

Done 4/16/15

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

36
36
36

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

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

Project# 1006767

15DRB-70032 EPC APPROVED SDP FOR BUILDING PERMIT

PROJECT NAME: HILL ACRES SUBDIVISION

AGENT: CONSENSUS PLANNING

Your request was approved on 2-4-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

address comments

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

Correct plan drawing / legal desc.
remove "no-build"

PLATS:

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

ALL SITE PLANS:

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

DRB CASE ACTION LOG - BLUE SHEET

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- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

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

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Project# 1006767

15DRB-70032 EPC APPROVED SDP FOR BUILDING PERMIT

PROJECT NAME: HILL ACRES SUBDIVISION

AGENT: CONSENSUS PLANNING

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address comments

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

*Correct plan drawing / legal desc
remove*

PLATS:

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

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

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

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



DEVELOPMENT REVIEW BOARD
Action Sheet

February 4, 2015

Jack Cloud..... DRB Chair
Kristal Metro..... Transportation Development
Allan Porter..... ABCWUA
Curtis Cherne.....City Engineer
Carol Dumont..... Parks & Recreation
Angela Gomez ~ Administrative Assistant

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

1. **Project# 1006767**
15DRB-70032 EPC APPROVED SDP
FOR BUILDING PERMIT

CONSENSUS PLANNING agent(s) for BOW & ARROW BREWING CO. request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 2, **HILL ACRES SUBDIVISION** zoned S-MI, located on 6TH STREET NW BETWEEN MCKNIGHT AVE NW AND BEZEMEK AVE NW containing approximately .6 acre(s). (H-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING TO REVISE LEGAL DESCRIPTION ON PLAN DRAWING.**

2. **Project# 1010182**
15DRB-70024 EPC APPROVED SDP
FOR BUILDING PERMIT
15DRB-70025 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

GARCIA/KRAEMER & ASSOC. agent(s) for HOGARES INC request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) 2, **SANDIA PLAZA** zoned SU-1 FOR R-T 4DU MAX, located on GRIEGOS RD NW BETWEEN 12TH ST NW AND GRANDE AVE NW containing approximately .35 acre(s). (F-14) [*Deferred from 1/28/15*]] **DEFERRED TO 2/11/15.**

3. **Project# 1010273**
15DRB-70026 EPC APPROVED SDP
FOR BUILDING PERMIT
15DRB-70036 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

DAC ENTERPRISES, INC agent(s) for SHAKEEL RIZVI, request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 3, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2/O1, located on OAKLAND AVE NE BETWEEN LOUISIANA BLVD NE AND WYOMING BLVD NE containing approximately .888 acre(s). (C-19) [*Deferred from 1/28/15*]] **DEFERRED TO 2/11/15.**

February 3, 2015

To: Jack Cloud, Development Review Board Chair

From: Vicente M. Quevedo, Planner 

RE: Project 1006767, 14EPC-40073 & 72 – Sector Development Plan Map Amendment
(Zone Change) & Site Development Plan for Building Permit

The applicant met with Planning Staff on January 22, 2015 to review the conditions of approval imposed by the EPC dated December 11, 2014.

The applicant was unable to provide a copy of a legally binding, duly executed and acknowledged parking agreement at the aforementioned meeting.

Staff has reviewed the materials submitted by the applicant to be considered for final sign-off by the DRB. While the applicant has submitted a copy of a shared parking agreement signed by the owner, it has not yet been notarized / executed. In addition, the Planning Director has not yet approved the agreement.

Therefore, the applicant has not yet satisfied Condition 8 as outlined in the Official Notice of Decision or as required by Section §14-16-3-1(E)(6)(b) of the Comprehensive Zoning Code.

If you have any additional questions, please feel free to contact me directly. Thank you.

Shared Parking Agreement

In conjunction with the development of Bow & Arrow Brewery, located at 608 McKnight Ave NW (the "Property") for which the legal description is attached as *Exhibit A*, the City of Albuquerque has allowed, and RCLVII, LLC ("Owner") has elected to reduce off-street parking requirements based upon Section 14-16-3-1-D-6 of the Zoning Ordinance of the City of Albuquerque and currently known proposed tenant uses. The approved site plan, as shown on *Exhibit B*, includes parking and the reduced parking calculations, as shown on *Exhibit C* attached hereto. Under this site plan and using the proposed tenant uses, 37 spaces are required and 37 spaces are provided.

