

#13



# COMPLETED 04/08/08 ST DRB CASE ACTION LOG (EPC SDP - BP)

REVISED 10/08/07

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-70397

Project # 1006717

Project Name: RIVERVIEW PARCELS

Agent: JACK M.HARRIS ARCHITECTS

Phone No.:

Your request was approved on 11/28/07 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Need SW esmt for SW outside ROW; provide max slope on ramp detail - need detail for each type of ramp; build notes, referring to CoA Std #s, needed for all work in ROW; call out width of SW along Golf Course Loop
- UTILITIES: \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): Carol Toffaletti initials on SP or approval letter  
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.

Created For:

#13



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  - Copy of recorded plat for Planning.**

Created For:



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 28, 2007 9:00 AM

MEMBERS:

Sheran Matson, AICP, DRB Chair  
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1000579**  
07DRB-70357 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)

TIERRA WEST LLC agent(s) for KOHL'S DEPARTMENT STORES INC request(s) the above action(s) for all or a portion of Tract(s) A, **PASEO DE LOUISIANA**, zoned SU-2/C-1, located on HOLLY AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 7.357 acre(s). (C-18) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

2. **Project# 1000965**  
07DRB-70354 STREET NAME CHANGE  
(DRB)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA AT LA LUZ request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ**, zoned SU-1 PRD 5, located on LA BIENVENIDA PL NW BETWEEN TRES GRACIAS DR NW AND SAN JORGE AVE NW (F-11) **The Street Naming Ordinance requires DRB to submit a report to EPC which makes the final decision.**

**The criteria for the DRB to decide whether or not to recommend approval of the local street name change is contained in Section 6-5-1-1(B)(1) of this ordinance. The language reads, "A street name shall be changed only if the decisionmaker finds that there will be a public benefit which clearly outweighs the public confusion and cost which would be created by the name change."**

**In addition, all owners of the lots adjacent to the street proposed for the name change are to be notified by mail to give them the opportunity to comment. At least 30 days are to be allowed for receipt of comments before the decision is made.**

3. **Project# 1004223**  
07DRB-70355 VACATION OF PUBLIC  
EASEMENT  
07DRB-70356 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTRAL**, zoned M-2, located on MONTANO RD NE BETWEEN ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE containing approximately 8.525 acre(s). (F-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND TO CITY ENGINEER FOR LETTER OF COMPLETION AND ACCEPTANCE.**

4. **Project# 1004677**  
07DRB-70358 VACATION OF PRIVATE EASEMENT  
07DRB-70359 MAJOR - PRELIMINARY PLAT APPROVAL  
07DRB-70361 SIDEWALK WAIVER  
07DRB-70362 MINOR - TEMP DEFR SWDK CONST
- ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Tract(s) B, A-1-A, A & B, **HUNING CASTLE ADDITION**, zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/2/07 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER 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.**
5. **Project# 1006516**  
07DRB-70030 BULK LAND VARIANCE  
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL  
07DRB-70032 MINOR - TEMP DEFR SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70034 VACATION OF PUBLIC EASEMENT  
07DRB-70085 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [*Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07*] **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**
6. **Project# 1006549**  
07DRB-70195 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for BENCOR request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION**, zoned C-2, located on CARLISLE BLVD NE BETWEEN MENAUL BLVD AND SOLANO NE containing approximately 1.66 acre(s). (H-17) [*Deferred from 8/22/07*] **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

7. **Project# 1004404**  
07DRB-70296 VACATION OF PUBLIC  
EASEMENT  
07DRB-70297 BULK LAND VARIANCE  
07DRB-70298 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU-2 UR, SU-2 SROLL, SU-2SRSL, SU-2, SU-1 , SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9) [*Deferred from 10/31/07, 11/14/07 & 11/21/07*] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE.**

8. **Project# 1006520**  
07DRB-70360 VACATION OF PUBLIC  
EASEMENT  
07DRB-70363 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP, LLAVE DEV INC & EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2/O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE.**

07DRB-70386 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70387 EPC APPROVED SDP  
FOR SUBDIVISION

