

# 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.: 07DRB-00488 (SBP) Project # 1005049  
 Project Name : FAR-NORTH SHOPPING CENTER  
 Agent: BRISCOE ARCHITECTS PC Phone No.: 262-0193

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 05/02/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: sidewalk easement along Academy

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 1005049



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 2, 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

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**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: 12:20 P.M.

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

- |  |  |
|--|--|
| <p>1. <b>Project # 1005185</b><br/>07DRB-00262 Major-Preliminary Plat Approval</p> | <p>ISAACSON &amp; 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 L RADY (to be known as <b>VILLA LOMA ESTATES</b>) 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 &amp; 4/11/07 &amp; 4/25/07] (F-22) <b>WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 04/30/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: TO REVIEW THE CROSS ACCESS BETWEEN ADJACENT COMMERCIAL</b></p> |
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**PROPERTY AND THIS PROPERTY, THE PRESIDENT OF THE HOMEOWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT, CORRECTION TO NOTE 14.**

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 & 4/11/07 & 4/25/07*] (F-22) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REMOVAL OF THE TREE OVER THE WATERLINE AND 3 COPIES OF THE SITE PLAN.**

**2. Project # 1005493**

07DRB-00455 Major- Variance for an overhead electric distribution line – Segment One

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT ONE**, located on WESTERN TRAILS NW between UNSER BLVD NW and ATRISCO NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

07DRB-00454 Major- Variance for an overhead electric distribution line – Segment Two

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT TWO**, located on WESTERN TRAILS NW between ATRISCO NW and COORS NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

**3. Project # 1003973**

07DRB-00365 Major-Preliminary Plat Approval  
07DRB-00366 Minor-Sidewalk Waiver  
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). [*Deferred from 4/18/07 & 4/25/07*] (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED**

05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 03/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE HOMEOWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT, TRANSPORTATION TO REVIEW THE CROSS SECTION OF UNIVERSE, PNM CONCURRENCE ON THE CROSS SECTION OF UNIVERSE IS REQUIRED. A SIDEWALK VARIANCE FOR A WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

4. **Project # 1004246**  
07DRB-00144 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).*[Deferred from 3/07/2007]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES REGARDING SITE PLAN, TRAFFIC COMMENTS, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

5. **Project # 1004075**  
06DRB-01537 Major-Vacation of Pub  
Right-of-Way  
06DRB-01539 Minor-Vacation of Private  
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, 1/3/07, 1/17/07, 2/7/07, 2/28/07, 3/21/07, 04/11/07 & 05/02/07].* (R-16, Q-16, R-15, R-17, S-

14, S-16, S-17, T-16) DEFERRED AT THE AGENT'S REQUEST TO 05/30/07.

**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.**

6. **Project # 1002404**  
07DRB-00535 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER**) zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] [Carol Toffaleti, EPC Case Planner] [Deferred from 05/02/07] (H-9) DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.

7. **Project # 1005049**  
07DRB-00488 Minor-SiteDev Plan  
BldPermit/EPC

BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER**, zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). [Maggie Gould, EPC Case Planner] [Deferred from 4/18/07] (E-18) ~~THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT ALONG ACADEMY AND PLANNING FOR 3 COPIES.~~

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

8. **Project # 1000809**  
07DRB-00519 Minor-Ext of SIA for Temp  
Defer SDWK
- PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for Lot(s) 1-23, Unit 1 and Lot(s) 1-62, Unit 2, **SUNSET FARMS**, zoned R-1 located on CENTRAL AVE SW between SUNSET RD SW and ATRISCO RD SW containing approximately 14 acre(s). [REF: DRB-97-408, 05DRB-01658] [*Indef defer from 05/02/07*] (K-12) **INDEFINITELY DEFERRED FOR A NO SHOW.**
9. **Project # 1005529**  
07DRB-00537 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST agent(s) for JOSE & IRMA JURADO request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 47, **EASTERN ADDITION**, zoned SU-2/MR located on WALTER SE between DAN AVE SE and HIGH ST SE containing approximately 1 acre(s). (L-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1004717**  
07DRB-00534 Major-Final Plat Approval
- SHAKEEL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 70-P2 71- P1 72-P1 & 73-P2, **SONORA SUBDIVISION**, zoned R-D located on SENTIDO NE between SIGNAL NE and WILSHIRE NE containing approximately 1 acre(s). (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR APPROVED GRADING & DRAINAGE CERTIFICATION AND PLANNING FOR OPEN SPACE NOTE, ENVIRONMENTAL HEALTH SIGNATURE AND TO RECORD.**
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11. **Project # 1003655**  
07DRB-00522 Minor-Extension of  
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 1, Tract(s) 2, Lot(s) 15, 16, 17 and a portion of Lot(s) 18, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA VISTA @ DESERT TRAIL**) zoned RD located on WYOMING BLVD NE between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373, 05DRB01833] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1003703**  
07DRB-00521 Minor-Extension of  
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 2, Tract(s) 3, Lot(s) 13,14,15,16,19 and 20, NOR ESTE, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **EAGLE VIEW ESTATES**, zoned R-D located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 06DRB00886, 00887, 00888] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT ARE STILL IN FORCE.**

13. **Project # 1003800**  
07DRB-00539 Minor-Extension of  
Preliminary Plat

LLAVE DEVELOPMENT INC. request(s) the above action(s) for all or any portion of Lot(s) 1-4, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area located on EAGLE ROCK NE between BARSTOW NE and VENTURA NE containing approximately 4 acre(s). [REF: 05DRB01906, 05DRB01907, 05DRB01908] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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14. **Project # 1003674**  
07DRB-00532 Minor-Final Plat Approval  
07DRB-00533 Minor-Vacation of Private  
Easements