The Owner, and its successors and assigns, agrees that it will not change the tenant uses at the Property in a manner that increases the number of required parking spaces unless additional spaces are provided. In the event that there are changes to the tenant uses, which would increase the number of required parking spaces at the Property, the parking calculations shall be updated by the Owner to reflect such change and presented to the City.

Furthermore, the Owner agrees that the Property shall operate an open/shared parking arrangement, whereby, the Owner shall not segregate property access/parking rights or significantly impair access to parking on the Property by users of any portion of the Property.

The foregoing shall not, however, impair the right of the Owner or its successors to declare exclusive parking area for such items as employee parking, handicap spaces, loading, designated times area such as "15 minute" temporary parking area, or any other areas, set forth on any site plan of the Property approved by the City, or to take commercially reasonable actions to prevent parking in areas which are not designated parking spaces on the site plan.

No sale or transfer of all or any portion of the Property shall be deemed or void or violate the Agreement. The terms of this agreement shall bind the Owners, successors, and assigns. The Agreement can be amended by the mutual consent of the Owner and the City of Albuquerque. THIS AGREEMENT SHALL BY RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE PROOR TO ISSUANCE OF A BUILDING PERMIT FOR THE PROPERTY.

IN WITNESS WHEREOF the parties have executed this Agreement on the date noted below.

RCLVII, LLC

Suzela Hegg-Daniel
Owner (applicant) *member*

1-26-2015
Date

36
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RCLVII, LLC

Suzela Hegg-Daniel
Owner (off-site parking area) *member*

1-26-2015
Date

City of Albuquerque,
Planning Director

Date

Approved as to Form – City Attorney

Date

STATE OF NEW MEXICO)
) ss.
County of Bernalillo)

The forgoing instrument was acknowledged before me this _____ date of _____,
20___ by _____, on behalf of the Owner.

My Commission Expires:

Notary Public

STATE OF NEW MEXICO)
) ss.
County of Bernalillo)

The forgoing instrument was acknowledged before me this _____ date of _____,
20___ by _____, on behalf of the Owner.

My Commission Expires:

Notary Public

EXHIBIT A

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION: LOT 1A IN BLOCK 2
OF HILL'S ADDITION SUBDIVISION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

