMT	E. BODY TRACT C2	GOLF COURSE RD.	/	/	/
		30"+	PRIVATE STORM DRAIN w/ MANHOLES	PRIVATE DRAIN ESMT	BLACK ARROYO	S. BODY OF TRACT B2	/	/	/
		8'	WATER QUALITY MANHOLE	"	IN TRACT C3	-	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

JAKE BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

[Signature] 10/23/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____ DRB CHAIR - date	_____ PARKS & RECREATION - date
_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
_____ UTILITY DEVELOPMENT - date	_____ - date
_____ CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

H. BARKER ARCHITECTS • ARCHITECTS & PLANNERS, A.I.A.

209 GOLD AVENUE, S.W. • ALBUQUERQUE, NEW MEXICO 87102 • 505-842-6789 TEL • 505-842-1818 FAX • hbarkerarchitects.com

October 31, 2006

Design Review Board
City of Albuquerque

Re:Project #1004976 – 06EPC00424 & 06EPC00425

Dear DRB Members:

I am asking for a one week deferral of the referenced project in order to comply with requirements of the City's staff planner. I appreciate your cooperation in this matter.

Sincerely

A handwritten signature in black ink, appearing to read 'H. Barker', with a horizontal line extending to the right.

Hildreth Barker for
H. Barker Architects

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION: Calabacillas Group

NAME: c/o Donald D. Harville PHONE: (505) 299-4414
 ADDRESS: 8200 Constitution Place N.E. FAX: (505) 299-4513
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Same As Applicant
 AGENT (if any): H. Barker Architects PHONE: (505) 842-6789
 ADDRESS: 209 Gold Avenue S.W. FAX: (505) 842-1818
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: hob@harkerarchitects.com

DESCRIPTION OF REQUEST: Site plan approval for subdivision. & BUILDING PERMIT

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

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

Lot or Tract No. A-1, B-1 & C-1 & C-2 Block: _____ Unit: _____
 Subdiv. / Addn. Black Arroyo Dam
 Current Zoning: C-2 Proposed zoning: C-2
 Zone Atlas page(s): A-12-7 No. of existing lots: 3 No. of proposed lots: 4
 Total area of site (acres): 12.2614 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: _____
 Within city limits? Yes. No. but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101206645043510503, 101206643248110504 & 101206638950310505 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road N.W.
 Between: Benton Avenue N.W. and Westside Boulevard N.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
03EPC0240 EPC 06ECP-00424, 06EPC-00425

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team? Date of review: 9-21-2006

SIGNATURE [Signature] DATE 10-21-06
 (Print) Hildreth Barker _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- 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>06DRB-01548</u>	<u>SPS</u>	<u>P(3)</u>	<u>\$ 0.00</u>
<u>06DRB-01549</u>	<u>SEP</u>	<u>P(3)</u>	<u>\$ 0.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
Hearing date <u>11/01/06</u>	_____	_____	Total <u>\$ 20.00</u>

Sandy Handley 10/24/06
 Planner signature / date

Project # 1004976

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

SKETCH PLAN REVIEW AND COMMENT

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) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

- ___ 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) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ 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)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - ___ Solid Waste Management Department signature on Site Plan
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ 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)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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) Copies as needed above
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ 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)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- ✓ 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 (not required for SDP for Subdivision)
 - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ 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)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

HILDRETH L. BARBER
 Applicant name (print)
H.L. Barber
 Applicant signature / date
 10-21-06

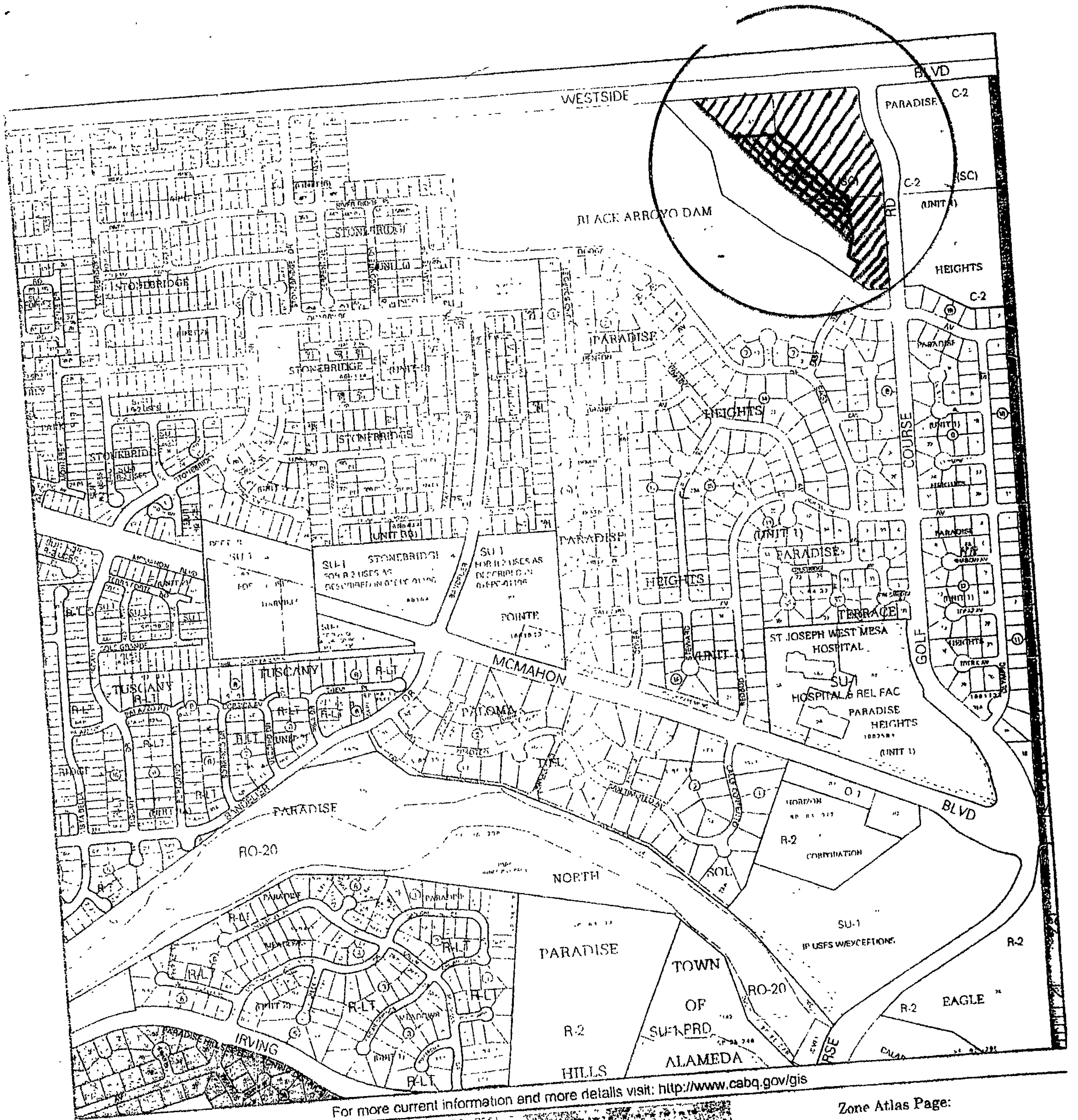


Form revised APRIL 2006

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

Application case numbers
 06DRB- _____ -01548
 06DRB- _____ -01549
 _____ - _____ - _____