JEFF MORTENSEN & ASSOCIATES agent(s) for LIAVE HOMES request(s) the above action(s) for all or any portion of Lot(s) 1 thru 6, Tract(s) A, **RICH COURT**, zoned R-D (3 DU/A) located on ALAMEDA NE between VENTURA NE and BARSTOW NE containing approximately 3 acre(s). (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK ON THE ISSUE OF THE CITY COUNCIL OVERTURNING THE DRB INTERPRETATION OF THE LA CUEVA SECTOR PLAN AND TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1003885**  
07DRB-00523 Minor-Prelim&Final Plat  
Approval  
07DRB-00525 Minor-Vacation of Private  
Easements

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORP. request(s) the above action(s) for all or any portion of Lot(s) 7-9, **BELL TRADING POST HOMES** (to be known as **LOTS 7-A, 8-A thru 9-A, BELL TRADING POST HOMES**) zoned SU-2 TH, located on Roma Ave NW between 15<sup>TH</sup> St NW and 16<sup>TH</sup> St NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AMAFCA'S SIGNATURE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

16. **Project # 1004228**  
07DRB-00538 Major-Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for Tract(s) A, **GUTHRIE COMMERCE PARK**, zoned M-1 light manufacturing zone located on MONTANO RD NE between EDITH BLVD NE and PAN AMERICAN FREEWAY containing approximately 4 acre(s). [REF: 07DRB00199] [*Defer from 05/02/07*] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.**



17. **Project # 1005437**  
07DRB-00531 Minor-Prelim&Final Plat  
Approval

ABQ ENGINEERING INC agent(s) for SANTA FE PROPERTIES request(s) the above action(s) for all or any portion of Lot(s) 9 thru 12, **NORTHERN ADDITION**, zoned SU-2 C located on MARBLE SW between 1<sup>ST</sup> ST SW and 2<sup>ND</sup> ST SW containing approximately 1 acre(s). [Defer from 05/02/07] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 05/16/07.**

18. **Project # 1005528**  
07DRB-00536 Minor-Prelim&Final Plat  
Approval

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for MICHAEL HOLGUIN request(s) the above action(s) for all or any portion of Lot(s) 4 & 3, Tract(s) 5, **GLENDALE GARDENS**, zoned R-1 located on UTE RD NW between 47<sup>TH</sup> ST NW and 50<sup>TH</sup> ST NW containing approximately 1 acre(s). (K-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A PUBLIC SIDEWALK EASEMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

19. **Project # 1000337**  
07DRB-00526 Minor-Sketch Plat or Plan

DAVID SEVIERI request(s) the above action(s) for all or any portion of Tract(s) A, **VOLCANO CLIFFS, UNIT 1**, zoned O-1 office and institution located on MONTANO NW between UNSER NW and COORS NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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20. Approval of the Development Review Board Minutes for April 25, 2007. **THE DRB MINUTES FOR APRIL 25, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005049**

**AGENDA ITEM NO: 7**

**SUBJECT:**

Site Plan for Building Permit

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

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

(E-18/D019B)

**DATE:** MAY 2, 2007



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 18, 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

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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 # 1003973**  
07DRB-00365 Major-Preliminary Plat Approval  
07DRB-00366 Minor-Sidewalk Waiver  
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). [Deferred from 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

2. **Project # 1005031**  
06DRB-01077 Major-Vacation of Public  
Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

06DRB-01017 Major-Preliminary Plat  
Approval  
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

06DRB-01282 Minor-Subd Design (DPM)  
Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] [Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

3. **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, 04/11/07 & 4/18/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

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, 04/11/07 & 4/18/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

07DRB-00486 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00487 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH**, zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). [Carmen Marrone for Makita Hill, EPC Case Planner] [Deferred from 4/18/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

4. **Project # 1005070**  
06DRB-01154 Major-Preliminary Plat  
Approval  
06DRB-01156 Minor-Sidewalk Waiver  
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

5. **Project # 1004387**  
07DRB-00334 Major-Vacation of Pub  
Right-of-Way  
07DRB-00335 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] [Deferred from 04/11/07, Indef defer

4/18/07] (J-15) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/18/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/13/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.

**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 # 1000892**  
07DRB-00468 Minor-SiteDev Plan  
BldPermit/EPC

LEE GAMELSKY ARCHITECTS PC agent(s) for CHARLES BENZAQUEN request(s) the above action(s) for the portion of the south 100-feet of Lot(s) 47 & 48, Block(s) 10, **PEREA ADDITION**, zoned SU-2/TH located on TIJERAS NW between 12<sup>th</sup> ST NW and 13<sup>th</sup> ST NW containing approximately 1 acre(s). [Carol Toffaleti, EPC Case Planner] (J-13) **THE SITE PLAN FOR FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD DRAWINGS FOR SIDEWALKS IN PUBLIC RIGHT-OF-WAY AND LANDSCAPE MAINTENANCE AGREEMENT AND PLANNING FOR CAROL TOFFALETI'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

7. **Project # 1005049**  
07DRB-00488 Minor-SiteDev Plan  
BldPermit/EPC

BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER**, zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). [Maggie Gould, EPC Case Planner] [Deferred from 4/18/07] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.**