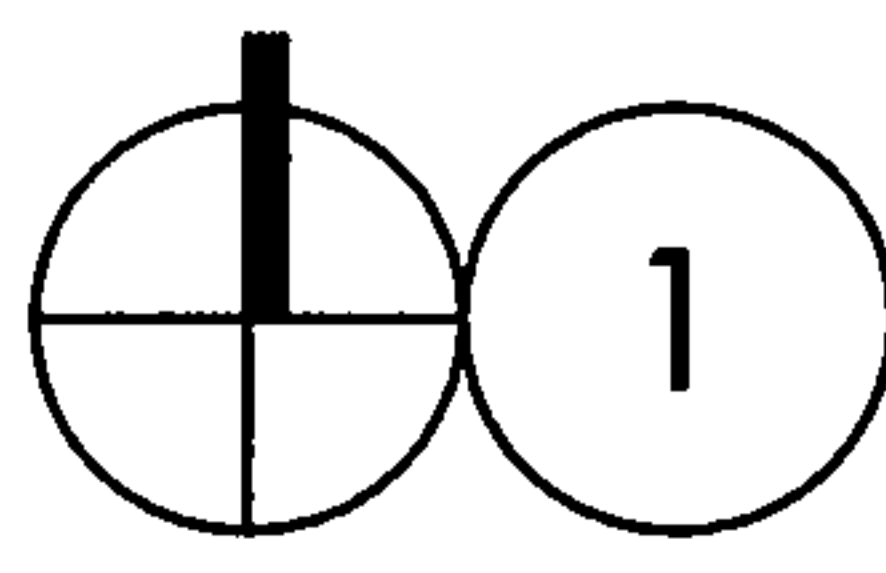
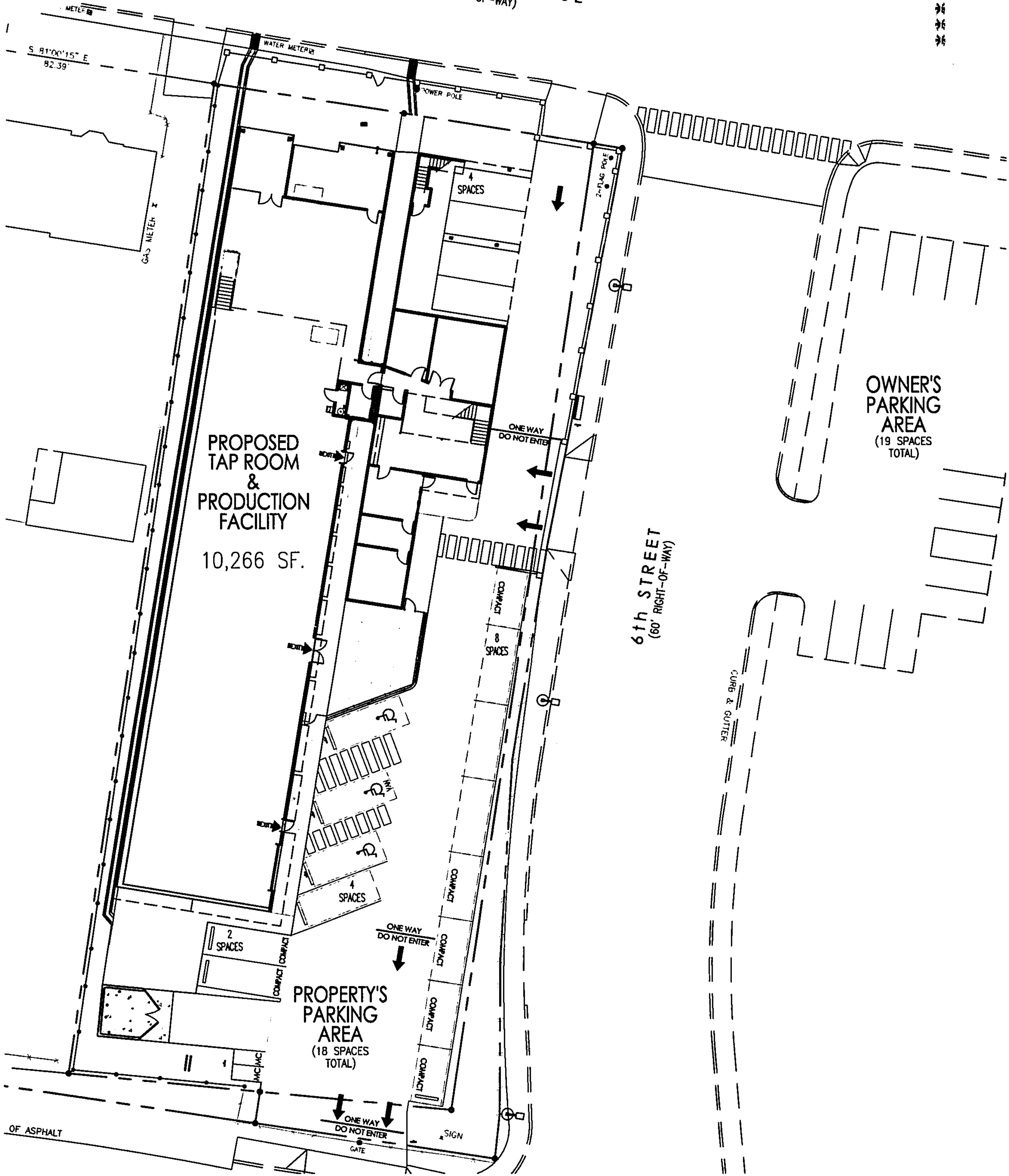
BUILDING ADDRESS: PROPOSED TAP ROOM & PRODUCTION FACILITY
608 MCKNIGHT AVENUE NW.
ALBUQUERQUE, NEW MEXICO 87102

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EXHIBIT B

MCKNIGHT AVENUE
(60' RIGHT-OF-WAY)

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Site Plan
Scale: NTS

EXHIBIT C

PARKING REQUIREMENTS: PER SECTION 14-6-3-1 OFF-STREET PARKING REGULATIONS OF THE COA COMPREHENSIVE ZONING CODE, SECTION E, ITEM 5: IN CALCULATING THE TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES, FRACTIONAL NUMBERS ARE TO BE ROUNDED UP TO THE NEXT WHOLE NUMBER.