BILL FANNING/FBT ARCHITECTS agent(s) for EPISCOPAL DIOCESE OF THE RIO GRANDE/HOPE EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 FOR O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 6.1928 acre(s). (C-20) **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

9. **Project# 1006868**  
07DRB-70302 MAJOR - PRELIMINARY  
PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 FOR C-2 & IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18) [*Deferred from 10-31-07 & 11/21/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/1/06 THE PRELIMINARY PLAT WAS APPROVED.**

07DRB-70389 MINOR - SDP FOR  
SUBDIVISION  
07DRB-70390 MINOR - SDP FOR  
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 FOR C2 & IP, located on SAN PEDRO DR NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE containing approximately 8.6 acre(s). (C-18) [*11/21/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TRANSPORTATION COMMENTS AND TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

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

10. **Project# 1006721**  
07DRB-70373 EPC/ SDP FOR  
BUILDING PERMIT  
07DRB-70374 EPC APPROVED SDP  
FOR SUBDIVISION

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) [*Anna DiMambro - EPC Planner*] [*Deferred from 11/14/07*] **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

11. **Project# 1004677**  
07DRB-70221 EPC APPROVED SDP  
FOR SUBDIVISION

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION, Tract(s) A1A, LAGUNA SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s) (J-13) [*Carmen Morrone, EPC Planner*] [*Deferred from 9/5/07 & 9/12/07*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

12. **Project# 1003714**  
07DRB-70364 EPC/SDP FOR BUILDING  
PERMIT

ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) [*EPC Planner - Carol Toffaleti*][*Deferred from 11/14/07 & 11/21/07*]. **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

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

~~13. **Project# 1006717**~~  
07DRB-70397 EPC APPROVED SDP  
FOR BUILD PERMIT


JACK M HARRIS ARCHITECTS INC agent(s) for DR GIL FERNANDEZ request(s) the above action(s) for all or a portion of Lot(s) H-6A5A1A, **RIVERVIEW PARCELS**, zoned SU-1 FOR PERMISSIVE USES, located on GOLF COURSE LOOP NW BETWEEN PASEO DEL NORTE NW AND SHELLY ROAD NW containing approximately 1.03 acre(s). (C-12) [*Carol Toffaleti - EPC Planner*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI'S (EPC) INITIALS AND FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

14. Adjourned: 11:25



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

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**Date:** November 27, 2007  
**To:** Andrew Garcia, Acting DRB Chair  
**From:** Carol Toffaleti, Planner, Development Review Division   
**Subject:** Project # 1006717 / 07EPC-40034 – Dr. Gil Fernandez Dental Clinic

On October 18, 2007, the Environmental Planning Commission approved Project # 1006717 / 07EPC-40034, a Site Development Plan for Building Permit, subject to 7 findings and 11 conditions. The approximately 1.5-acre site is located on Golf Course Rd NW, between Paseo del Norte and Shelly Rose Rd. NW, and is zoned SU-1 for uses permissive in IP w/ exceptions.

The DRB submittal satisfies the EPC's conditions of approval with the following exceptions:

Condition 5 – The 6' clear path along the main façade is provided except for the area around the 2<sup>nd</sup> column from the south side of the building.