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

8. **Project # 1001409**  
07DRB-00432 Minor-Extension of Preliminary Plat
- ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or any portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS UNIT 1**, zoned R-1 located on LOMAS BLVD NE between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 1 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02033, 04DRB01425, 05DRB00531, 06DRB00446] (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**
9. **Project # 1002478**  
07DRB-00485 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MIKE JACOBS request(s) the above action(s) for all or any portion of Lot(s) 6 & 7, **BLUE SKY BUSINESS PARK**, zoned M-2, located on JACS LANE NE between the AMAFCA NORTH DIVERSION CHANNEL NE and NORTH I-25 NE containing approximately 5 acre(s).(D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**
10. **Project # 1004994**  
07DRB-00382 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ-PICKARD LLC request(s) the above action(s) for all or any portion of Anasazi Ridge, Unit 1, Tract E and Tract A, Seville Subdivision, Unit 7A (to be known as **ANASAZI RIDGE, UNIT 1A**) zoned R-1 located on MCMAHON BLVD NW between ANASAZI RIDGE AVE NW and BASKET WEAVER PL NW containing approximately 1 acre(s). [*Indef deferred from 4-4-07*] (A-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1005255**  
07DRB-00420 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for JAMES A & JAMES C PETERSON request(s) the above action(s) for all or any portion of Lot(s) A-1, Block(s) 15 and Lot(s) B-1 & C-1, Block(s) 10, **VISTA LARGA**, zoned R-1 located on HANNETT AVE NE between STANFORD DR NE and HARVARD DR NE containing approximately 1 acre(s). *[Deferred from 4/11/07 & 4/18/07]* (J-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1005498**  
07DRB-00462 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS agent(s) for L & M ASSET MANAGEMENT request(s) the above action(s) for all or any portion of Lot(s) 10-13, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP located on PASADENA NE between 1-25 NE and SAN MATEO NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1005513**  
07DRB-00490 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC. agent(s) for FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or any portion of Lot(s) 2, **LAND OF ALBERT L MATTHEW**, zoned R-1, located on 12<sup>th</sup> ST NW between DON FRANCISCO NW and DON FRANCISCO PL NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



14. **Project # 1005514**  
07DRB-00489 Minor-Sketch Plat or Plan

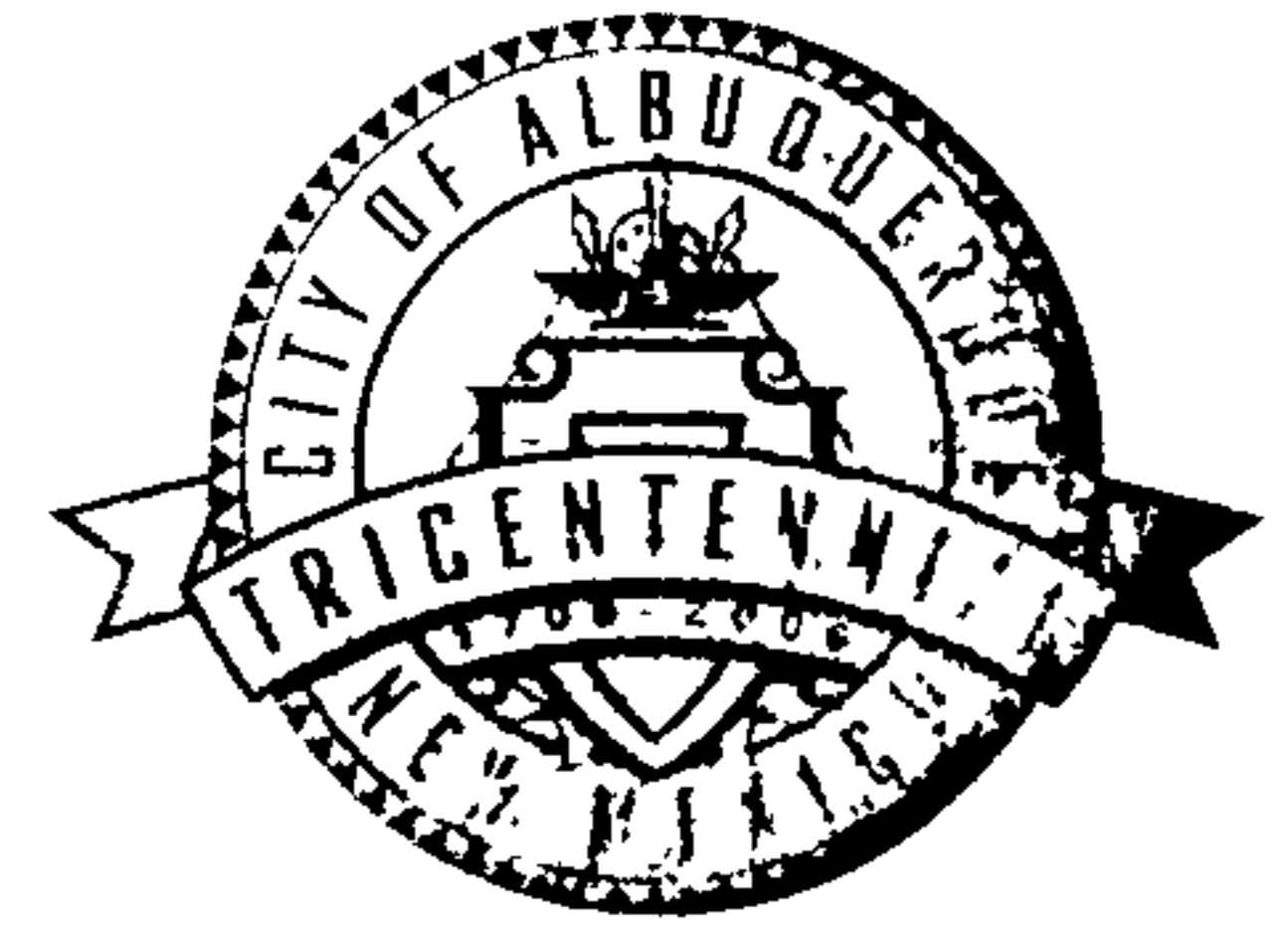
JACK'S HIGH COUNTRY INC agent(s) for ARELLANO CORDERO request(s) the above action(s) for all or any portion of Lot(s) 11 & 12, Block(s) 7, **HUNING CASTLE ADDITION**, zoned R-1, located on LOS ALAMOS AVE SW between LAGUNA BLVD SW and 16<sup>th</sup> ST SW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for April 11, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 11, 2007 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: 1005049**

**AGENDA ITEM NO: 7**

**SUBJECT:**

Site Plan for Building Permit

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED <sup>5-2-07</sup> 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:** APRIL 18, 2007

0

April 16, 2007

#7

City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair  
FROM: Maggie Gould, Associate Planner  
SUBJECT: Project # 1005049

The Environmental Planning Commission approved Project # 1005049 06EPC 01109 on October 20, 2006. The applicant met with the Staff Planner and the Senior Planner to review the plan prior to DRB submittal. The applicant has altered the main drive aisle to meet the landscaping conditions. We feel that this submittal meets the intent of the EPC conditions.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3910.

