

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005484**

**AGENDA ITEM NO: 8**

**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APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_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    505-924-3986

**DATE:** AUGUST 22, 2007

0

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

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**To:** Sheran Matson, DRB Chair  
**From:** Carol Toffaleti, Planner   
**Date:** August 21, 2007  
**Subject:** Project # 1005484 / 07EPC-00433 – Golf Course Rd.

On May 17, 2007 the Environmental Planning Commission approved Project # 1005484 / 07EPC-00433, a Site Development Plan for Building Permit for Lot H-6A6A2A1, Riverview Parcels, zoned SU-1 for Uses Permissive in IP with Exceptions.

The applicant has satisfied all of the applicable EPC conditions of approval, with the following exceptions:

# 3. Zoning designation

*The AGIS system indicates that the lot is currently split between two zoning designations, SU-1 for IP and "SU-1 for for uses permissive in IP with exceptions". In doing the case history research, Staff found that the entire lot should have the second designation (see attached excerpt from EPC case report) and will undertake to have the zone map reflect the correct zoning.*

*For clarity, Staff has asked the applicant to indicate on the site development plan that the zoning designation is "SU-1 for uses permissive in IP with exceptions".*

# 8. Landscape Plan

*a. The plants listed are not all low water use plants ("L") and should be changed accordingly. Staff has asked the applicant to replace medium- with low-water use plants as per the condition, by replacing 3 Bradford Pear with 3 Desert Willow, and at least half the number of proposed shrubs and grasses in landscaped beds with more xeric plants, such as: Apache Plume, Rockrose, Big Sage, Fernbush, Beargrass, and Indian Ricegrass.*

*g. Trellises on west side of building*

*The location and width of the trellises does not match the elevations. Because the EPC did not approve a landscaped strip along the west easement and there is insufficient space for both a landscaped strip and trellises, Staff has asked the applicant to provide trellises and honeysuckle only at the locations indicated on the elevations.*

Staff considers that these changes may be delegated to DRB for final sign-off.

If you have any questions regarding this case, please do not hesitate to call me at 924-3345.

The zoning of the site is split between two designations: SU-1 for IP in the western part and SU-1 for permissive uses in IP with exceptions in the eastern part. This can be explained by its case history:

- Most of the land now making up the shopping center (originally parcel H-6) was designated 'SU-1 for permissive uses in IP w/ exceptions' in 1986 by the Riverview Sector Development Plan. The eastern slice of the subject site was part of that original zone.
- In 1987, a two-acre parcel west of this zone in the Riverview SDP area was rezoned and replatted as part of parcel H-6 (Z-87-32, March 19, 1987, attached). However, the requested and approved rezoning was from R-1 to SU-1 for IP, without specifying exclusions, which staff believes was in error. A condition of approval was that design guidelines of the Riverview SDP would govern the added land.
- In 1995, the EPC approved a multiple request in relation to the now enlarged parcel. The actions affecting the subject site were: the Riverview SDP was amended to allow gasoline sales and auto washing in the zone designated SU-1 for IP w/ exceptions; and a site development plan for subdivision was approved with 'Pad Architecture Design Standards' (Z-95-17, March 16, 1995).
- The SDP for subdivision was amended in 1997 to create new lots and to improve the pedestrian environment and access arrangements in the north part of the shopping center, in line with the West Side Strategic Plan (Z-97-74, July 17, 1997).
- Fairly minor amendments to the SDP for subdivision and an SDP for building permit were approved for the parcel to the west (Z-99-124, Nov. 18, 1999, attached)
- Finally, in 2000, some of these lots were replatted, which created the subject site, H-6A6A2A1, as it exists today (DRB #1000299, March 8, 2000, attached).

The 'split personality' of the site is also reflected in the governing sector development plans. The west side is in the Impact Area of the Northwest Mesa Escarpment SDP and the east side in its View Area and in the Riverview SDP (see below for further details).

### ***Long Range Roadway & Bikeway Systems***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Paseo del Norte as a proposed Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Golf Course Road as an existing Minor Arterial, with a right-of-way of 86'.

The Long Range Roadway System designates Richland Hills Road in the vicinity as an existing Collector street, with a right-of-way of 68'.

The Long Range Bikeway System designates Golf Course Rd with an existing trail/path and a proposed bike lane.





#10



Complete

Ag  
5/29/07

# DRB CASE ACTION LOG (PREL & 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-00642 (P&F)  
Project Name ALBRIGHT-MOORE ADDITION  
Agent: SURVEYS SOUTHWEST

Project # 1005584  
Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/23/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number 1005584

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

OK

#10



# DRB CASE ACTION LOG (PREL & 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-00642 (P&F)**  
Project Name **ALBRIGHT-MOORE ADDITION**  
Agent: **SURVEYS SOUTHWEST**

Project # **1005584**  
Phone No.: **998-0303**

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TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

OK

Project Number 1005584





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 23, 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. Adjourned 11:30 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 # 1004272**  
 07DRB-00547 Major-Preliminary Plat Approval  
 07DRB-00548 Major-Vacation of Public Easements  
 07DRB-00549 Minor-Sidewalk Waiver  
 07DRB-00550 Minor-Temp Defer SDWK  
 ISAACSON & ARFMAN PA agent(s) for CURB, INC request(s) the above action(s) for all or any portion of Tract(s) 16-D-1, EL RANCHO GRANDE UNIT 16 (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D located on GIBSON BLVD SW between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB01033, 05DRB01038, 05DRB01039, 05DRB01084, 05DRB01447] (N-8) **WITH THE ISSUANCE OF THE CERTIFICATE OF COMPLETION FOR THE INFRASTRUCTURE AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/15/06 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT**