Condition 7

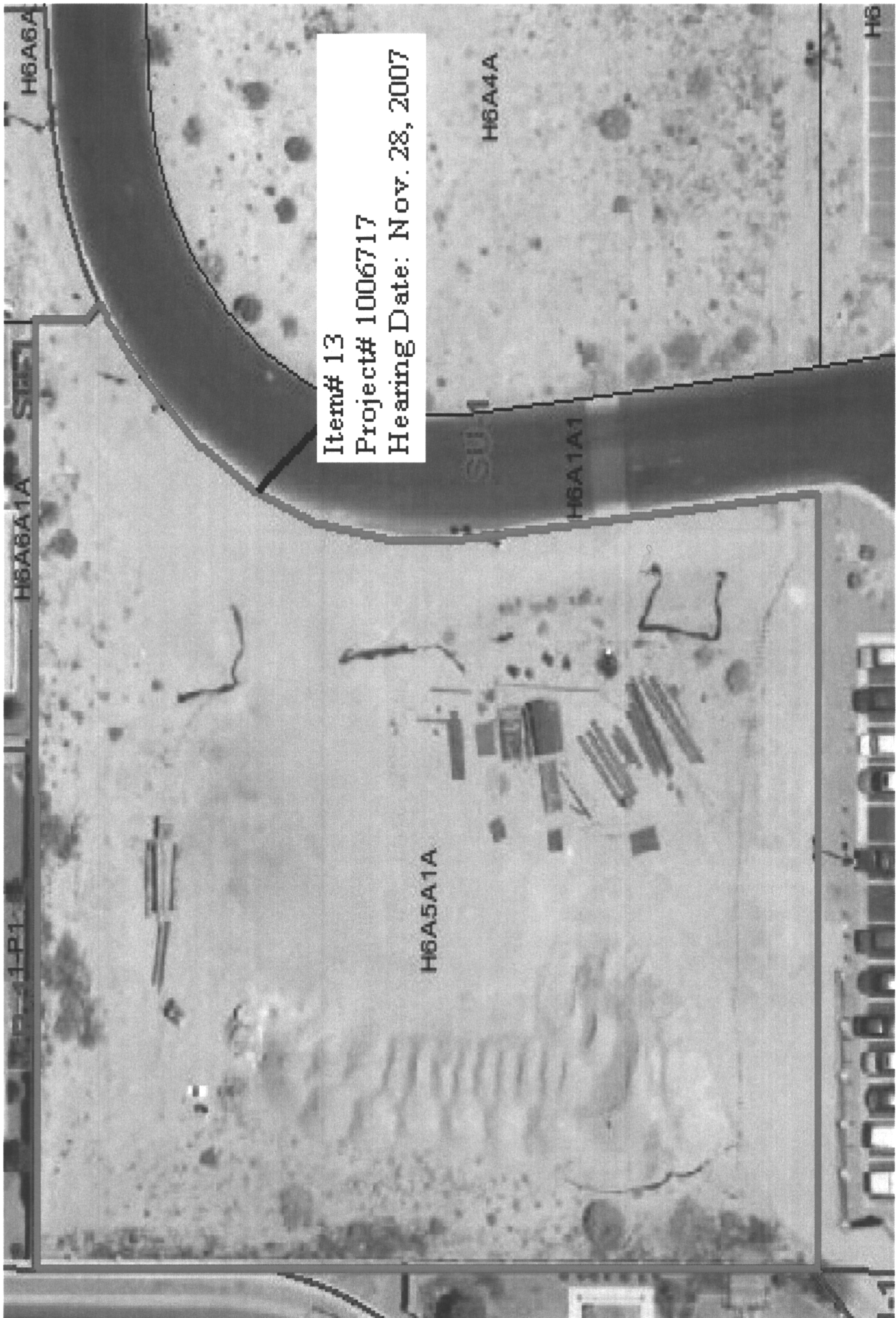
- a. The Bird of Paradise and Broom Baccharis in the top tier of the terrace along the existing north wall and at the southwest corner of the site must be replaced with a shorter shrub or vine. This is to ensure that vegetation at maturity does not exceed the height of the existing walls and obstruct views from the residential area, and to the escarpment.
- g. The note must include a title so that it is clear what it refers to, i.e. Rainwater Storage Tank. In order to meet the intent of the EPC, the irrigation plan must also show how rainwater will be conveyed to the tank and then distributed to the irrigation lines.

Condition 11 – Although the condition has been met, the split face CMU that it replaces is not properly keyed (see keyed note #9 re. east elevation). This must be corrected.

Amendments further to the above comments 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.