Thank you.



Maggie Gould  
Planner  
Advance Planning and Urban Design Division

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

PAID RECEIPT

APPLICANT NAME

Vintage Capital Group

AGENT

Brixoe Architects P.C.

ADDRESS

2001 Carlisle NE Suite A

PROJECT & APP #

1005049 / 07 DRB-00488

PROJECT NAME

Fair North Shopping Center

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 50.<sup>00</sup> 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

\$ 50.<sup>00</sup> TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

5/1/2007 3:44PM LOC: ANNX  
RECEIPT# 00075979 WSH 006 TRANS# 0065  
Account 441006 Fund 0000  
Activity 4983000 TR9CXG  
Trans Amt \$50.00  
J24 Misc \$50.00  
VI \$50.00  
CHANGE \$0.00

Thank You



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- 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...**
- D** 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Vintage Capital Group PHONE: \_\_\_\_\_  
 ADDRESS: 11611 SAN VICENTE BLVD. Suite 1000 FAX: \_\_\_\_\_  
 CITY: Los Angeles STATE CA ZIP 90049 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Briscoe Architects PC, PHONE: 262.0199  
 ADDRESS: 2001 CARLINE BLVD W Suite 2 FAX: 881 9114  
 CITY: ALBU STATE \_\_\_\_\_ ZIP 87110 E-MAIL: BriscoeCMG@COM

DESCRIPTION OF REQUEST: Site improvements & add two retail buildings of 10,000 sq ft & 17,165 sq ft, 27,165 sq total

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. M, P, S-1, S-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. FOR WORTH SHOPPING CENTER  
 Current Zoning: C2, C3 Shopping Center Proposed zoning: SAME  
 Zone Atlas page(s): R.18 No. of existing lots: - No. of proposed lots: \_\_\_\_\_  
 Total area of site (acres): 18.12 ac. Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No  Within 1000FT of a landfill? No  
 UPC No.: 101806205514530301 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN VICENTE BLVD NE  
 Between: ACADEMY NE and HARPER NE

CASE HISTORY: Maggie Gauld Epc Case Planner  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
1005049 / 06 RPC 01109

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

SIGNATURE [Signature] DATE 3.26.07  
 (Print) John Briscoe \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	07DRB- 00488	SBP	R3)	\$ 0
<input checked="" type="checkbox"/> All fees have been collected		CMP		\$ 20.00
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>April 18, 2007</u>			Total \$ <u>20.00</u>

Andrew Guis 4/10/07 Planner signature / date Project # 1005049

Form revised 4/04, 3/07

**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 *N/A*
- 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.

John Bruner  
Applicant name (print)  
[Signature]  
Applicant signature / date **3.27.07**