B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

07DRB-00643 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CURB, INC request(s) the above action(s) for all or any portion of Tract(s) 16-D-1, EL RANCHO GRANDE UNIT 16 (to be known as EL RANCHO GRANDE, UNIT 17) zoned R-D located on GIBSON BLVD SW between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB01033, 05DRB01038, 05DRB01039, 05DRB01084, 05DRB01447] (N-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE PAYMENT AND PLANNING FOR SUBDIVISION DESIGN VARIANCE, 15-DAY APPEAL PERIOD AND TO RECORD.**

**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.**

2. **Project # 1000762**  
07DRB-00597 Minor-SiteDev Plan  
BldPermit/EPC

GOLDEN ASSOCIATES LLC agent(s) for FIRST BAPTIST CHURCH request(s) the above action(s) for all or any portion of Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP uses with exceptions, located on PASEO DEL NORTE NW between RICHLAND HILLS RD NW and EAGLE RANCH RD NW containing approximately 6 acre(s). [REF: 06EPC01711] **[Stephanie Shumsky, EPC Case Planner] [Deferred from 5/23/07] (C-12) DEFERRED AT THE AGENT'S REQUEST TO 5/30/07.**



3. **Project # 1005242**  
07DRB-00601 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for COMPASS BANK request(s) the above action(s) for all or any portion of Tract(s) A-1-E, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned SU-1 for C-1, located on SAGE RD SW between SNOW VISTA BLVD SW and REBA AVE SW containing approximately 1 acre(s). [REF: 05DRB-01293, 05EPC-00364 THRU 00367, 05DRB-01716, 06EPC-01588] **[Stephanie Shumsky, EPC Case Planner] (M-9) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/23/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTE 17, SMALL CAR SPACES, MOTORCYCLE SPACES AND SIDEWALK EASEMENTS AND CITY ENGINEER FOR SIA, STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

4. **Project # 1005390**  
07DRB-00648 Minor-SiteDev Plan  
BldPermit

TIMOTHY OTT request(s) the above action(s) for all or any portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL, THE RANDOLPH BUILDING**, zoned IP, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). [REF: 07DRB-00648] *[Deferred from 5/23/07]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/30/07.**

07DRB-00206 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL THE RANDOLPH BUILDING** zoned IP industrial park zone, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). *[Deferred from 2/28/07 & Indef deferred 3/7/07]* *[Deferred from 5/23/07]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/30/07.**

5. **Project # 1004772**  
07DRB-00560 Minor-SiteDev Plan  
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for HOLLY-SP LLC request(s) the above action(s) for all or any portion of Lot(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone M-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and I-25 containing approximately 1 acre(s). *[Deferred from 05/09/07 & 05/16/07]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/23/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF CCR'S AND CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN.**

6. **Project # 1003993**  
07DRB-00591 Minor-SiteDev Plan  
BldPermit/EPC

SUJAY THAKUR request(s) the above action(s) for all or any portion of Tract(s) A-37-1, **NE UNIT TOWN OF ATRISCO GRANT**, zoned SU-1 O-1 located on COORS BLVD NW between ST JOSEPHS NW and SEQUOIA NW containing approximately 4 acre(s). [REF: 07EPC-00113, 07EPC-00112, 06DRB01003, 06DRB01005] **[Maggie Gould, EPC Case Planner]** *[Indef deferred on 5/16/07]* *[Deferred from 5/23/07]* (G-11) **DEFERRED AT AGENT'S REQUEST TO 6/6/07.**

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

7. **Project # 1003102**  
07DRB-00620 Minor-Extension of  
Preliminary Plat

ISAACSON & ARFMAN PA agent(s) for LOS CANDELARIAS PARTNERS LLC request(s) the above action(s) for all or any portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **SOFT LOFTS**), zoned SU-1 PRD & office, located on JUAN TABO BLVD NE between LAGRIMA DE ORO RD NE and MONTGOMERY BLVD NE containing approximately 2 acre(s). [REF: 06EPC-00146, 06EPC-00147, 06DRB-00832, 06DRB-00837, 06DRB-00838, 06DRB-01054] (F-21) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

8. **Project # 1002739**  
07DRB-00630 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or any portion of Parcel(s) 7-A & 8-A-1, **ANDERSON HEIGHTS, UNITS 7 & 8**, zoned R-LT, located on DENNIS CHAVEZ BLVD SW between 98<sup>th</sup> ST SW and 118<sup>th</sup> ST SW containing approximately 22 acre(s). (N-8/P-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR STORM DRAIN EASEMENT EXTENSION TO DENNIS CHAVEZ BLVD SW, CROSS-LOT DRAINAGE EASEMENT, POSSIBLE JOINT ACCESS EASEMENTS ON DUPLEX LOTS AND PLANNING TO RECORD.**

9. **Project # 1005417**  
07DRB-00575 Minor-Prelim&Final Plat Approval

KEVIN SMITH request(s) the above action(s) for all or any portion of Lot(s) 9A & 9B, Block(s) G, **PACIFIC ADDITION**, zoned SU-2 RG located on 3<sup>rd</sup> ST SW between STOVER SW and HAZELDINE SW containing approximately 1 acre(s). [REF: 07DRB00280] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR GREEN TAGS FOR RELOCATION AND PLANNING TO RECORD.**