Sandy Landrey 10/24/06
 Planner signature / date
Project # 1004976



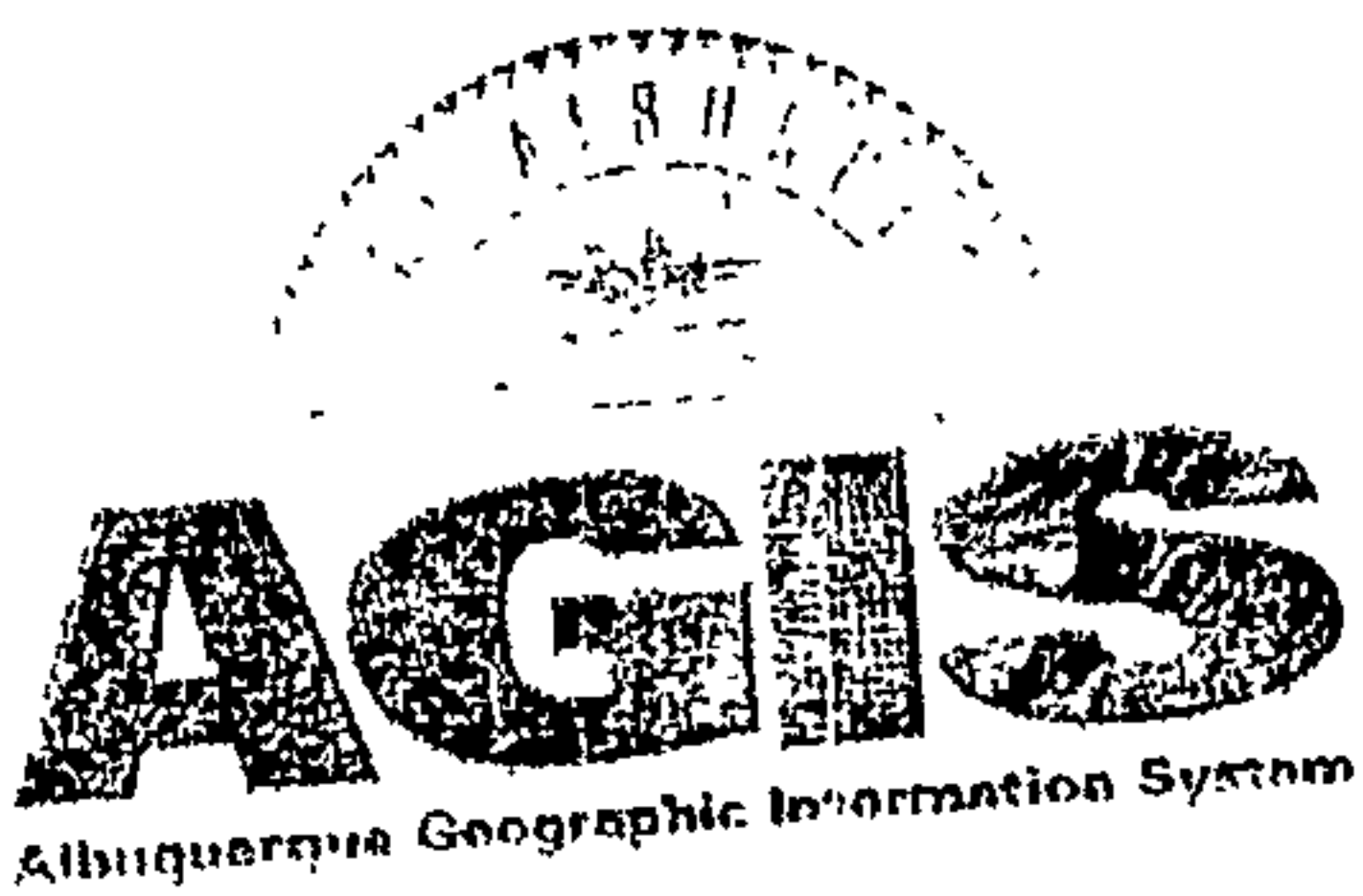
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