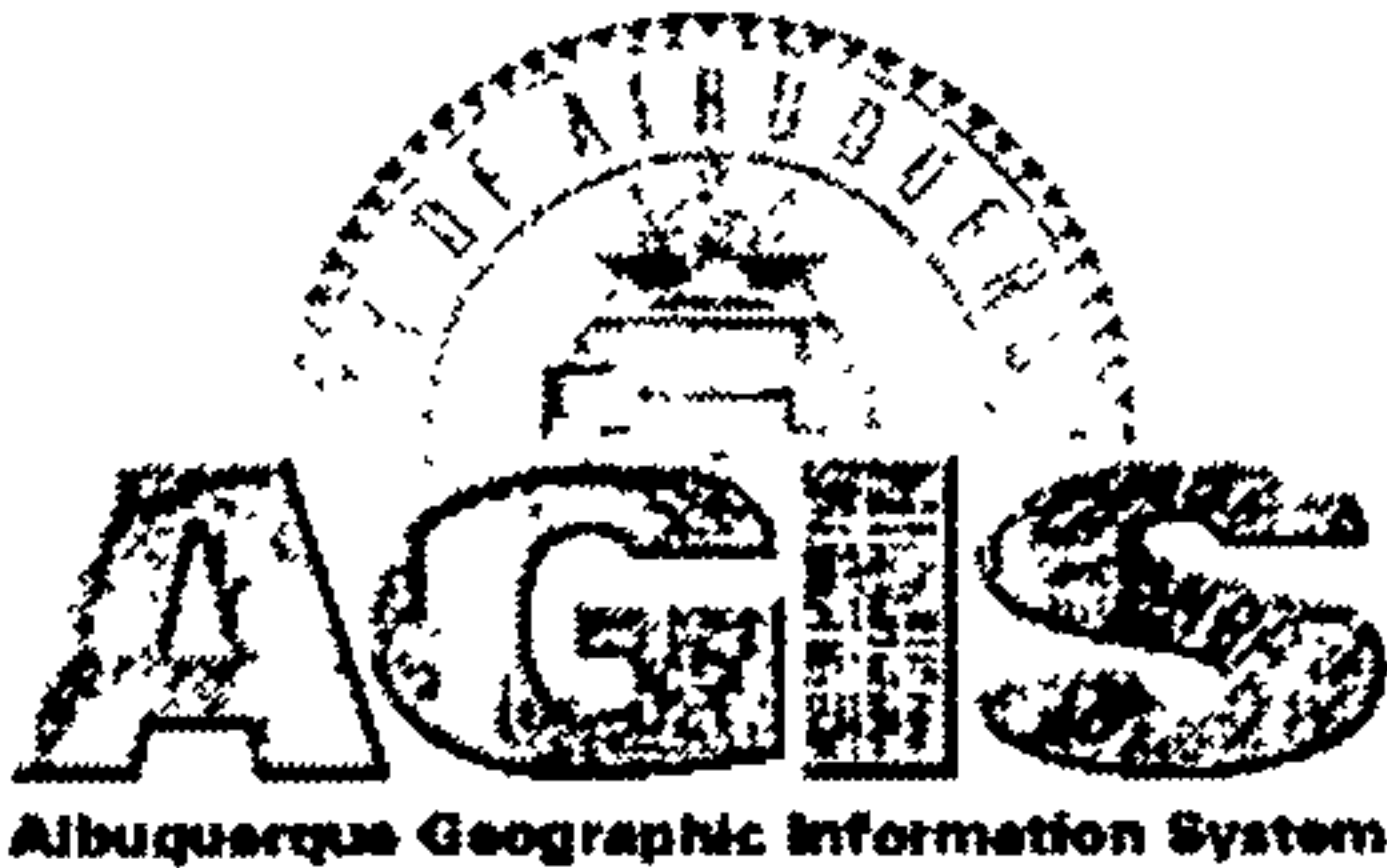
Form revised APRIL 2006

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 27 DRB - 00488  
 - - -  
 - - -

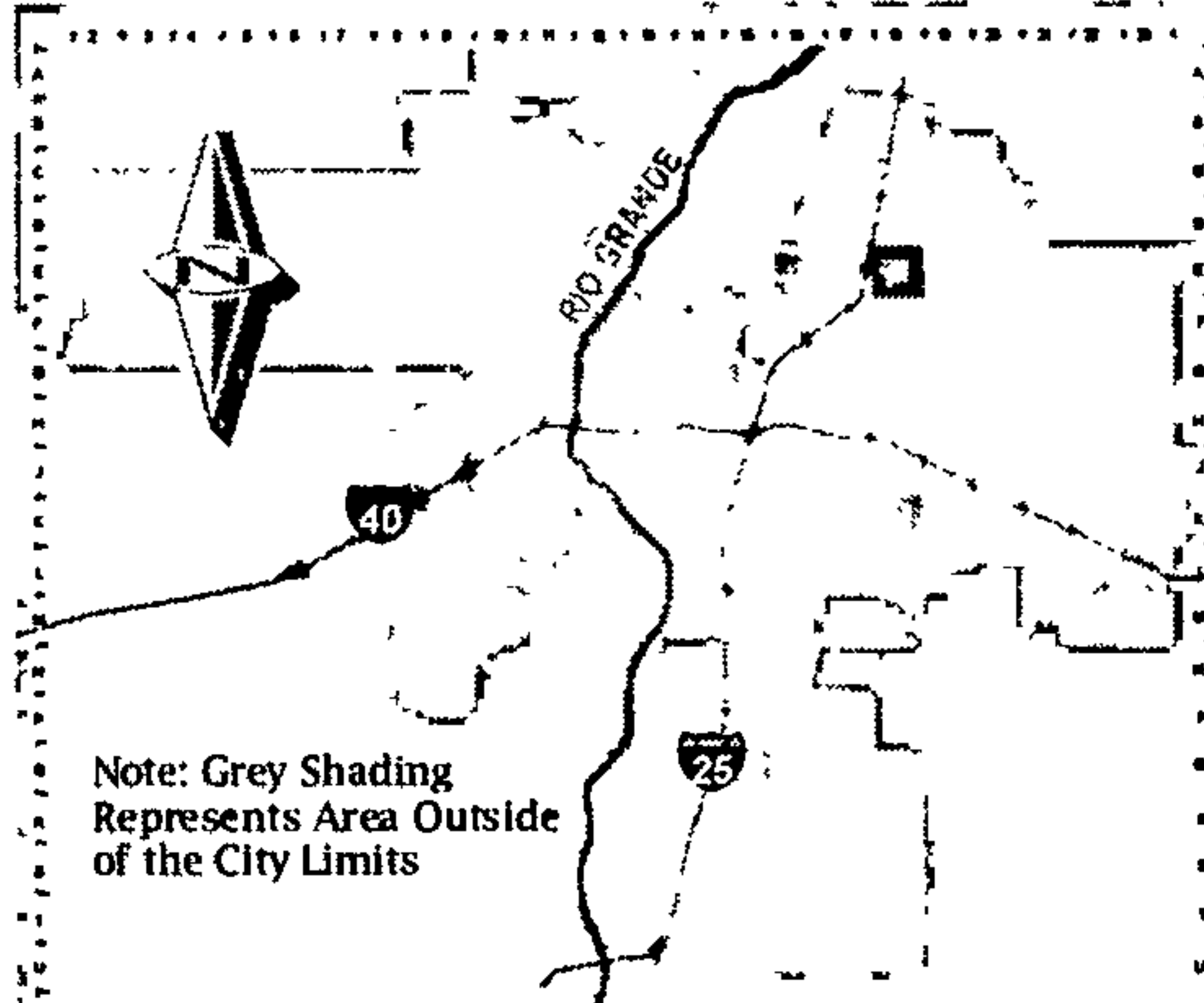
Andrew Jones **4/10/07**  
Planner signature / date  
**Project # 1005049**