- ~~10. Project # 1005584~~  
07DRB-00642 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for IZZY GALLEGOS, J.A.B. REINVEST LLC, request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 17, together with a portion of vacated alley, **ALBRIGHT-MOORE ADDITION**, zoned S-R located on BELLAMAN AVE NW between LOS TOMASES DR NW and ASPEN AVE NW containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



11. **Project # 1003928**  
07DRB-00068 Minor-Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION & LOT 12, BLOCK C, J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07 & Indef deferred on 2/14/07 & 4/04/07]* (J-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT AND RECORD THE HOME OWNER'S ASSOCIATION ANNEXAION AGREEMENT.**

12. **Project # 1005458**  
07DRB-00379 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAN MUNIZA request(s) the above action(s) for all or any portion of Tract(s) Q, **TOWN OF ATRISCO GRANT, NORTHERN UNIT**, zoned C-1/P located on COORS RD NW between REDLANDS RD NW and ATRISCO DR NW containing approximately 4 acre(s). *[Indef deferred from 4/4/07]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/23/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1005585**  
07DRB-00647 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for M. D. LOHMAN request(s) the above action(s) for all or any portion of Tract(s) A-1 & A-2, Block(s) 15, **DEL NORTE SUBDIVISION**, zoned C-2 located on LOMAS BLVD NE between CHAMA ST NE and GROVE ST NE containing approximately 2 acre(s). (K-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005401**  
07DRB-00593 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17-20, Block(s) K, **NEW KIMO ADDITION**, zoned O-1, located on SAN PEDRO DR NE between TAYLOR AVE NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 07DRB-00233] [*Deferred from 5/16/07*] (H-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1005250**  
06DRB-01613 Minor-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*] [*Indef deferred from 12/13/06*] (K-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR P-1 LOT DESIGNATIONS ON THE PLAN AND TO RECORD.**

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

16. **Project # 1005547**  
07DRB-00590 Minor-Sketch Plat or Plan

KEITH MEYER or JIM HAKEEM request(s) the above action(s) for Tract(s) 2-A plat of Tract A-1, UNIT 2, Tract(s) A-2 & C-2, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP, located on LOS VOLCANES RD NW between UNSER BLVD NW and SAUL BELL NW containing approximately 5 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005586**  
07DRB-00646 Minor-Sketch Plat or Plan

CARTESIAN SURVEYS INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or any portion of Lot(s) 6-17 & 23-27, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 O-1, located on PALOMAS AVE NE between WYOMING NE and BARSTOW NE containing approximately 7 acre(s).  
**(D-19) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for May 16, 2007. **THE DRB MINUTES FOR MAY 16, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005584**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

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**RESOLUTION:**

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

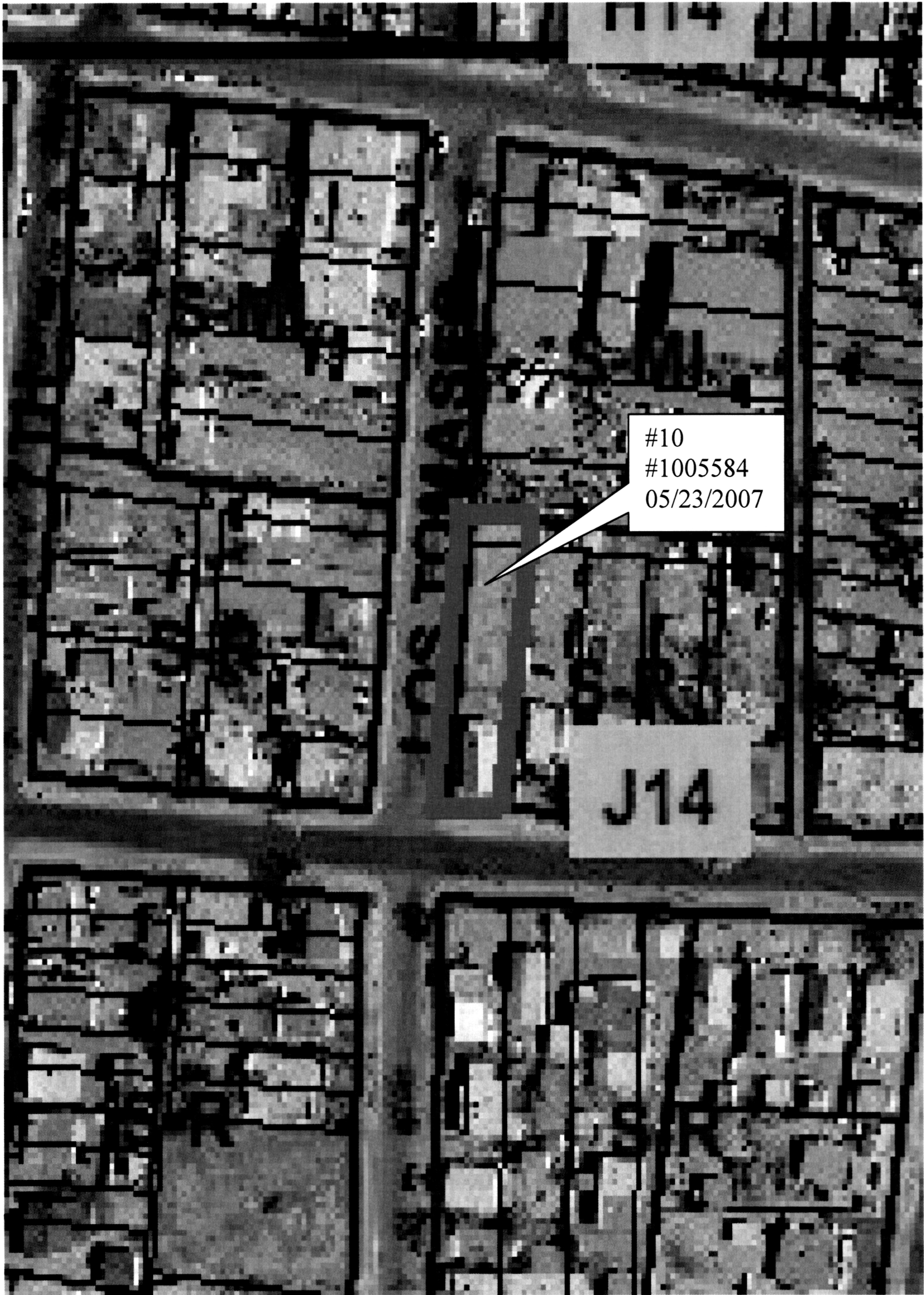
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