**cc:** Jack M. Harris, President, Jack Harris-Architects. Inc.



Item# 13  
Project# 1006717  
Hearing Date: Nov. 28, 2007

H6A6A

SECT

H6A6A1A

H6A5A1A

H6A5A1A

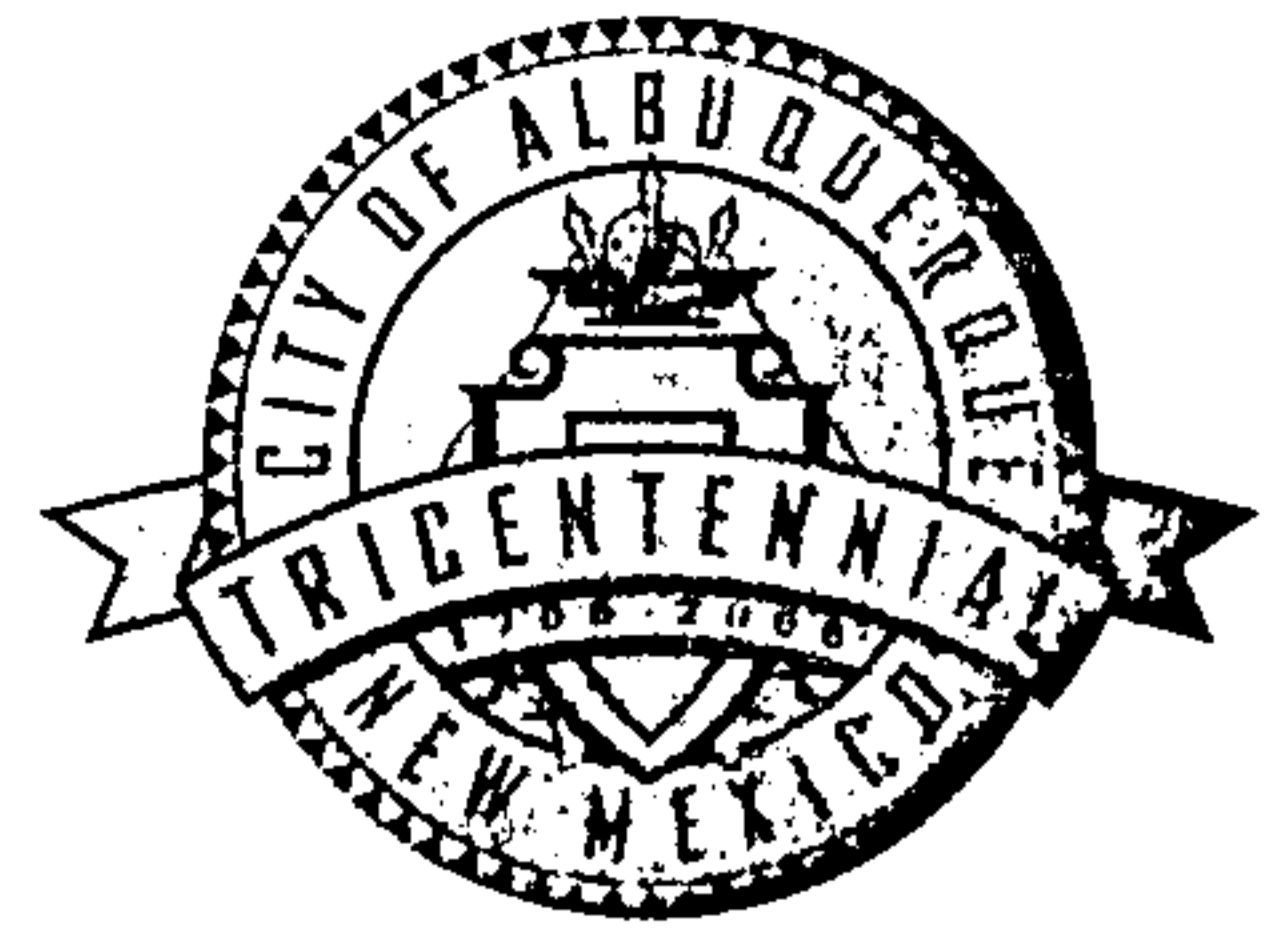
SUM

H6A1A1

H6A4A

H6

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006717      AGENDA ITEM NO: 13**