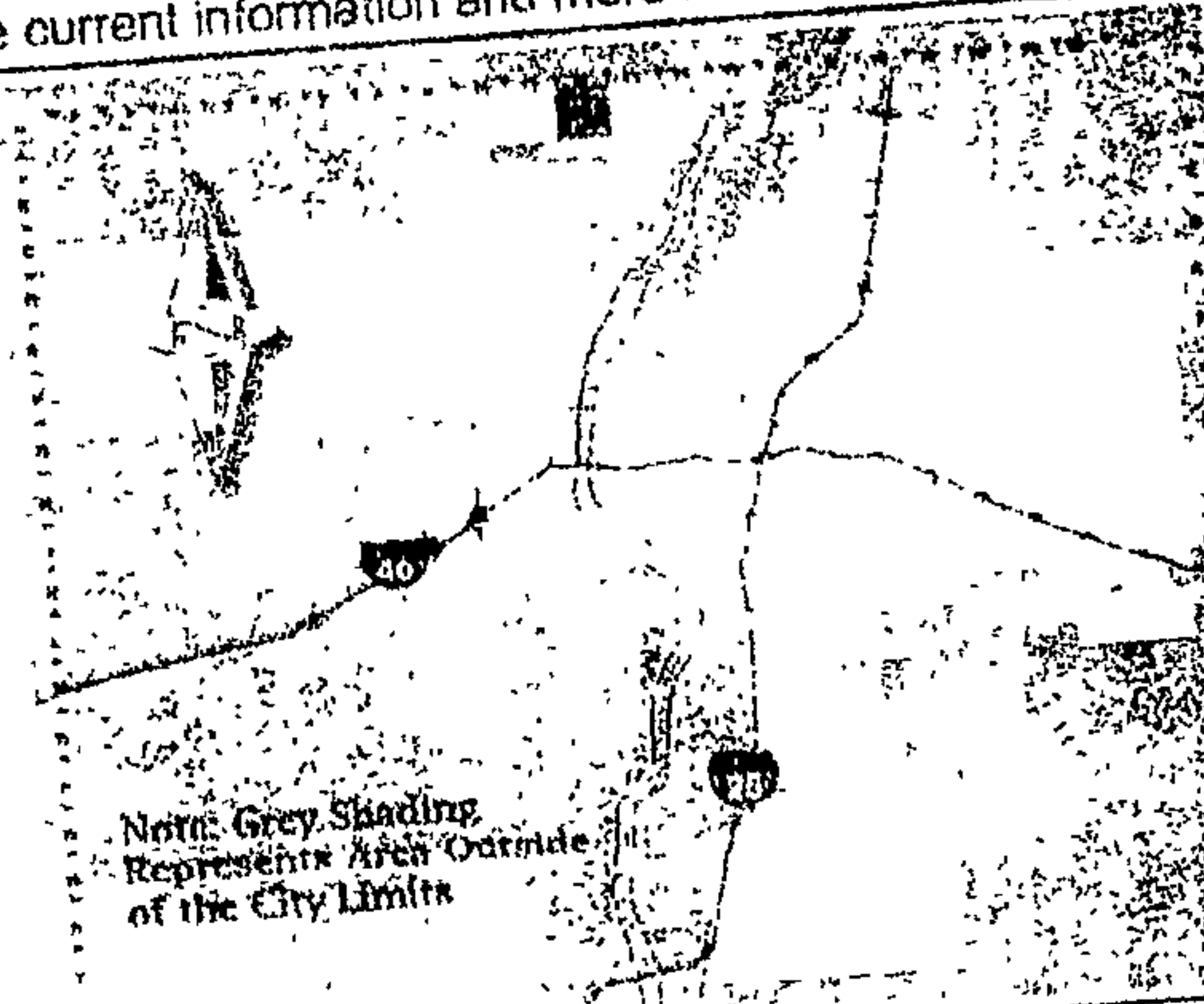
A-12-Z

Selected Symbols

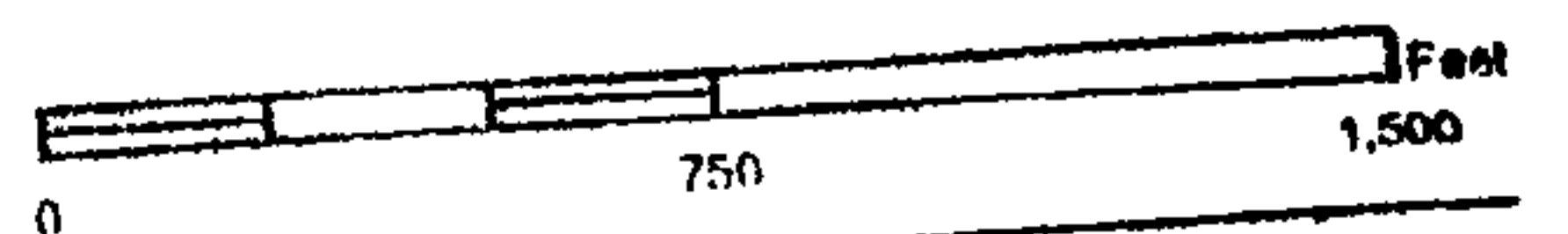
- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Map amended through: Apr 07, 2005



Note: Grey Shading Represents Area Outside of the City Limits



H. BARKER ARCHITECTS • ARCHITECTS & PLANNERS, A.I.A.

209 GOLD AVENUE, S.W. • ALBUQUERQUE, NEW MEXICO 87102 • 505-842-6789 TEL • 505-842-1818 FAX • hbarkerarchitects.com

October 18, 2006

Design Review Board
City of Albuquerque
Plaza del Sol Building
600 Second St. NW
Albuquerque, NM 87102

RE: Project #1004976*06EPC-00424 EPC Site Plan for Subdivision and 06EPC-00425
Site Plan for Building Permit

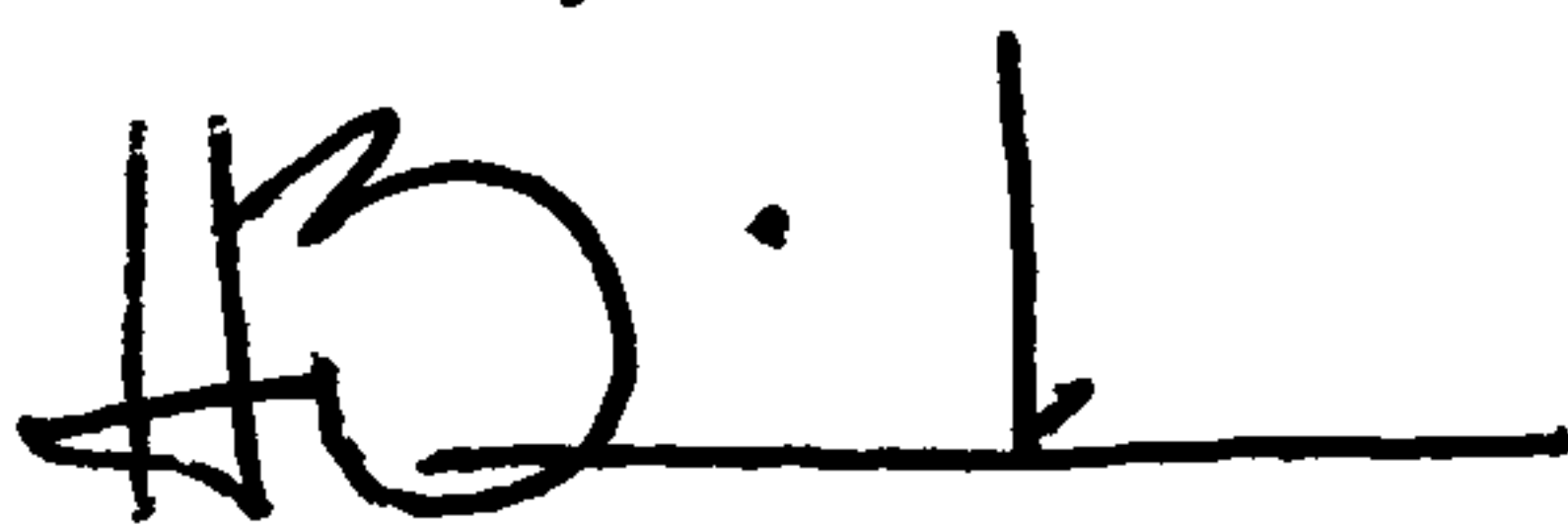
Dear Design Review Board,

Enclosed please find the "Response for Compliance" that addresses the wishes and conditions for approval of the referenced project, which was approved on September 21, 2006 by the Environmental Planning Commission of the City of Albuquerque.

The enclosed document shall become an integral part of the Site Plan for Subdivision and the Site Plan for Building Permit together with the revisions made to these site plans dated October 21, 2006.

If you have questions please call at any time and I will do my best to address them.

Sincerely,

A handwritten signature in black ink, appearing to read 'H.B.', with a horizontal line extending to the right.

Hildreth Barker
for H. Barker Architects

RESPONSE FOR COMPLIANCE TO "CONDITIONS" OF E.P.C. APPROVAL OF SITE
PLAN FOR SUBDIVISION

1. The following shall become part of the "Site Plan for Subdivision."
2. The architect met with staff planner on October 13th to insure compliance with "Conditions" of the E.P.C. approval.
3. All subsequent site plans on the remaining tracts shall require E.P.C. approval.
4. "SC" (shopping center) has been added to the zoning designation of all tracts of this site plan.
5. Each individual site plan to be reviewed by the E.P.C. will address the following:
 - vehicular ingress and egress
 - pedestrian ingress and egress
 - internal circulation
 - maximum building height
 - minimum building setbacks
6. Standards for Screening, Walls & Fences:
 - A. Each individual site plan to be reviewed by the E.P.C. will list and specify wall finishes roofing materials (and color if applicable), types of walls and fencing and screens including colors.
 - B. Barbed wire, concertina wire, chain-link fencing and unfinished CMU block shall be prohibited. Color CMU block will be permitted only if broken by horizontal bands of CMU block of a different texture and color.
7. Lighting Standards:
 - A. Light fixtures shall be fully shielded.
 - B. High-pressure sodium lighting and uplighting are prohibited.
 - C. The height of light poles shall be measured from finish grade to top of fixture.
8. Standards for Pedestrian & Bicycle Access and Circulation:
 - A. See note 5.
 - B. Pedestrian connections shall be provided between all existing and/or future tracts.
 - C. Pedestrian connections of textured, colored concrete shall be provided between buildings and parking areas.
 - D. Restaurants shall provide outdoor seating.
9. Parking: Parking shall not exceed the required parking plus 10%.

10. Landscape Standards

- A. The landscape standards shall list water usage and allergenic potential for all plant material.
- B. Varieties of juniper, a high pollen producer, shall not be included.
- C. Crabapple, Sycamore (London Plane Tree) and Bradford Pear, high water use trees, shall not be included.
- D. Boxwood and Privet, high water users inappropriate for Albuquerque's climate, shall not be used as hedges. Hedges shall be of xeric plants such as Russian Sage or Big Sage (artemisia).
- E. Bluegrass and Fescues, high water use grasses, shall not be used in the shopping center except for a small turf area at a caretaker's residence.
- F. Not less than 15% of the future lot areas of any tract shall be landscaped. Landscape calculations shall be indicated on each future site plan.