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

**DATE:** MAY 23, 2007

*all signed*





#10  
#1005584  
05/23/2007

J14



#10

5584

### DXF Electronic Approval Form

DRB Project Case #: 1005584

Subdivision Name: ALBRIGHT-MOORE BLOCK 17 LOTS 6A & 6B

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 5/18/2007

Hard Copy Received: 5/18/2007

Coordinate System: Ground rotated to NMSP Grid

  
Approved

5-18-2007  
Date

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

**AGIS Use Only**  
Copied fc 5584 to agiscov on 5/18/2007 Contact person notified on 5/18/2007



EXHIBIT B  
FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Izzy Gallegos, Managing Member, J.A.B. RE INVEST, LLC ("Developer") effective as of this 4<sup>th</sup> day of MAY, 2007, and pertains to the subdivision commonly known as ALBRIGHT-MOORE ADD, and more particularly described as LOTS 6-A & 6-B, BLOCK 17,  
*[use new legal description of subdivision]*  
ALBRIGHT-MOORE ADDITION WITHIN PROJECTED SECTION 17, T10N, R3E, N.M.P.M.,  
BERNALILLO COUNTY, NEW MEXICO.

(the "Subdivision".) The following individual lots comprise the subdivision:  
*[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- \_\_\_ units" with the number of units filled in.]*

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

D Project # NOT ASSIGNED

APS Cluster Albuquerque

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
  - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
  - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