**SUBJECT:**

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

P.O. Box 1293

**ACTION REQUESTED:**

REV/CMT:0 APP:0 SIGN-OFF:0 EXTN:0 AMEND:0

Albuquerque

**ENGINEERING COMMENTS:**

*No adverse comments*

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

**SIGNED:**

City Engineer/AMAFCA Designee  
924-3986

**DATE:**

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

11/20/2007 Issued By: PLNABG

**Permit Number:** 2007 070 397

**Category Code 910**

**Application Number:** 07DRB-70397, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** GOLF COURSE LOOP NW BETWEEN PASEO DEL NORTE NW AND SHELLY ROAD NW

**Project Number:** 1008717

**Applicant**

Dr Gil Fernandez

6911 Taylor Ranch Rd Nw C-5  
Albuquerque NM 87110  
898-8063

**Agent / Contact**

Jack M Harris Architects Inc

4706 Lomas Ne  
Albuquerque NM 87110  
266-6887

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	

**TOTAL: \$20.00**

City Of Albuquerque  
Treasury Division

11/20/2007 10:49AM LUC: ANNX  
WS# 007 TRANS# 0021  
RECEIPT# 00090787-00090787  
PERMIT# 2007070397 TRSMSP  
Trans Amt \$20.00  
Conflict Manag. Fee \$20.00  
CK \$20.00  
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 (Form D)

- 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

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.

APPLICATION INFORMATION:

Professional/Agent (if any): JACK M. HARRIS - ARCHITECTS, INC PHONE: 206-6667  
 ADDRESS: 4706 LOMAS, NE FAX: 266-4615  
 CITY: ALBUQ STATE NM ZIP 87110 E-MAIL: ARCHJH@AOL.COM

APPLICANT: DR. GIL FERNANDEZ PHONE: 898-8063  
 ADDRESS: 6911 TAYLOR RANCH RD, NW #C-5 FAX: GILFERNANDEZ DDS @WEST.NET  
 CITY: ALBUQ STATE NM ZIP 87102 E-MAIL: 897-6873  
 Proprietary interest in site: OWNER List all owners: DR. GIL FERNANDEZ

DESCRIPTION OF REQUEST: APPROVAL OF A SITE DEVELOPMENT PLAN FOR A BUILDING PERMIT

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

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

Lot or Tract No. PARCEL H - OASAIA Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: RIVERVIEW PARCELS  
 Existing Zoning: SU-1 FOR USES PERMISSIVE Proposed zoning: SU-1 MRGCD Map No. \_\_\_\_\_  
IN IP W/EXCEPTIONS  
 Zone Atlas page(s): C-12-2 UPC Code: 101206409625820915

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 07EPC-40034-2-97-74, 06ERC00472, DRB 94-547, 298-45, 294-54, 2-95-17

CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.03

LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE LOOP, NW.  
 Between: POSEO DEL NORTE, NW and SHELLY ROAD NW

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

SIGNATURE JACK M. HARRIS DATE 11/20/07  
 (Print) JACK M. HARRIS Applicant:  Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>07DRB - 70397</u>	<u>SDP</u>		<u>\$ 20.00</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				\$
<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				Total
<input checked="" type="checkbox"/>	F.H.D.P. fee rebate				<u>\$ 20.00</u>

Hearing date Nov 28 2007

Vant... 11/20/07  
 Planner signature / date

Project # 1006717

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

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

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

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

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

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

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

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

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

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

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

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Solid Waste Management Department signature on Site Plan for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application

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

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

JACK M. HARRIS  
Applicant name (print)  
JACK M. HARRIS 11/20/07  
Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
MDRB - - - 70397

Form revised October 2007  
[Signature] 11/29/07  
Planner signature / date  
Project # 1006717





**Jack Harris-Architects, Inc.**

4706 Lomas NE 103 Clark Street  
Albuquerque, NM 87110 Gallup, NM 87301 e-mail: archjh@aol.com  
505.266.6667 505.863.6665 fax: 505.266.4615