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





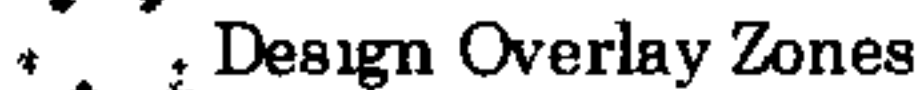


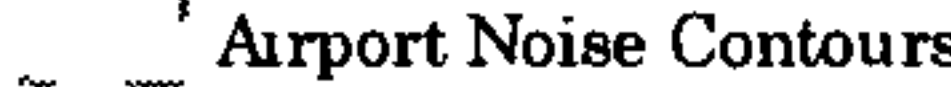
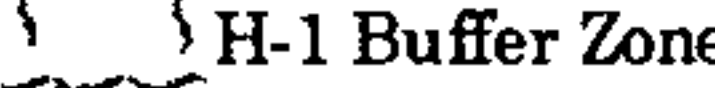


Map amended through: 2/18/2007



Note: Grey Shading Represents Area Outside of the City Limits

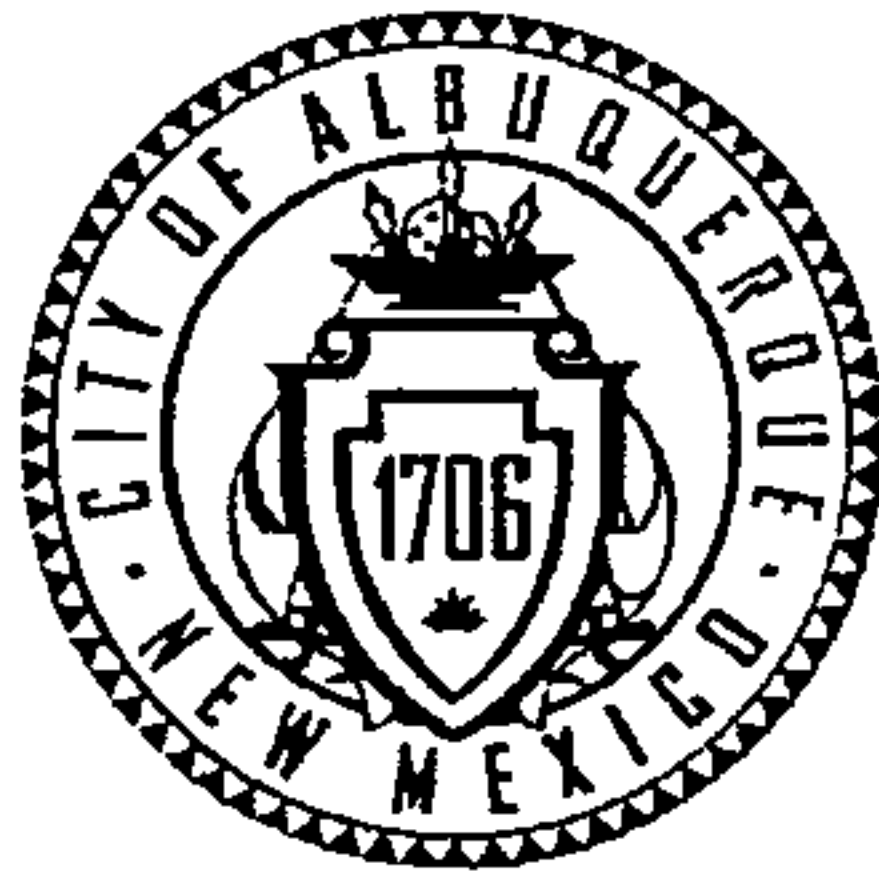
Zone Atlas Page:  
**E-18-Z**

Selected Symbols

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

0 750 1500 Feet





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

Date: November 22, 2006

### AMENDED OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005049\***  
06EPC-01109 EPC Site Development Plan-  
Building Permit

Vintage Capital Group  
11611 San Vicente Blvd. Suite 1000  
Los Angeles, CA 90049

LEGAL DESCRIPTION: for all or a portion of Block 2, Tracts M, R, S-1, S-2, **Far North Shopping Center**, zoned C-2 & C-3 Shopping Center, located on SAN MATEO BLVD. NE, between ACADEMY NE and HARPER NE, containing approximately 19 acres. (E-18)  
Maggie Gould, Staff Planner

On October 19, 2006 the Environmental Planning Commission voted to approve Project 1005049/ 06EPC 01109 a Site Plan for Building Permit for Tract M, R, S-1 and S-2 of the Far North Shopping Center, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request for approval of an amended Site Plan for Building Permit for an approximately 18acre site, know as the Far North Shopping Center. The applicant proposes two new buildings in two phases. The first is a 10,000 square foot building to house up to six tenants. The second Building would be 17,000 square feet and house up to 10 ten tenants.
2. A site plan was approved for this site in 1973 and updated in 1989. No other changes have been made to the original layout of the site.
3. The request furthers the following Comprehensive Plan goals and policies:
  - a. The Established Urban goal and policy a are furthered by this request because the addition of these buildings will provide additional work areas, contribute to the range of land use and create a pleasing environment. Policies e and i are furthered by this request because the proposed buildings are in an area with a full range of services and in an existing shopping center that has proved to be compatible with the existing development. Policy j and Policy o are furthered by this request because the proposed buildings are in an existing shopping center within an older neighborhood.