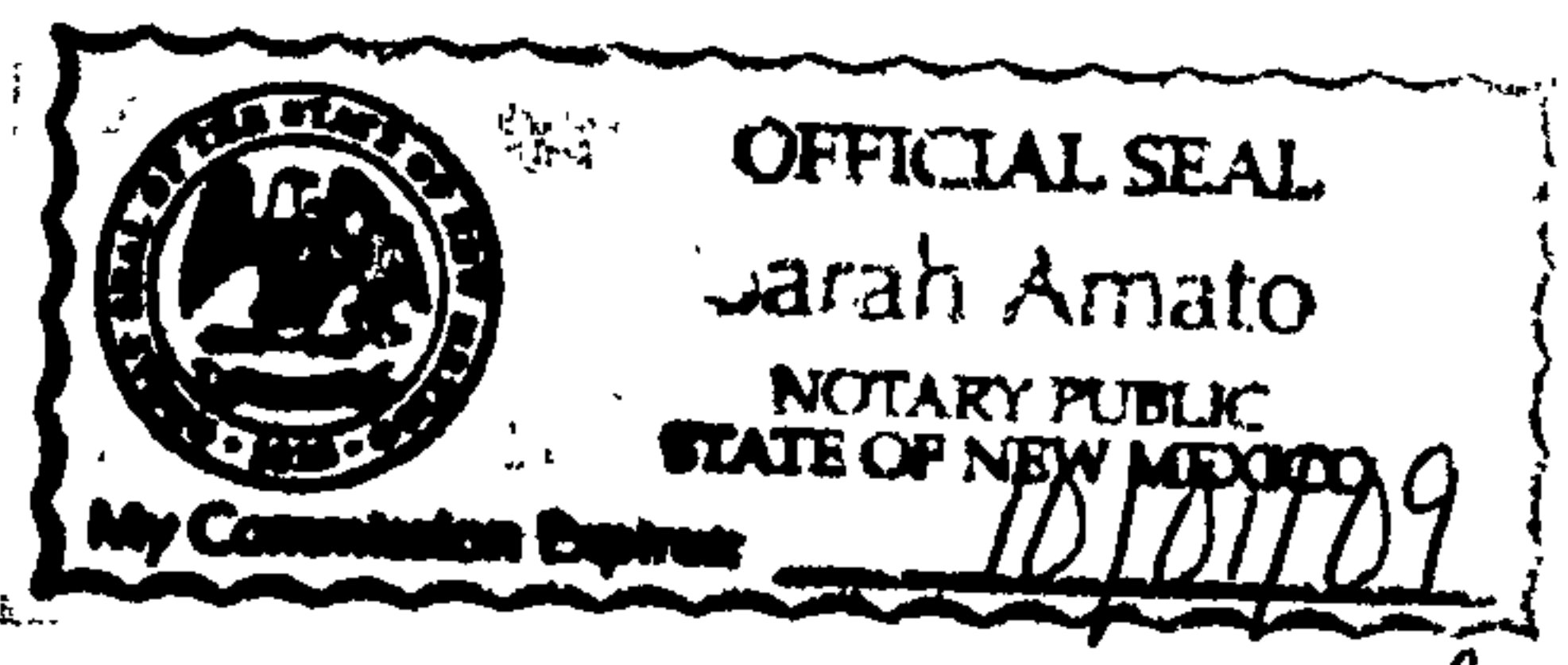
I Project # NOT ASSIGNED

APS Cluster Albuquerque

[Signature]  
Signature

JAB RE Investments, LLC - Managing member  
Name (typed or printed) and title

[Signature]  
Developer



STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on MAY 4, 2007, by IZZY GALLEGOS  
as MANAGING MEMBER of JAB RE INVEST, LLC, a corporation.

(Seal)

[Signature]  
Notary Public  
My commission expires: 10/01/09

[Signature]  
By: Signature  
Kizito Wigenje, Director, Capital Master Plan  
Kizito W

Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 5/7/07, by Kizito Wigenje  
as Director, Capital Master Plan of the Albuquerque Municipal School  
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under  
the laws of the State of New Mexico.

(Seal)

[Signature]  
Notary Public  
My commission expires: May 1, 2011



# 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)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRELIM/FINAL

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: IZZY GALLEGOS, MANAGING MEMBER, J.A.B. RE INVEST, LLC PHONE: 350-1572  
 ADDRESS: P.O. BOX 92963 FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87159 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): SURVELS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLYD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING LOT & PORTION OF VACATED RIGHT-OF-WAY INTO TWO NEW LOTS.