11. The following plants shall be added to broaden the landscape palette:

- A. Desert Willow, Chinese Pistache, Rosemary, Mexican evening primrose, and Rocky Mountain Penstemon, which are used in the associated site plan for building permit request (06EPC-00425).
- B. Arizona Sycamore, Canadian Choke Cherry, English Ivy, Chitalpa, Apache Plume, Honey Locust, Purple Robe Locust, (skyline or shader master varieties).
- C. Additional xeric grasses (such as Threadgrass, blue gamma grass, blue fescue) and desert accent plants (such as hesperaloe, sotol, ocotillo).
- D. Additional Plants but not limited to these varieties such as Lavender, Three-Leaf Sumac, Curleaf Mountain Mahogany, Autumn Sage, Fernbush and Vitex.

12. Utility Standards: Rooftop utility equipment, mechanical equipment and transformers and telephone boxes viewed from the public right-of-way shall be screened.

13. Architecture and Design: Unmodified, non-southwestern franchise (signature) architecture shall be prohibited.

14. Signage Standards:

- A. The structure holding the monument sign and the project sign shall be compatible with building architecture.
- B. Monument signs shall not exceed 20 sf of sign face area as shown in the monument sign detail.
- C. Building-mounted signage shall not exceed 8% of the façade to which it is applied.
- D. Pole-mounted signs and signs supported with wires shall be prohibited.

RESPONSE FOR COMPLIANCE TO "CONDITIONS" OF E.P.C. APPROVAL OF SITE
PLAN FOR BUILDING PERMIT

1. The following shall become an integral part of "Site Plan for Building Permit."
2. The architect met with the staff planner on October 13th to insure compliance with "Conditions" of E.P.C. approval.
3. Phase II of this project will be an addition to the self-storage units as proposed be this Phase I development.
4. Walls and Fences:
 - A. The CMU wall around the refuse enclosure shall be six feet from finish grade to top of that wall.
 - B. Pilasters, every 20 ft., shall be added to the wall to improve its quality and lessen the fortress feeling.
 - C. Patio fenced around the caretakers yard shall be light tan CMU block.
 - D. The chain link fence surrounding the Phase II future development shall be removed 3 years from date of occupancy.
 - E. The chain link fence shall extend to the building and stop, and the building can be used as a boundary-leaving the 6 ft. drainage channel free and using less fencing.
5. Lighting:
 - A. The location of the proposed light poles shall be indicated on the site plan. The project has no light poles. All light fixtures are wall-mounted and are turned on by motion detectors and remain for 30-minute intervals.
 - B. A light detail shall be provided.
6. Pedestrian and Bicycle Access and Circulation:

Pedestrian and Bicycle Access and Circulation is not a requirement of this specific project because self-storage implies transporting items in and out of the units by using a car or truck.
7. Parking:
 - A. Parking calculations are now indicated on the site plan.
 - B. Motorcycle and bicycle parking is not required for the reason stated in Note 6.
8. Landscape:
 - A. Kentucky Bluegrass is being used for the caretaker's backyard, which amounts to 120 square feet.
 - B. Additional landscaping has been added. See the revised site plan.
 - C. At the north, east and south property line a fifteen-inch (15") planting strip will be planted with English Ivy and irrigated by an automated system.
 - D. See 8C

9. Signage:

Sign design and height has been revised. See revised sign elevation.

LANDSCAPE STANDARDS

COMMON NAME	SCIENTIFIC NAME	WATER USE	ALLERGIES
TREES - DECIDUOUS			
Desert Willow	Chilopsis Linearis	Low	Low
Chinese Pistache	Pistachia Chinensis	Medium	Low
Arizona Sycamore	Platanus Wrightii	Medium	High
Honey Locust	Gleditsia Triacanthoa	Medium	Low
Purple Robe Locust	Robinia Pseudoacacia	Medium	Low
Chokecherry	Prunus Virginiana	Medium	Low
Chitalpa	Chilopsis X Catalpa	Medium	Low
TREES - EVERGREEN			
Austrian Pine	Pinus Nigra	Medium	Low
Alghan Pine	Pinus Eldarica	Medium	Low
Engleman Spruce	Picia Engelmani	Medium	Low
Curl Leaf Mtn. Mahogany	Cercocarpus Ledifolius	Low	Low
SHRUBS - DECIDUOUS			
Three Leaf Sumac	Rhus Trilobata	Low	Low
Autumn Sage	Salvia Greggii	Medium	Low
Fernbush	Chamaebatiaria Millefolium	Low	Low
SHRUBS - EVERGREEN			
Boxwood	Buxus Spp.	Medium	Low
Soft Leaf Yucca	Yucca Pendula	Low	Low
Ocotillo	Fouguieria Splendens	Low	Low
Palmer's Agave	Agave Palmeri	Low	Low
Apache Plume	Fallugia Paradora	Low	Low
Heavenly Bamboo - Nandina	Nandina Domestica Cultivars	Medium	Low
Japanese Euonymus	Euonymus Japonica	Medium	Low
Chinese Photinia	Photinia Serrulata	Medium	Low
Upright Rosemary	Rosemainus Officinalis	Low	Low
GROUNDCOVERS			
Gray Lavender Cotton	Santolina Chamaecyparissus	Low	Low
Purple Iceplant	Delosperma Cooperi	Low	Low
Thyme	Thymus Spp.	Medium	Low
Periwinkle	Vinca Minor	Medium	Low
Verbena	Verbena Peruviana	Low	Low
VINES			
English Ivy	Hedera Helix	Medium	Low
Virginia Creeper	Parthenocissus Quinquefolia	Medium	Low
Coral Honeysuckle	Lonicera Sempervorens	Medium	Low

COMMON NAME	SCIENTIFIC NAME	WATER USE	ALLERGIES
GRASSES			
Buffalograss	Buckloe Dactyloides	Medium	Low
Golden Bamboo	Phyllostachys Aurea	Medium	Low
Zoysia Grass	Zoysia Spp.	Low	Low
Blue Fescue	Festuca Ovina Glanca	Medium	Low
Mondo Grass	Ophiopogon Japonicus	Medium	Low
FLOWERING PLANTS			
Rock Mountain Penstemon	Penstemon Strictus	Medium	Low
Pansy Annual	Voila X Wittrockiana	High	Low
Dessert Zinnia	Zinna Grandiflora	Low	Low
Coneflower	Ratibida Columnifera	Low	Low
Mexican Evening Primrose	Oenothera Berlandieri	Low	Low
Dusty Miller	Centaurea Cineraria	Low	Low
Prairie Sage	Artemisia Ludoviciana	Low	Low
Petunia	Petunia Spp.	High	Low
California Poppy	Eschscholzia Californica	Low	Low



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

Date: September 22, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004976
06EPC-00424 EPC Site Development Plan-
Subdivision
06EPC-00425 EPC Site Development Plan-
Building Permit

Donald Harville
Calabacillas Group
8200 Constitution Place NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tracts A-1, B-1 and C-1, and drainage right-of-way and easements, zoned C-2 (SC) located on GOLF COURSE RD. NW, between BENTON AVE. NW and WESTSIDE BLVD. NW, containing approximately 15 acres. (A-12) Catalina Lehner, Staff Planner

On September 21, 2006 the Environmental Planning Commission voted to approve Project 1004976/ 06EPC 00424, a Site Development Plan for Subdivision for Tracts A-1, B-1 and C-1, Black Arroyo Dam Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision (06EPC-00424) for Tracts A-1, B-1 and C-1 of the Black Arroyo Dam Addition, an approximately 15 acre site, zoned C-2 (SC).
2. The applicant proposes design standards for the shopping center and the creation of Tract F-1, upon which 475 storage units are proposed through the associated site plan for building permit request (06EPC-00425).
3. Self-storage units are a conditional use in the C-2 zone. The conditional use permit which will allow the storage units on Tract F-1 was indefinitely deferred due to access issues, which have since been resolved.
4. Though the Westside Development Traffic Impact Study (TIS) has been completed, it contains deficiencies which the applicant and the City Engineer will need to work together to address.