- b. The Activity Center Goal and Policy a are furthered by this request because the new retail buildings will add density to the site and retail is an appropriate use in the Community Activity Center.
  - c. The Economic Development goal and policy a are furthered by this request because the addition of two new retail buildings will provide potential employment.
  - d. The Transit and Transportation goal would be met by this request because it will offer employment and services along a transit corridor.
  - e. The Developed Landscaped goal is furthered because the proposed building architecture and landscaping will contribute to the quality of the built landscape.
4. **Planned Growth Strategy (Ordinance O-02-39)**  
The Planned Growth Strategy encourages infill development and redevelopment in areas where infrastructure and facilities already exist. The following sections support this request:  
Section 6(B)(2)(a): Grow efficiently by developing where infrastructure and facilities already exist.  
Section 6(B)(2)(g): Encourage infill and redevelopment  
Resolution R-02-111 (A) further encourages redevelopment within the near future (2000-2010) in designated "centers and corridors",  
Section 3(B)(5)(a): The "Centers and Corridors" are priorities for development and re-development based on Planned Growth Strategy and City / Council Comprehensive Plan policies during the 2000-2010 period
5. This request was reviewed for compliance with the Zone Code and the Comprehensive Plan. There are no Rank II or III plans for this area. This request mostly complies with the regulations of the Zone Code, but requires conditions of approval to bring it in to full compliance.
6. The Academy Acres North Neighborhood Association was notified and no comments were received.
7. There is no known opposition to this request.

**CONDITIONS:**

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

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The landscape plan shall comply with the Zone Code regulations. The applicant shall show dimensions and calculate the square footage of the benches, patios and other amenities provided. Existing and proposed landscape shall be differentiated.
4. Applicant shall provide bench and Transit Shelter. Applicant shall coordinate with Transit Department regarding type and placement of bench and shelter.
5. Refuse enclosure shall have a gate constructed from metal or treated wood or other similar durable material.
6. Lighting:
  - a. Applicant shall show existing light poles and indicate light poles to be removed on the site plan
  - b. The applicant shall provide details for building mounted lights.
7. Triangle shaped tree wells in parking lot do not have a size indicated – Code requires 36’ square feet minimum. Applicant shall comply with zone code regulations for the tree wells.
8. The applicant shall provide signage that complies with section 14-16-2-17 of the zone code.
9. Applicant shall confirm the location of the utility easement with PNM before DRB submittal.
10. Conditions From City Engineer, Municipal Development, Water Authority And NMDOT:
  - 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. Site plan shall comply and be designed per DPM Standards.
11. Motorcycle spaces shall be provided per section 14-16-3-1 of the Zoning Code.
12. Applicant shall coordinate with Transportation Planning to determine appropriate crosswalk placement on the south side of the center.
13. **All existing, mature trees shall be left in place.**

14. All new trees will be planted in a manner approved by the City Forester.
15. The dumpster on the back of the Phase II building will be relocated to permit semi traffic to travel through the alley between building E and the new phase of retail.
16. Crosswalks shall be made of colored and/or textured concrete or other pervious materials.
17. Trellis and vines shall be installed at the rear of the building at 20% of the length of the building.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 3, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

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

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

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

AMENDED OFFICIAL NOTICE OF DECISION  
OCTOBER 19, 2006  
PROJECT #105049  
PAGE 5 OF 5

Sincerely,

*CMarrone*

*for*

Richard Dineen  
Planning Director

RD/MG/ac

cc: Vintage Capital Group, 11611 San Vicente Blvd. Suite 1000, 11611 Los Angeles, CA 90049  
Briscoe Architects, 2001 Carlisle Blvd. NE Albuquerque, NM 87110  
Irene Minke, Academy Acres North NA, 6504 Dungan NE, Albuquerque, NM 87109  
Jody Lynch, Academy Acres North NA, P.O. Box 94387, Albuquerque, NM 87199  
Tony Christopher, 04 Francesca, Los Lunas, NM 87031

# *Briscoe Architects, p.c.*

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March 27, 2007

Far North Shopping Center DRB

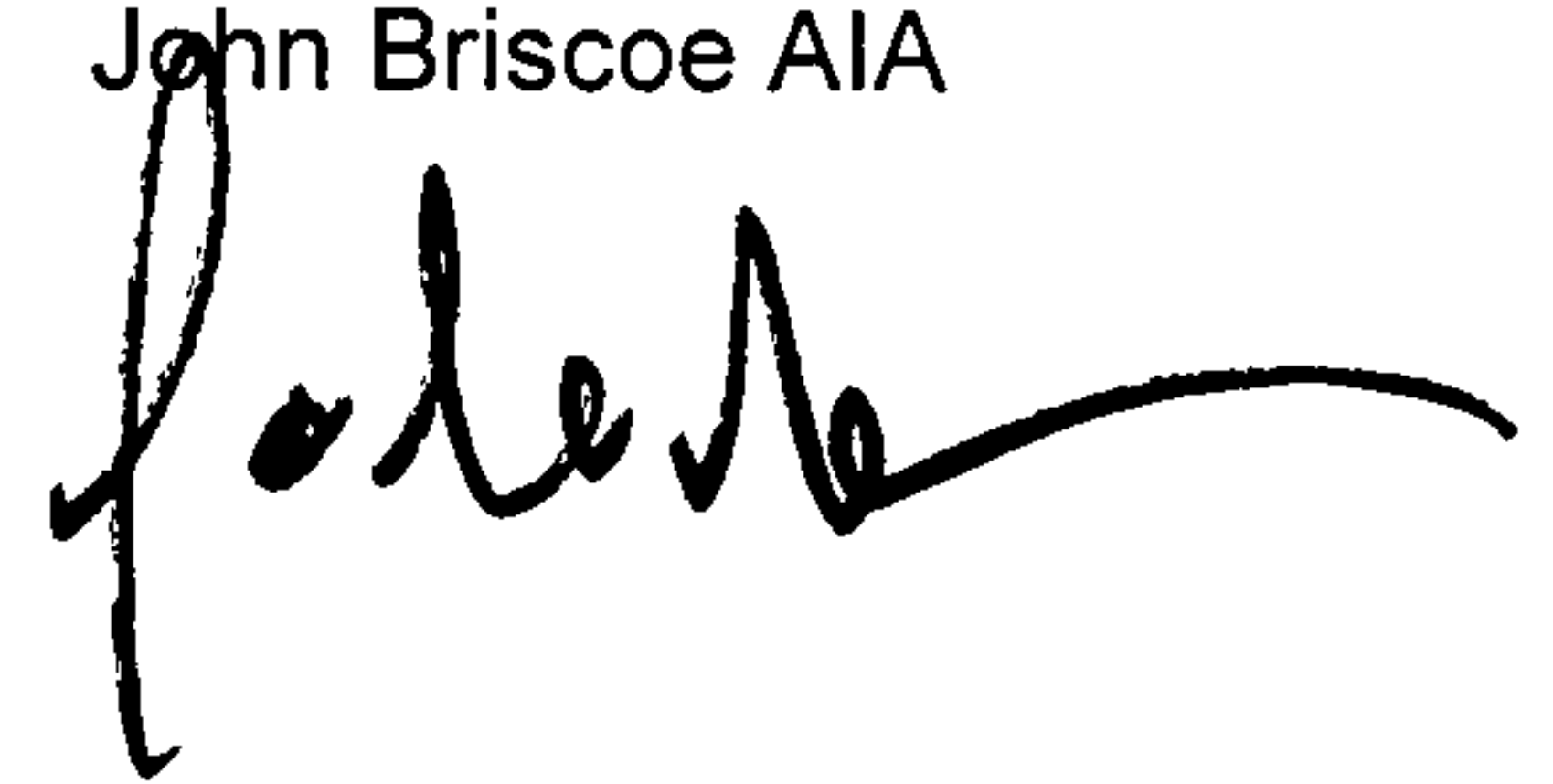
The conditions for approval are as follows:

1. EPC delegates final sign-off authority to the DRB.
2. Prior to DRB submittal, meet with the staff planner to ensure all conditions of approval have been met.
  - o *Met with staff planner Maggie Gould.*
3. The landscape plan shall comply with the Zone Code regulations.
  - o *All conditions have been met, see landscape and site plans.*
4. Applicant shall provide a bench and transit shelter on site.
  - o *See site plan for location.*
5. Refuse enclosures shall be gated with appropriate material.
  - o *See site plan for details.*
6. Show existing light poles and indicate light poles to be removed. Provide details for building mounted lights
  - o *See site plan for light pole locations.*
  - o *See building elevations for details.*
7. Triangular shaped tree wells in parking lot do not have a size indicated – Code requires 36 sf minimum.
  - o *All tree wells are 36sf minimum, see site plan.*
8. Signage shall comply with 14-16-2-17 of the zone codes.
  - o *See elevations for details.*
9. Confirm location of utility easement with utility company prior to DRB submittal.  
*Easements shown are per survey*
10. Update the site for ADA parking and access.
  - o *Site plan shall comply and be designed per DPM standards.*
11. Provide motorcycle parking spacing per zoning code. *7 spaces are required, 8 are shown*
12. Applicant shall coordinate with Transportation Planning to determine appropriate crosswalk placement on the south side of the center. *This has been reviewed with Tony Lloyd and Maggie Gould*
13. All existing, mature trees shall be left in place unless diseased.
  - o *Central vehicular access corridor was redesigned to accommodate*
14. All new trees will be planted in a manner approved by the City Forester.
15. The dumpster on the back of the Phase II building will be relocated to permit semi traffic to travel through the alley between building E and the new phase of retail.
  - o *The dumpsters have been relocated and the existing drive aisle for deliveries behind building E has been preserved.*
16. Crosswalks shall be made of colored and/or textured concrete or other impervious materials.
  - o *Providing stamped concrete at all crosswalks.*
17. Trellis and vines shall be installed at the west of the Phase II building at 20% of the length of the building.
  - o *See site plan for locations. See elevations for additional information.*

We have met all of the required conditions of the EPC submittal and respectfully request approval of the DRB package.

Sincerely,

John Briscoe AIA

A handwritten signature in black ink, appearing to read "John Briscoe", with a long horizontal flourish extending to the right.

**FIRE HYDRANT AND INSTANTANEOUS  
FIRE FLOW REQUIREMENTS**

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

ZONE MAP NUMBER \_\_\_\_\_

REFERRAL # \_\_\_\_\_

SITE ADDRESS \_\_\_\_\_

LEGAL DESCRIPTION: SUBJECT TRACT Block 2 Tract M, R, S-1, S-2  
Far North Shopping center

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 3

INSTANTANEOUS FLOW REQUIRED 3314 GPM calculated @ 11.8

SQUARE FOOTAGE - LARGEST BUILDING 512,900

TYPE CONSTRUCTION 7-8

**PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS**

**ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION**

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 5

DATE: 3-26-07

FIRE DEPARTMENT INSPECTOR: Paul Chavez

RECEIVED BY: [Signature] TELEPHONE: 262.0193

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

WHITE - INDIVIDUAL      YELLOW - FILE  
1440  
1697



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

PAID RECEIPT

APPLICANT NAME Vintage Capital Group  
AGENT Briscoe Archits P.C.  
ADDRESS 2001 Carlisle Blvd NE. Suite A.  
PROJECT & APP # 1005049 / 07 DIB-00488  
PROJECT NAME FAR North Shopping Center

\$ 20.<sup>00</sup> 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.<sup>00</sup> TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

Counterreceipt.doc 6/21/04

4/10/2007 11:01AM LOC: ANNX  
RECEIPT# 00079507 WS# 007 TRANS# 0026  
Account 441032 Fund 0110  
Activity 3424000 TRMSF  
Trans Amt \$20.00  
J24 Misc \$20.00  
VI \$20.00  
CHANGE \$0.00

Thank You