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. LOT 6 Block: 17 Unit: N/A  
 Subdiv. / Addn. AUBRIGHT-MOORE ADDITION TOGETHER W/ PORTION OF VACATED ALLEY  
 Current Zoning: S-13 Proposed zoning: N/A  
 Zone Atlas page(s): J-14-2 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 0.2285 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes.  No, but site is within 5 miles of the city limits. Within 1000FT of a landfill?  No  
 UPC No. 1-014-058-142-479-23701 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: BELLAMAH AVE NW  
 Between: LOS TOMASES DR. NW and ASPEN AVE 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.): \_\_\_\_\_

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

SIGNATURE Dan Graney DATE 5-08-07  
 (Print) Dan Graney \_\_\_\_\_  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 00642</u>	<u>P+F</u>	<u>53</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<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>May 23, 2007</u>			Total	<u>\$ 305.00</u>

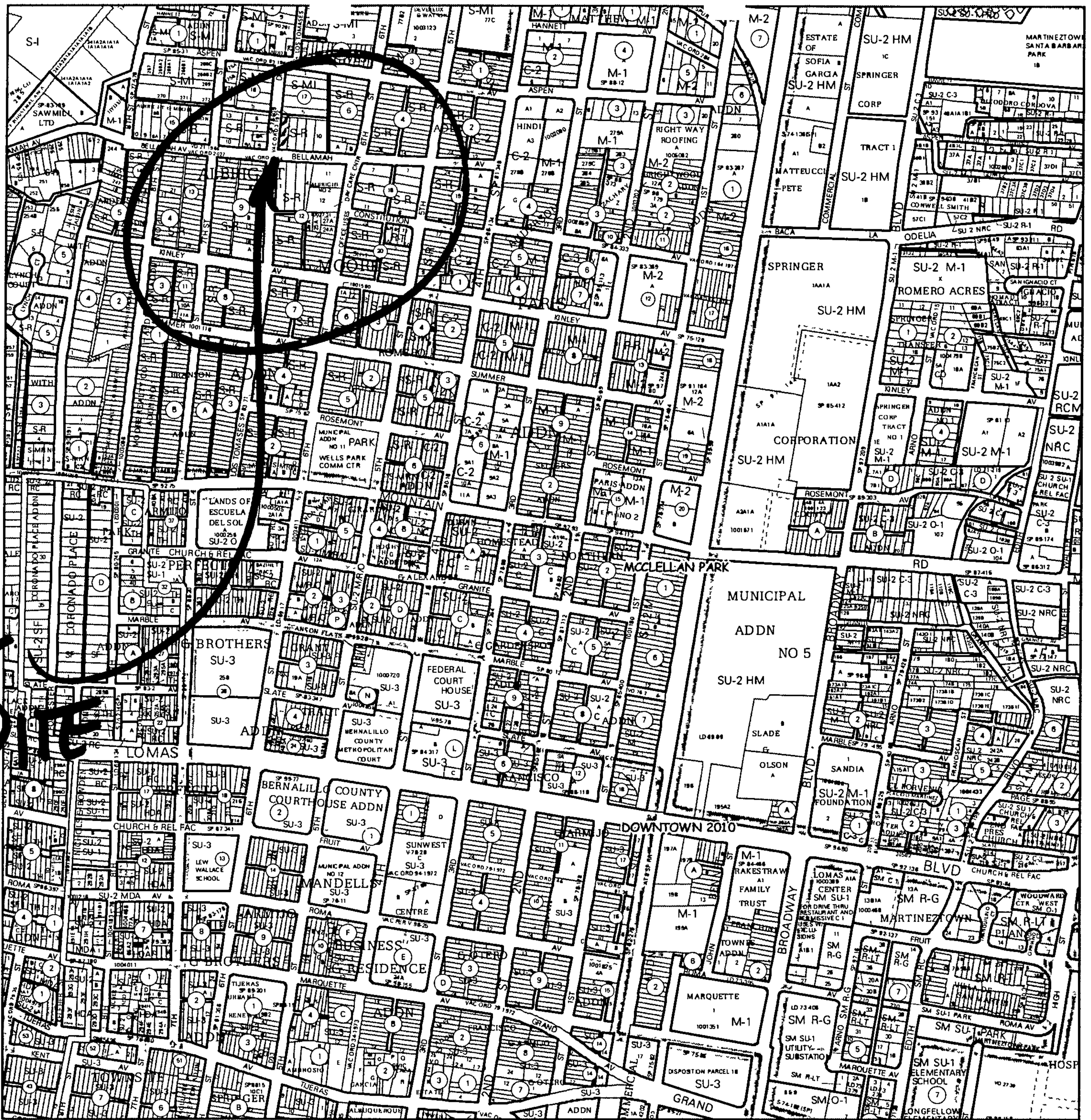
Jed A. [Signature] 4-15-07  
 Planner-signature / date