Date: 11/12/07  
Project: Dr. GIL FERNANDEZ – New Dental Clinic  
Golf Course Rd.  
Albuquerque, NM 87114

To: City of Albuquerque  
Development Review Board  
Development Services Division  
Attn: Carol Toffaleti, Staff Planner  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Carol,

Project Information:

File: Project 1006717  
07EPC-40034 Site Development for a Building Permit

Legal Description: Tract H-6A5A1A, **Riverview Subdivision.**

On Oct. 18, 2007, the Environmental Planning Commission voted to approve Project 1006717//07EPC-40034, a Site Development Plan for Building Permit, based on the findings and subject to certain conditions.


1. This letter identifies all modifications that have been made to the site plan since the EPC hearing, to meet each EPC condition.
2. We are prepared to meet with a Staff Planner As Soon As Possible.
3. The development furthers the goals of the Energy Management section of the Comprehensive Plan. It is small in scale and is designed for maximum energy conservation. Also the project recycles all the water from the roof to use for landscape irrigation. It promotes transit use and pedestrian access with sidewalks and a bicycle rack.
4. We have added a recycle area directly adjacent to the refuse enclosure.
5. We have provided a clear 6' path along the façade of the building.
6. There is a statement on Sheet C-1 that states that "the lighting shall comply with the policy of the Wets Side Strategic Plan and Section 14.16.3.9 of the Zoning Code".
7. The following revisions have been made to the Landscape Plan.



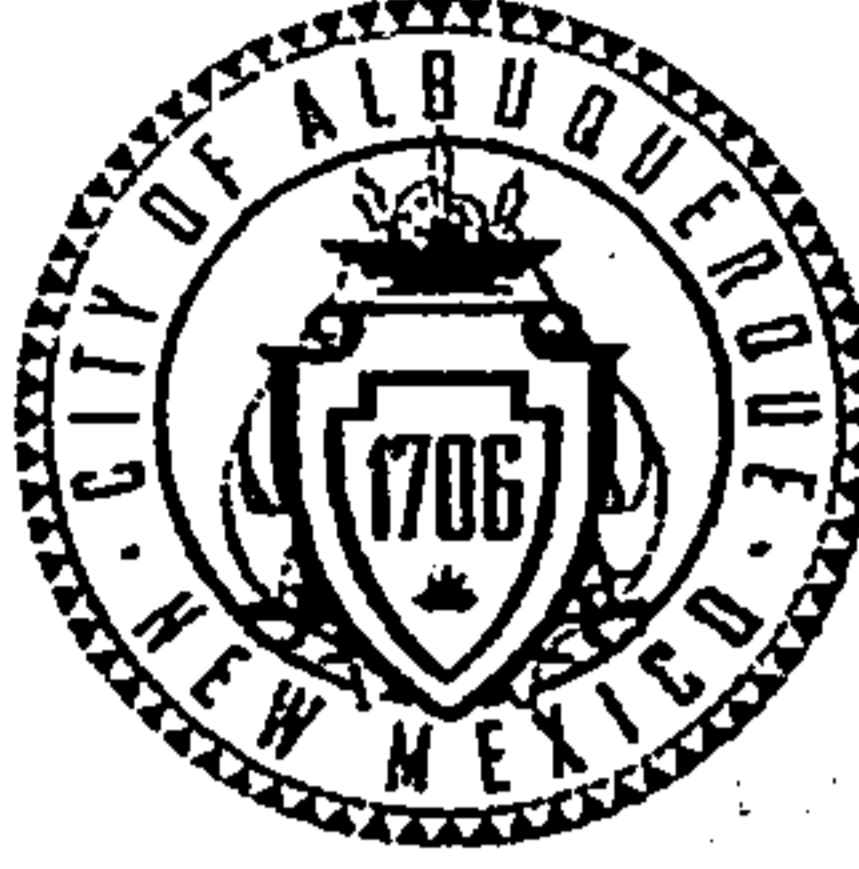
- a. Trees and shrubs on the West and North side have been eliminated and shrubs and vines installed which do not exceed the height of the wall.
  - b. Raywood Ash in front replaced with shrubs.
  - c. Replaced two desert willows with shade tree.
  - d. Replaced a minimum of 40% of medium water use shrubs with low water use shrubs.
  - e. Labeled public utility easement and water storage tank.
  - f. We have included a landscape irrigation plan.
  - g. Briefly described, water from the roof is piped to the first section storage tank. This is where dirt and large objects are filtered out. Then water is piped into a larger tank section where it is then pumped to irrigation system. The pump will be an electric submersible pump, controlled by a system of floats and controls. In times of drought, the tank will have a monitor and controls to bypass the tank and irrigate from a 1" landscape line and meter. The pump will be accessed through a steel manhole cover for maintenance. There will be a second clean-out cover to remove sediment and objects.
8. We have provided notched curbs along the northeastern parking lot.
9. We have shown the electrical easement on the Utility Plan, Sheet C-2.2.
10. Sheet C2.2 (Utility Plan) and L-1 (Landscape Plan) have been revised to show the flat Roof Plan.
11. The split face cmu on the rear of the building has been replaced with a band of colored stucco to match the cmu.