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5. The request *further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5a-Full range of urban land uses, because it will bring new commercial uses to the area.
 - B. Policy II.B.5e-programmed facilities/neighborhood integrity, because the use of existing services is unlikely to disrupt existing neighborhoods.

6. The request *partially further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5i-Employment/service use location. Though the basin separates the development and existing residential areas, the design standards do not adequately address lighting and the effects of traffic are unknown.
 - B. Policy II.B.5j-Location of new commercial development. Though the subject site is commercially zoned, storage units undermine the intent of this policy because they are not the type of every day use envisioned for this neighborhood activity center.
 - C. Policy II.B.5l-Design quality/innovation. The metal storage units are a non-innovative utilitarian design, but the caretaker's residence is nicely designed.

7. The request *does not further* the following Comprehensive Plan policies:
 - A. Policy II.B.5d-Neighborhood values/natural environmental conditions. The neighbors desire a high quality development, but the proposed design standards do not ensure this.
 - B. Policy II.B.5m-site design/visual environment. The proposed storage units do not improve the quality of the visual environment and the design standards do not ensure a uniform architecture and theme.

8. Regarding the West Side Strategic Plan (WSSP), the request *partially further*s Policy 1.1. The subject site is located in a Neighborhood Center, but the design standards do not address bicycle and pedestrian connections and the storage units are not a "daily" use.

9. Regarding the West Side Strategic Plan (WSSP), the request *does not further* the following policies:
 - A. Policies 1.15 and 1.16 (Neighborhood Centers). The storage units do not foster a "built scale very accommodating to pedestrians and bicyclists". The site plan for subdivision does not adequately address how the shopping center will be connected to the neighborhoods.
 - B. Design guidelines-other views. The proposed development will adversely affect the view from the bluff for residents, park users and trail users. Visual elements, such as chain link fencing and high walls, will worsen views in the area.

10. The proposal *conflicts* with Sections 4(A)(2) and 4(A)(3) of the Westside-McMahon Land Use and Transportation Guide (Enactment 117-1999), which envisions neighborhood commercial uses (C-1) at this location. However, the Guide does not supersede the subject site's existing C-2 zoning.

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11. The proposed design standards need some strengthening in order to establish a framework that will create a cohesive, quality shopping center that will be appropriate for the Golf Course/County Line Neighborhood Activity Center.
12. Zoning Code §14-16-1-5 defines the elements that site plan for subdivision must contain. The proposed design standards do not address pedestrian and vehicular ingress and egress, internal circulation, maximum building height and minimum building setback.
13. The proposed design standards do not address pedestrian and bicycle access and circulation. The West Side Strategic Plan (WSSP) intends that Neighborhood Centers have pedestrian and bicycle connections.
14. The proposed landscape standards include plants that are recognized high pollen producers and high water users. The use of such plants conflicts with the intent of the City's current emphasis on pollen control and water conservation through xeriscaping.
15. The proposed conditions of approval will improve policy compliance and strengthen the design standards.
16. There is some neighborhood concern. The Paradise Heights NA favors a cohesive development with a uniform style and pedestrian connections. Neighbors in the adjacent Horizon Hills subdivision are concerned about cohesiveness, quality and impact on the surrounding environment.

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 final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are thoroughly addressed. Evidence of this meeting shall be provided to the DRB at the time of application.
3. A note shall be added to the site plan for subdivision stating that development on Tracts A-1, B-1 and C-1, and any tracts resulting from a subsequent subdivision action, shall return to the EPC for review.

4. A note shall be added to the site plan for subdivision stating that the use for Tract F-1 is conditional. The zoning shall be indicated as C-2 (SC) for all tracts.
5. To comply with Zoning Code §14-16-1-5, the design standards shall address the following: vehicular ingress and egress, pedestrian ingress and egress, internal circulation, maximum building height and minimum building setback.
6. Standards for Screening, Walls & Fences:
 - A. The design standards shall include narrative regarding finishes, types of walls/fencing permitted and screening.
 - B. Barbed wire, concertina wire, chain link fencing and unfinished CMU block shall be prohibited.
7. Lighting Standards:
 - A. Light fixtures shall be fully shielded.
 - B. High-pressure sodium lighting and uplighting are prohibited.
 - C. Light pole height shall be measured from top to grade.
8. Standards for Pedestrian & Bicycle Access and Circulation:
 - A. Narrative shall be added to the design standards to address Pedestrian & Bicycle Access and Circulation.
 - B. Pedestrian connections shall be provided between Tracts A-1, B-1 and C-1 and any subsequently subdivided tracts in this shopping center.
 - C. Pedestrian connections of textured, colored concrete shall be provided between buildings and parking areas.
 - D. Restaurants shall provide outdoor seating.
9. Parking: Parking shall not exceed the required parking plus 10%.
10. Landscape Standards:
 - A. The landscape standards shall list water usage and allergenic potential for all plant material.
 - B. Varieties of juniper, a high pollen producer, shall not be included.
 - C. Crabapple, Sycamore (London Plane Tree) and Bradford Pear, high water use trees, shall not be included.
 - D. Boxwood and Privet, high water users inappropriate for Albuquerque's climate, shall not be used as hedges. Hedges shall be of xeric plants such as Russian Sage or Big Sage (artemisia).
 - E. Bluegrass and Fescues, high water use grasses, shall not be used in the shopping center except for a small turf area at a caretaker's residence.

✓ To comply with Zoning Code 14-16-3-10(E), not less than 15% of the net lot area of any of the tracts shall be landscaped. Landscape calculations shall be shown on the site plan.

11. The following plants shall be added to broaden the landscape palette:
 - A. Desert Willow, Chinese Pistache, Rosemary, Mexican evening primrose, and Rocky Mountain Penstemon, which are used in the associated the site plan for building permit request (06EPC-00425).
 - B. Arizona Sycamore, Canadian Choke Cherry, English Ivy, Chitalpa, Apache Plume, Honey Locust, Purple Robe Locust, (skyline or shade master varieties)
 - C. Additional xeric grasses (such as Threadgrass, blue gramma grass, blue fescue) and desert accent plants (such as hesperaloe, sotol, ocotillo).
 - D. Additional Plants but not limited to these varieties such as Lavender, Three-Leaf Sumac, Curleaf Mountain Mahogany, Autumn Sage, Fernbush and Vitex.
12. Utility Standards: Rooftop utility equipment, mechanical equipment and transformers and telephone boxes viewed from the public right-of-way shall be screened.
13. Architecture & Design: Unmodified, non-southwestern franchise (signature) architecture shall be prohibited.
14. Signage Standards:
 - A. The structure holding the monument sign and the project sign shall be compatible with building architecture.
 - B. Monument signs shall not exceed 20 sf of sign face area as shown in the monument sign detail.
 - C. Building-mounted signage shall not exceed 8% of the façade to which it is applied.
 - D. Pole-mounted signs and signs supported with wires shall be prohibited.
15. The applicant will need to continue coordinating with the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) and the City Hydrologist regarding the subject site's location in a Flood Zone.
16. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
 - A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