Project # 1005584

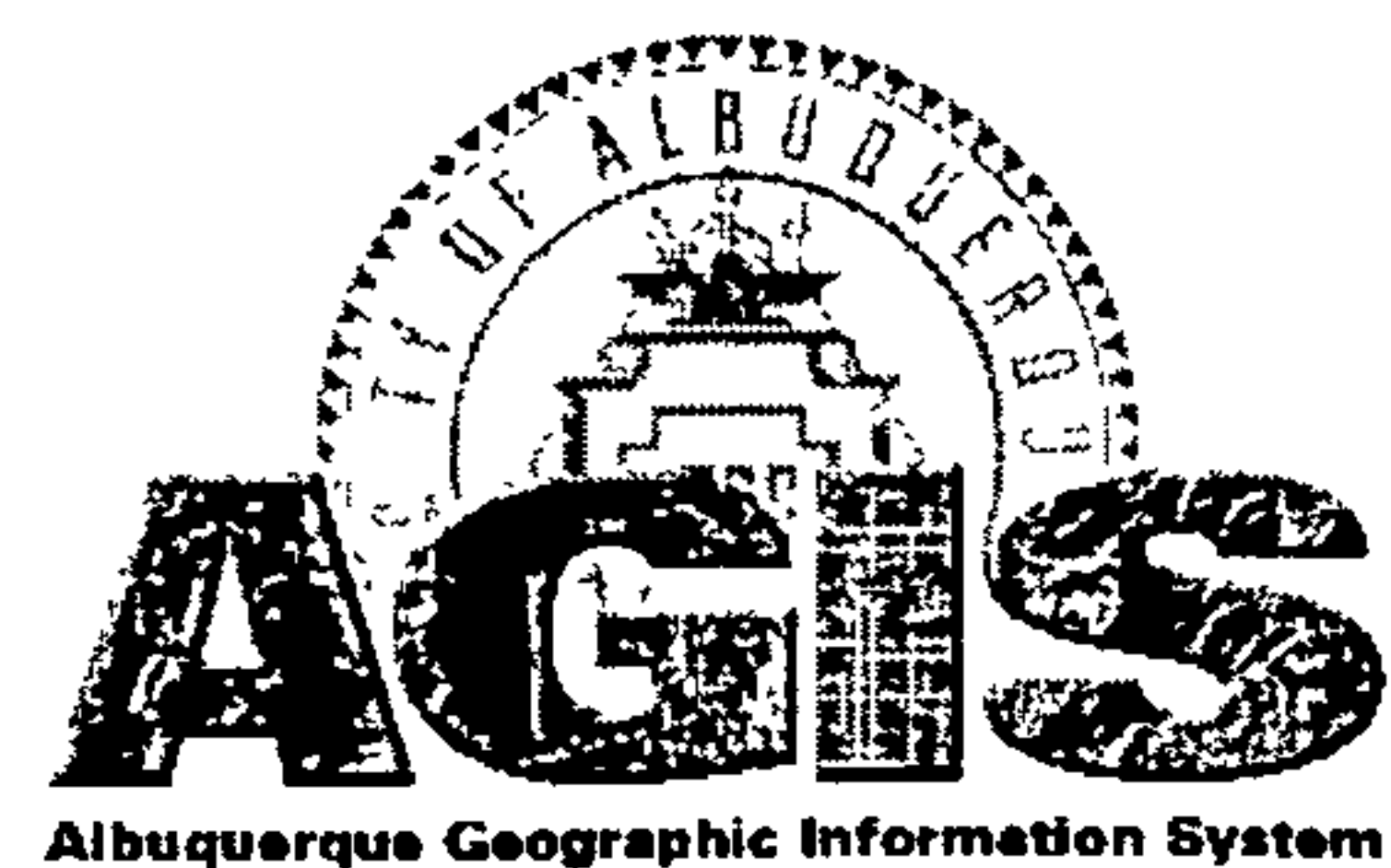






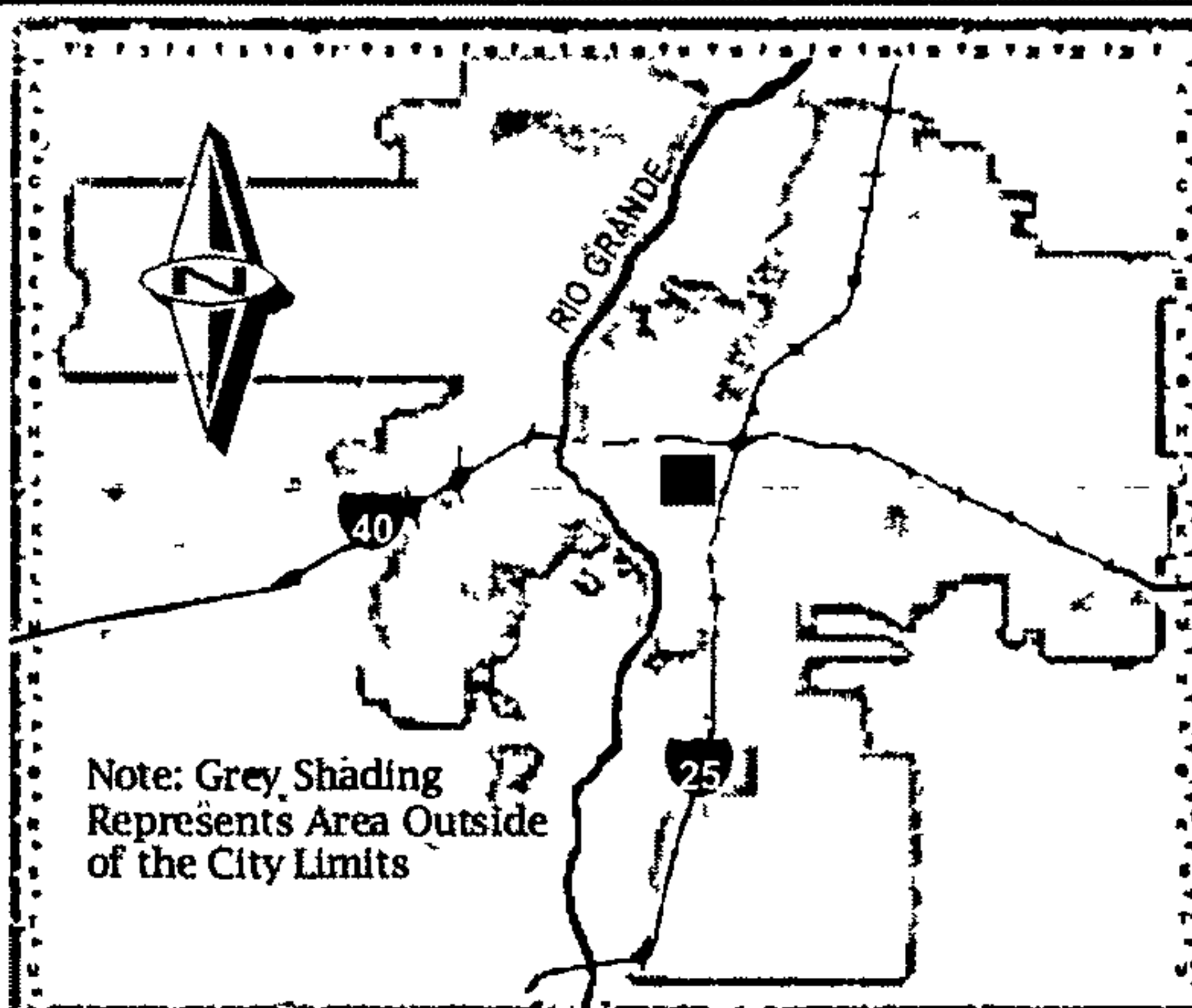


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 10/25/2006



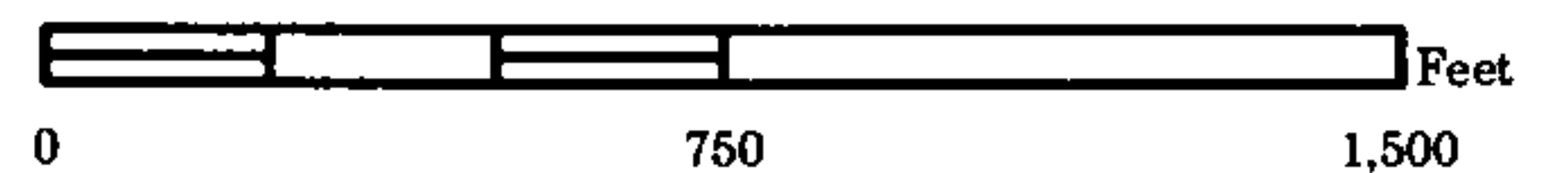
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**J-14-Z**

Selected Symbols

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





# *Surveys Southwest, Ltd*

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*333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306*

May 8, 2007

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: LOTS 6-A & 6-B, BLOCK 17, ALBRIGHT-MOORE ADDITION

Dear Board Members:

The purpose of the above referenced replat is to create One (1) more additional building lot. The southern lot (6-A) has an existing residence.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney  
President