Please do not hesitate to call me if you have any questions.

Sincerely,

  
Jack M. Harris  
President

Cc: D.R.B.  
Dr. Gil Fernandez  
Jim Karnes, Gerald Martin Construction



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

Date: October 19, 2007

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project# 1006717**  
**07EPC-40034 SITE DEVELOPMENT -**  
**BUILDG PRMT**

Dr. Gil Fernandez  
6911 Taylor Ranch Rd. NW, C-5  
Albuq.NM 87120

LEGAL DESCRIPTION: for all or a portion of lot H-6A5A1A, RIVERVIEW PARCELS zoned SU-1 FOR USES PERMISSIVE IN IP W/EXCEPTIONS located on GOLF COURSE RD NW BETWEEN PASEO DEL NORTE NW AND SHELLY ROSE RD NW containing approximately 1.5 acres. (C-12) Carol Toffaleti, Staff Planner

On October 18, 2007 the Environmental Planning Commission voted to approve Project 1006717/07EPC 40034, a Site Development Plan for Building Permit, for Lot H-6A5A1A, Riverview Parcels, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The applicant proposes to build a 10,765 sq.ft building to house a dental clinic and medical/professional offices on Lot H-6A5A1A, Riverview Parcels, a site of approximately 1.03 acres in the Markeplace Plaza shopping center, located at the northwest corner of Golf Course Rd. and Paseo del Norte, zoned SU-1 for permissive uses in IP with exceptions.
2. The site is in the Established Urban Area of the Comprehensive Plan and within the areas of the West Side Strategic Plan, the Riverview sector development plan and the Northwest Mesa Escarpment Plan. There is a governing site development plan for subdivision with pad architecture design standards (Z-95-17, March 16, 1995, amended by Z-97-74, July 17, 1997).
3. The proposal generally furthers the following *Comprehensive Plan* policies:
  - a. Policy II.B.5.i of the Established Urban Area because the building will create space for employment and professional services near residential neighborhoods while incorporating measures to protect the adjoining residential properties.

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- b. Policy II.B.5.j. because the site is in a shopping center with access to bus routes and within reasonable distance of residential areas for walking or bicycling.
  - c. The Goal and Policy II.B.7.a. for Activity Centers because the proposed low-rise medical/professional office building contributes to the mix and concentration of uses in the shopping center
  - d. The Goal and Policy II.D.2.a of Water Management because it incorporates an underground tank to capture roof runoff for landscape irrigation.
4. The subject site is within the Golf Course/Paseo Del Norte Neighborhood Activity Center designated in the *West Side Strategic Plan*. The proposed professional office building furthers Goal 12 and Objectives 1 and 8 of the Plan by providing more employment and business opportunities in a neighborhood center on the West Side.
  5. The proposal furthers site development standards of *the Riverview Sector Development Plan* site plan by coordinating the placement of the building and connecting sidewalk with adjacent sites, by screening the refuse enclosure and by making patio walls and the refuse enclosure compatible with the design of the building.
  6. The case was heard at the September 20, 2007 EPC hearing. It was deferred by the EPC for 30 days to allow time for a facilitated meeting. The applicant revised the site development plan, in order to improve compliance with City policies and the governing architecture design standards for the shopping center and to address residents' concerns.
  7. The Paradise Hills Civic Association, Piedras Marcadas Neighborhood Association and property-owners within 100 ft. of the site were notified of the proposal. Two facilitated meetings were held, on Monday, October 8 and 15, 2007. Substantial agreement was reached by the applicant and concerned residents on measures to eliminate the impact of the development on views from the neighborhood to the west.