3B

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- C. Per letter dated August 28, 2006 from the City Engineer, access to Westside Boulevard (two site drives) is limited to right turn-in/right turn-out only. Should the applicant desire a change to this access (i.e. left turn-in or full access), he will need to request this change through the MRCOG MTB approval process.
- D. The Site Development Plan for Subdivision should clearly identify access points to Golf Course Road and Westside Boulevard.
- E. Per the DPM and/or Traffic Engineer, access points to the site may require right turn and/or left turn deceleration lanes. Therefore, a queuing analysis is required as part of this request for a determination.
- F. A Traffic Impact Study is required for any future development or further subdivision of any tracts created under the Site Development Plan for Subdivision.
- G. Under conditions of approval for the Site Development Plan for Subdivision on page 18 of the staff report item number 3, add the words to the end of the sentence that read – and will be subject to a Traffic Impact Study approved by the City Engineer.
- H. On the Site Development Plan for Subdivision, it should be noted that cross access is provided for and will benefit all tracts (A-1, B-1, C-1 and F-1) as created by this request.
- I. 20' drive isles are contingent on Fire Department approval.
- J. Site plan shall comply and be designed per DPM Standards.
- K. Dedication of a minimum 78 feet of right-of-way from the centerline of Westside Boulevard a limited access principal arterial as designated on the Long Range Roadway System map.
- L. Construction of an on-street bicycle lane along Westside Boulevard adjacent to the development as designated on Long Range Bikeways System.

On September 21, 2006 the Environmental Planning Commission voted to approve Project 1004976/ of 06EPC 00425, a Site Development Plan for Building Permit for Tract F-1, Black Arroyo Dam Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision (06EPC-00424) for Tracts A-1, B-1 and C-1 of the Black Arroyo Dam Addition, an approximately 15 acre site, zoned C-2 (SC).
2. The applicant proposes to construct a 475 unit self-storage units on Tract F-1. Tract F-1 will be created through the associated site plan for subdivision request (06EPC-00424), which also contains design standards applicable to future development.

3. Self-storage units are a conditional use in the C-2 zone. The conditional use permit which will allow the storage units on Tract E-1 was indefinitely deferred due to access issues, which have since been resolved.
4. Though the Westside Development Traffic Impact Study (TIS) has been completed, it contains deficiencies which the applicant and the City Engineer will need to work together to address.
5. The request *further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5a-Full range of urban land uses, because it will bring new commercial uses to the area.
 - B. Policy II.B.5e-programmed facilities/neighborhood integrity, because the use of existing services is unlikely to disrupt existing neighborhoods.
6. The request *partially further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5i-Employment/service use location. Though the basin separates the development and existing residential areas, the design standards do not adequately address lighting and the effects of traffic are unknown.
 - B. Policy II.B.5j-Location of new commercial development. Though the subject site is commercially zoned, storage units undermine the intent of this policy because they are not the type of every day use envisioned for this neighborhood activity center.
 - C. Policy II.B.5l-Design quality/innovation. The metal storage units are a non-innovative utilitarian design, but the caretaker's residence is nicely designed.
7. The request *does not further* the following Comprehensive Plan policies:
 - A. Policy II.B.5d-Neighborhood values/natural environmental conditions. The neighbors desire a high quality development, but the proposed design standards do not ensure this.
 - B. Policy II.B.5m-site design/visual environment. The proposed storage units do not improve the quality of the visual environment and the design standards do not ensure a uniform architecture and theme.
8. Regarding the West Side Strategic Plan (WSSP), the request *partially further*s Policy 1.1. The subject site is located in a Neighborhood Center, but the design standards do not address bicycle and pedestrian connections and the storage units are not a "daily" use.
9. Regarding the West Side Strategic Plan (WSSP), the request *does not further* the following policies:
 - A. Policies 1.15 and 1.16 (Neighborhood Centers). The storage units do not foster a "built scale very accommodating to pedestrians and bicyclists". The site plan for subdivision does not adequately address how the shopping center will be connected to the neighborhoods.

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- B. Design guidelines-other views. The proposed development will adversely affect the view from the bluff for residents, park users and trail users. Visual elements, such as chain link fencing and high walls, will worsen views in the area.
10. The request *conflicts* with Sections 4(A)(2) and 4(A)(3) of the Westside-McMahon Land Use and Transportation Guide (Enactment 117-1999), which envisions neighborhood commercial uses (C-1) at this location. However, the Guide does not supersede the subject site's existing C-2 zoning.
11. The proposed conditions of approval will improve policy compliance and ensure that the site development plan for building permit complies with the design standards in the site development plan for subdivision.
12. The Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) offers the following comments:
- A. The final Grading & Drainage Plan will be approved by AMAFCA prior to release of building permit.
 - B. The storm drain connection to the Black Arroyo Channel will require a private storm drain license approved by the AMAFCA Board of Directors.
 - C. The upstream sediment basins are in a FEMA floodplain and may not be allowed by the City Floodplain Administrator.
13. There is some neighborhood concern. The Paradise Heights NA favors a cohesive development with a uniform style and pedestrian connections. Neighbors in the adjacent Horizon Hills subdivision are concerned about cohesiveness, quality and impact on the surrounding environment.

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 final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are thoroughly addressed. Evidence of this meeting shall be provided to the DRB at the time of application.

S.P. for B.P. 55

10. The subject site is located in a Flood Zone. The applicant will need to continue coordinating with the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) and the City Hydrologist regarding stormwater runoff, which will be addressed at the Development Review Board (DRB).

11. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

- A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- C. Per letter dated August 28, 2006 from the City Engineer, access to Westside Boulevard (two site drives) is limited to right turn-in/right turn-out only. Should the applicant desire a change to this access (i.e. left turn-in or full access), he will need to request this change through the MRCOG MTB approval process.
- D. The Site Development Plan for Subdivision should clearly identify access points to Golf Course Road and Westside Boulevard.
- E. Per the DPM and/or Traffic Engineer, access points to the site may require right turn and/or left turn deceleration lanes. Therefore, a queuing analysis is required as part of this request for a determination.
- F. A Traffic Impact Study is required for any future development or further subdivision of any tracts created under the Site Development Plan for Subdivision.
- G. Under conditions of approval for the Site Development Plan for Subdivision on page 18 of the staff report item number 3, add the words to the end of the sentence that read – and will be subject to a Traffic Impact Study approved by the City Engineer.
- H. On the Site Development Plan for Subdivision, it should be noted that cross access is provided for and will benefit all tracts (A-1, B-1, C-1 and F-1) as created by this request.
- I. 20' drive isles are contingent on Fire Department approval.
- J. Site plan shall comply and be designed per DPM Standards.
- K. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Westside Boulevard a limited access principal arterial as designated on the Long Range Roadway System map.
- L. Construction of an on-street bicycle lane along Westside Boulevard adjacent to the development as designated on Long Range Bikeways System.