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

PAID RECEIPT

APPLICANT NAME J.A.B. RE INVESTMENTS, LLC  
AGENT SURVEYS SW, LTD  
ADDRESS 333 LOMAS BLVD NE  
PROJECT & APP # PROJ # 1005584 07DRB-00642  
PROJECT NAME \_\_\_\_\_

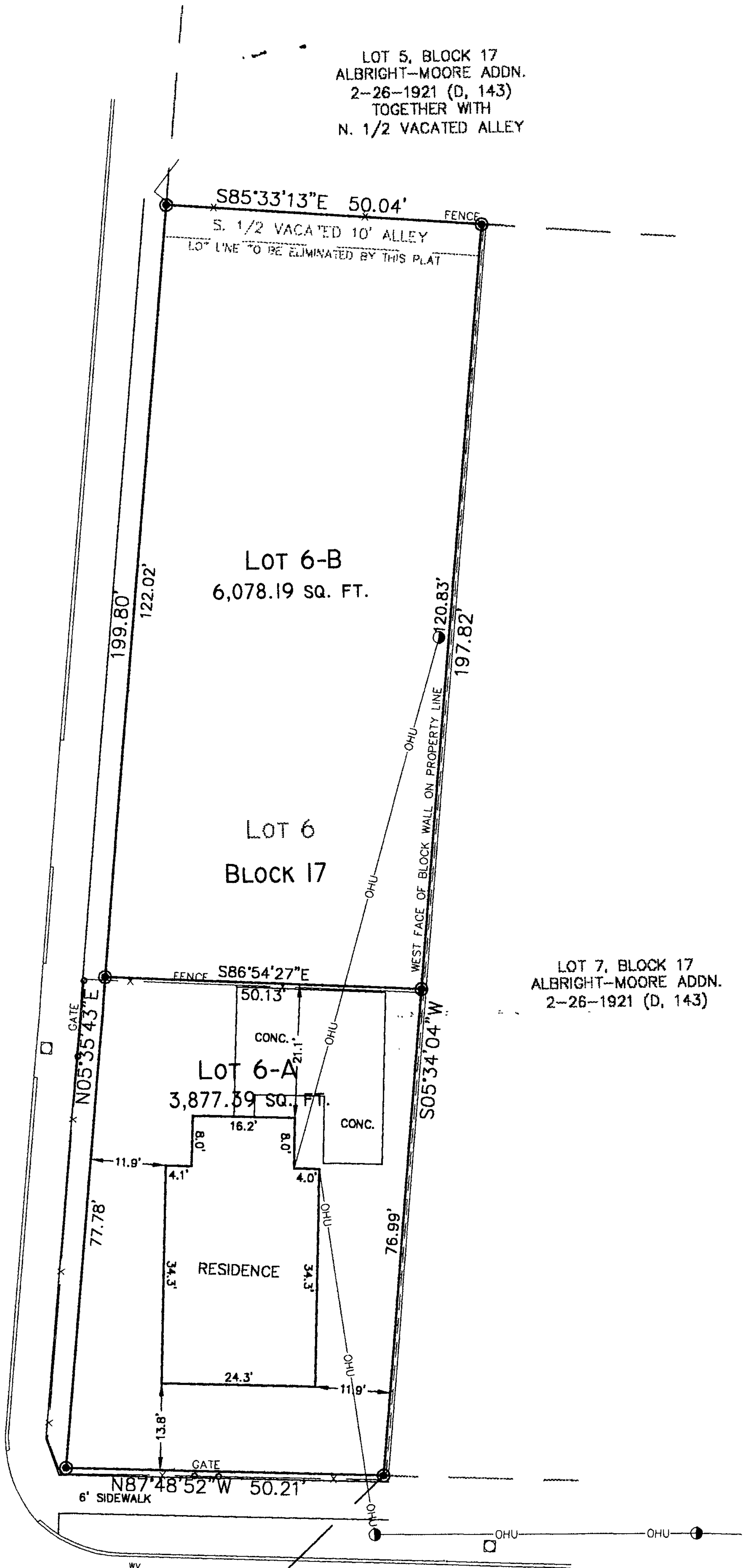
\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 285.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 305.00 TOTAL AMOUNT DUE

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

J.A.B. RE INVESTMENTS, LLC 03-05 1558  
P.O. BOX 92963  
ALBUQUERQUE, NM 87199  
(505)350-1572  
Date 4-26-07 95-7037/3122 09  
PAY to the order of City of Alb \$ 305.00  
three hundred and five 00/100 Dollars  
ACCESS BANK  
New Mexico Arizona  
www.accessbank.com  
For Lot Split 623 Delmar City of Albuquerque  
Treasury Division  
⑆ 3 1 2 2 7 0 3 7 9 ⑆ 0 0 3 0 5 3 7 5 1 6 ⑆ 5 5 8  
RECEIPT # 100081863 WSH 007 TRANS# 0062

LOT 5, BLOCK 17  
ALBRIGHT-MOORE ADDN.  
2-26-1921 (D, 143)  
TOGETHER WITH  
N. 1/2 VACATED ALLEY

LOS TOMASES DRIVE N.W.  
60' RIGHT-OF-WAY



LOT 7, BLOCK 17  
ALBRIGHT-MOORE ADDN.  
2-26-1921 (D, 143)

BELLAMAH AVENUE N.W.  
60' RIGHT-OF-WAY

S46°47'27"W  
3976.07'

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