**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.
- H 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.

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3. The applicant shall demonstrate how the proposal furthers the goal and policies of the Energy Management section of the *Comprehensive Plan*.
4. The following revisions shall be made to the site development plan (Sheet C-1):
  - ✓ a. Add a recycle area, per requirements of the Solid Waste Department.
  - ✓ b. Provide a minimum clear path of 6' along the main façade of the building.
5. The site development plan shall state that lighting shall comply with Policy 4.6 of the West Side Strategic Plan and Section 14-16-3-9 of the Zoning Code.
6. The following revisions shall be made to the Landscape Plan:
  - a. Proposed trees and plants in the landscape buffer on the west and north boundaries of the site shall be replaced with shrubs and/or vines, that do not exceed the height of the existing walls, to protect views from the residential area and to the escarpment.
  - b. Replace Raywood Ash in front of the building with shrubs and/or plants so as not to obstruct the view to and from the main entrance of the building.
  - c. Replace the two Desert Willows at the south end of the first row of parking with a shade tree.
  - d. Replace a minimum of 40% of the proposed medium water use 5 gallon sized shrubs with lower water use species, such as Beargrass (*Nolina microcarpa*), Big Sage (*Artemisia tridentata*), Rockrose (*Cistus* spp.).
  - e. Label the public utility easement along Golf Course Loop and the underground rainwater tank for clarity.
  - f. Include an irrigation plan for trees, shrubs and plants and a statement of maintenance responsibility.
  - ✓ — g. Include a brief explanation of the roof runoff harvesting and irrigation system, including filtration, maintenance access to the pump and how it will be coordinated with the municipal water system in times of drought or low water levels in the underground tank.
7. <sup>cop</sup> Include notched curbs along the northeastern landscaped strip so that surface run-off can supplement irrigation and infiltrate the ground. Show these on the site development plan and landscape plan.
8. Show electrical easement on the Utility Plan.
9. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:  
Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
  - ✓ a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

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- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. 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.

10. Pages C2.2 and L1 shall be amended to reflect the current roofing scheme.

11. The split face block on the rear of the building shall be replaced with a band of colored stucco to match the split face block.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 2, 2007 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).**

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

Sincerely,

*C. Marone*

*for*

Richard Dineen  
Planning Director

RD//ac

cc: Jack Harris Arch., Inc., 4706 Lomas NE, Albuquerque, NM 87110  
Larry Weaver, Paradise Hills Civic, 6001 Unitas Ct. NW, Albuquerque, NM 87114  
Tom Anderson, Paradise Hills Civic, 10013 Plunkett Dr. NW, Albuquerque, NM 87114  
Rich Cederberg, Piedras Marcadas, 9304 Drolet NW, Albuquerque, NM 87114  
Gerry Warner, Piedras Marcadas, 8715 Tia Christine NW, Albuquerque, NM 87114  
Mr & Mrs R. Wagner, 8609 Tia Christina Dr NW, Albuquerque, NM 87114



October 13, 2007


Mr. Jack M. Harris  
Jack Harris-Architects, Inc.  
4706 Lomas NE  
Albuquerque, NM 87110

Re: Tract H-6A5A1A, Riverview Subdivision

Dear Mr. Harris:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,  
New Mexico Utilities, Inc.



Bob Gay  
Vice President  
General Manager