3. A note shall be added to the site plan note to explain the intentions for the Phase II future development.
4. Walls & Fences
 - A. The height and material of the refuse enclosure walls shall be indicated.
 - B. Pilasters, every 20 ft., shall be added to the wall to improve its quality and lessen the fortress feeling.
 - C. The patio fence around the caretaker's yard shall be made of wood, wood substitute or CMU block, in a light tan or brown color.
 - D. The chain link fence surrounding the Phase II future development shall be removed 3 years from date of Occupancy.
 - E. The fence shall extend to the building and stop, and the building can be used as a boundary-leaving the 6 ft. drainage channel free and using less fencing.
5. Lighting:
 - A. The location of the proposed light poles shall be indicated on the site plan.
 - B. A lighting detail shall be provided.
6. Pedestrian & Bicycle Access and Circulation: The site plan shall include a note explaining that, because of the use's nature and location, pedestrian and bicycle access is less important for Tract F-1 than for the remaining (and any future) tracts.
7. Parking:
 - A. Parking calculations shall be included on the site plan.
 - B. A note shall be added explaining that motorcycle or bicycle parking is not included.
8. Landscape
 - A. Kentucky Bluegrass shall be replaced with a turf blend that uses less water and complies with the associated site plan for subdivision request (06EPC-00424).
 - B. Landscape coverage shall be 80%. Additional plant material is needed.
 - C. At the northern property line, the 6 foot wide landscaping buffer by others, move the block wall at least 12 to 18 inches to the south and install a landscape buffer strip on the north side of that block wall and plant it with climbing vines.
 - D. On the eastern property line, the 6 foot wide landscaping buffer by others and install 12 to 18 inches or more landscape buffer or more on the inside of the wall to be planted with English Ivy.
9. Signage:
 - A. To comply with the site plan for subdivision, the freestanding sign near the entrance shall be replaced by a monument sign.
 - B. To comply with the site plan for subdivision, the monument sign shall not exceed 20 sf of sign face area.

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IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY OCTOBER 6, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

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

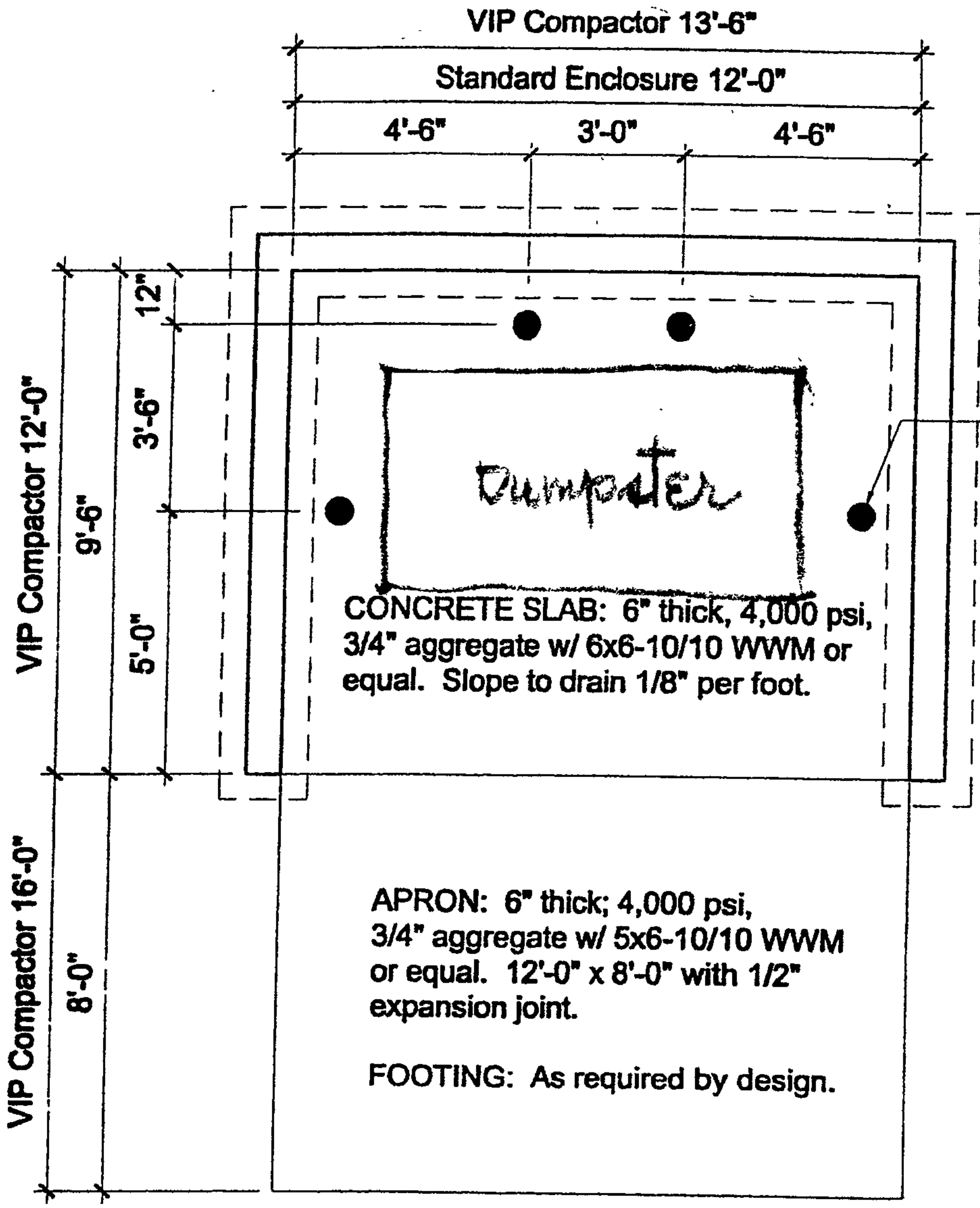
Sincerely,



for Richard Dineen
Planning Director

RD/CL/ac

cc: Donald Harville, Calabacillas Group, 8200 Constitution Place NE, Albuquerque, NM 87110
John Youngblood, Calabacillas Group, 2910-B Girard NE, Albuquerque, NM 87107
H. Barker Architects, 209 Gold Ave. SW, Albuquerque, NM 87102
Jerome Romero, Paradise Heights NA, 10601 Olympic St. NW, Albuquerque, NM 87114
Rene Stapf, Paradise Heights NA, 10524 Espira Ct. NW, Albuquerque, NM 87114
Robin Mintz, 10,524 Ridgetop Ct. NW, Albuquerque, NM 87114
Mike Mirabal, Stonebridge HOA, 10,951 Carreta Dr. NW, Albuquerque, NM 87114

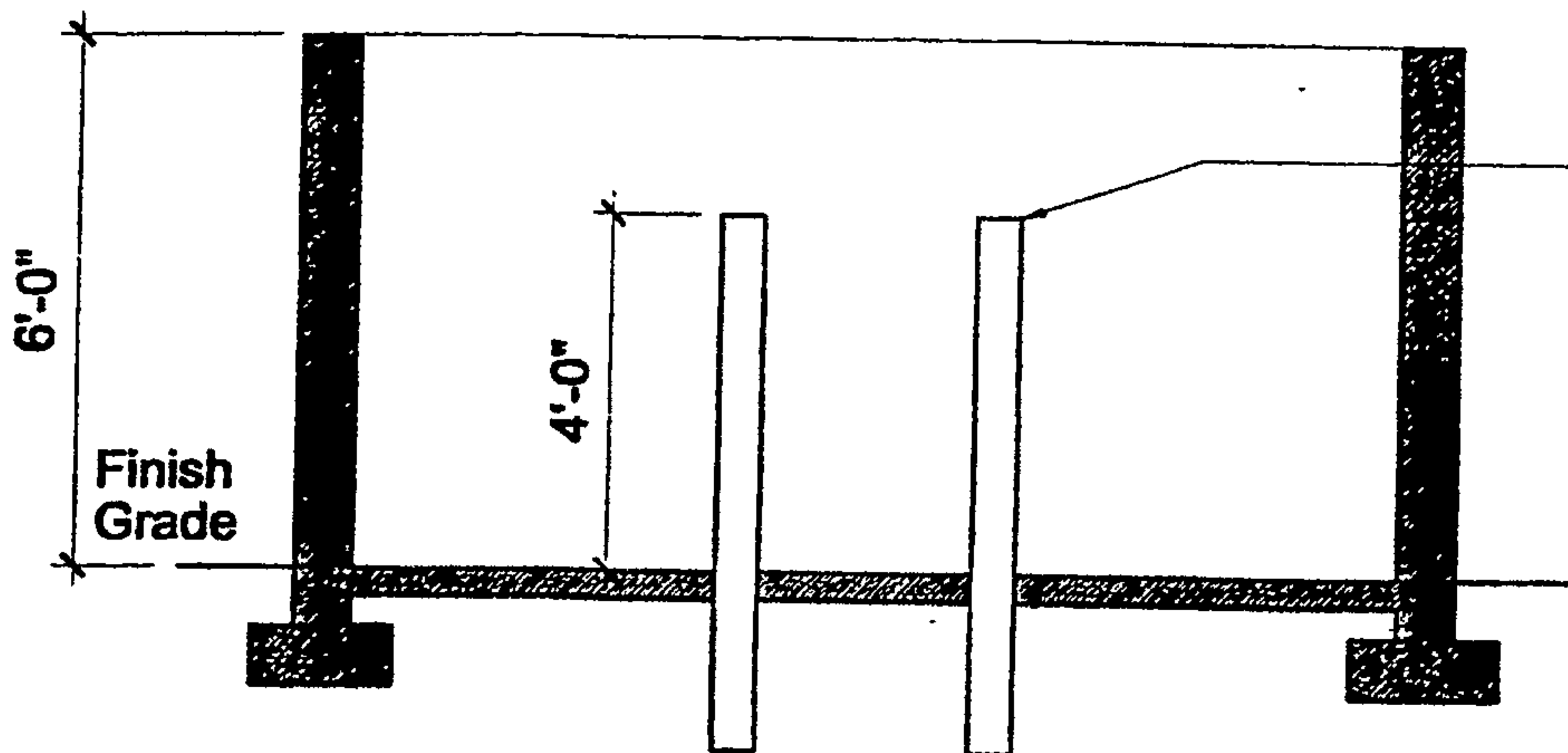


It is not the intention of the Solid Waste Department to control the design of an enclosure. It is the intent to give the minimum width, length and height for varied types of enclosures.

Side bollards may be required. Bollards are to be 6-13" from wall.

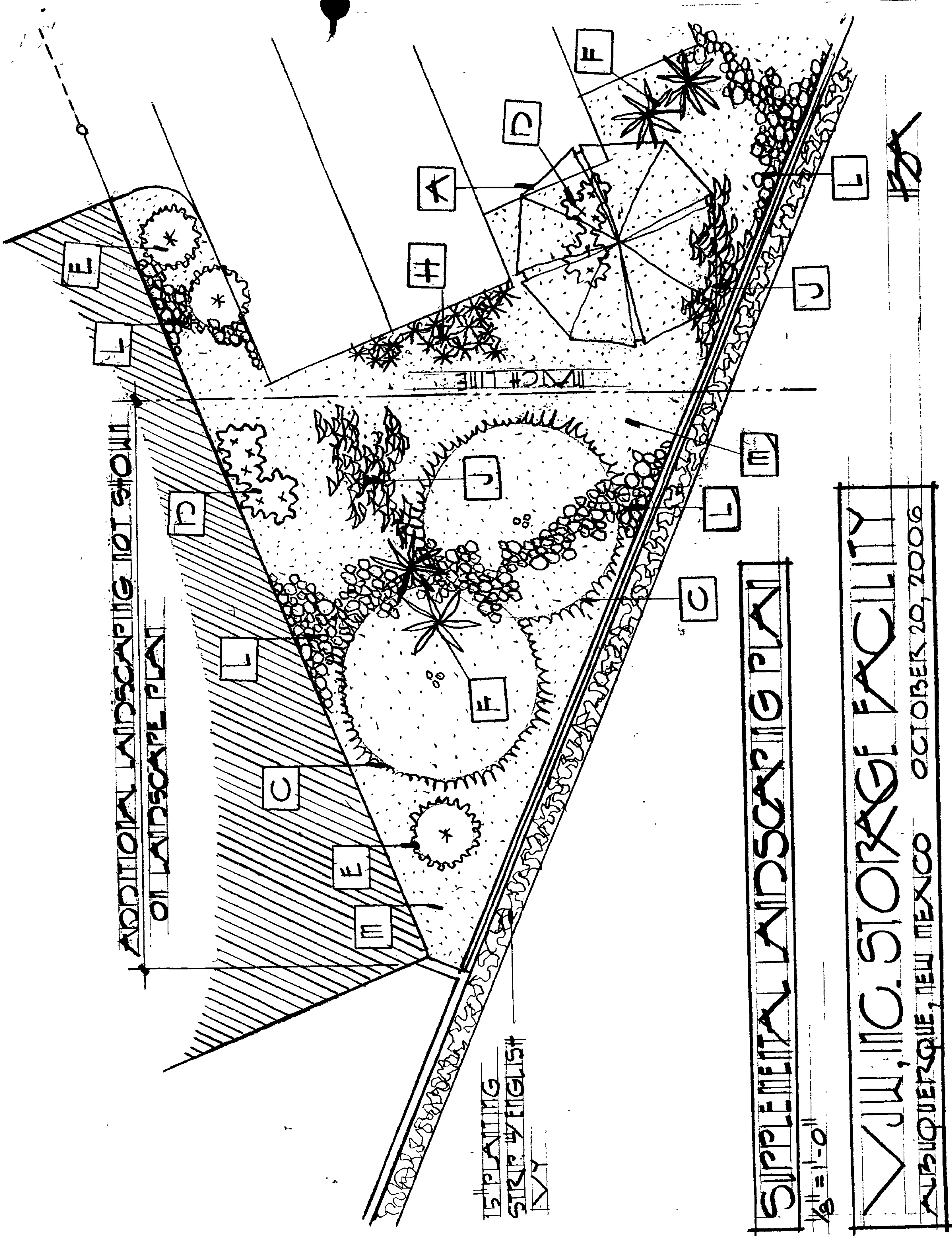
Dimensions given are to the inside of enclosure walls and are the minimum sizes required for the slab itself. Footing will vary with the design of the enclosure.

APRON REQUIRED IN FRONT OF EACH ENCLOSURE
(6" with reinforcing to withstand 57,000 lbs.)



6" outside diameter concrete filled steel pipe shall be encased in 12" concrete all around and embedded 2'-0".

Additional information concerning these specifications may be obtained by calling the Solid Waste Management Department at 761-8100.



ADDITIONAL LANDSCAPING NOT SHOWN
OF LANDSCAPE PLAN

1/8" = 1'-0"
STORAGE DRIVE
MATCH LINE

SUPPLEMENTAL LANDSCAPE PLAN

VJM, INC. STORAGE FACILITY
ALBUQUERQUE, NEW MEXICO OCTOBER 20, 2006

10

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

PAID RECEIPT

APPLICANT NAME CALABACILLAS GROUP / DONALD D HARVILLE
AGENT H BARKER ARCHITECTS
ADDRESS 209 GOLD AVE SW
PROJECT & APP # 1004976 / 06DRB-01548, 01549
PROJECT NAME CALABACILLAS COMMERCIAL PARK

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

95-660-1070 1316

H. BARKER ARCHITECTS
209 GOLD AVENUE S.W.
ALBUQUERQUE, NM 87102
(505) 842-6789

DATE OCT 24, 2006

PAY TO THE ORDER OF City of Albuquerque \$ 20.00
Twenty & No/100 DOLLARS

BANK OF ALBUQUERQUE
Albuquerque, New Mexico
www.bankofalbuquerque.com

MEMO DRB submittal

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JE4 misc
CK
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Thank You