PROJECT PARKING REQUIREMENTS ARE AS FOLLOWS:

EXISTING WAREHOUSE BUILDING (10,266 sf):

TAP ROOM	100 SEATS/4	= 25 SPACES
PRODUCTION AREA	4,000 SF./1000	= 4 SPACES
OFFICE MEZZANINE	1,832 SF./300	= 7 SPACES
TOTAL		= 36 SPACES

EXISTING OFFICE BUILDING (2,762 sf):

1st FLOOR OFFICE	1,400 SF./200	= 7 SPACES
2nd FLOOR OFFICE	762 SF./300	= 3 SPACES
EXISTING STORAGE	600 SF./1000	= 1 SPACE
TOTAL		= 11 SPACES

OVERALL PARKING TOTAL = 47 SPACES

APPLICABLE PARKING CREDITS:

10%-(BUS STOP CREDIT - ROUTE 92, 94, & 8)
47 x 10% = 5 SPACES CREDITED

10%-(SHARED PARKING CREDIT)
42 x 10% = 5 SPACES CREDITED

37 PARKING SPACES REQUIRED

37 SPACES PROVIDED: 18 ON-SITE:
15 STANDARD
3 ADA
(+ 2 MOTORCYCLE)
19 SHARED OFF-SITE

REFER ALSO TO APPENDIX J: SHARED PARKING MATRIX ON THIS SHEET.

1 EXISTING BIKE RACK IS TO REMAIN = 5 BIKE CAPACITY
1 NEW BIKE RACK TO BE INSTALLED = 5 BIKE CAPACITY
TOTAL BIKE CAPACITY = 10 BIKES

SHARED PARKING MAP [SHARED PARKING AREA IS WITHIN 500 FT WALKING DISTANCE TO MAIN ENTRANCE]



Appendix J - Shared Parking Matrix

General Land Use Classification

	Weekdays			Weekends		
	midnight to 7am	7am to 6pm	6pm to midnight	midnight to 7am	7am to 6pm	6pm to midnight
Office	0%	100%	5%	0%	0%	0%
Tap Room	0%	50%	90%	0%	70%	100%
Manufacturing	0%	100%	50%	0%	50%	0%
Adjacent Office/Manufacturing Building*	0%	100%	5%	0%	0%	0%

Parking Calculations for Required Number of Spaces

Land Use	Area/Number of Units	Parking Requirements	Required parking
Office - First Floor	1400	200 /sf	7
Office - Second Floor	2614	300 /sf	9
Tap Room	100 seats	1 seat /4 occ.	25
Manufacturing	4,000	1000 /sf	4
Adjacent Office/Manufacturing Building*	6,000 **		13

General Land Use Classification

	Weekdays			Weekends		
	midnight to 7am	7am to 6pm	6pm to midnight	midnight to 7am	7am to 6pm	6pm to midnight
Office	0	16	1	0	0	0
Tap Room	0	13	23	0	18	25
Manufacturing	0	4	2	0	2	0
Adjacent Office/Manufacturing Building*	0	13	1	0	0	0

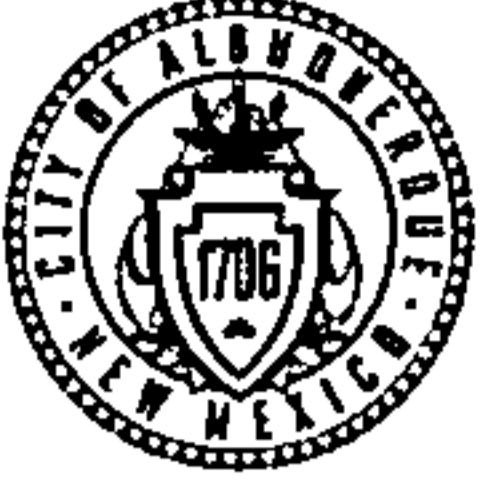
Total Number of Spaces						
Required per time period	0	45	26	0	20	25

* Shared parking arrangement with office/manufacturing building across 6th Street. The parking requirements for this building is included in the parking matrix.

** Existing building is 6,000sf; first floor is 3,000sf of manufacturing (3,000/1000 = 3 parking spaces) and second floor is 3,000sf of office (3,000/300 = 10 parking spaces). 13 total parking spaces required.

*** Per COA Parking Regulations; fractional amounts are to be rounded to next whole number.

Peak Parking Requirement	45 spaces
Less 10% bus stop credit	40 spaces
Less 10% shared parking	36 spaces
Parking Provided	37 spaces



COMPLETED 07/16/08 STH
DRB CASE ACTION LOG (Prel/Final)

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.: 08DRB-70206 Project # 1006767
Project Name: HILLS ACRES
Agent: MULLEN HELLER ARCHITECTURE Phone No.: 268-4144

Your request was approved on 7/16/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - RIM AFEKI

- 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. OK
 - Copy of recorded plat for Planning.

Created On:

6767

DXF Electronic Approval Form

DRB Project Case #: 1006767

Subdivision Name: HILLS ACRES BLOCK 2 LOT 1A

Surveyor: ANTHONY L HARRIS

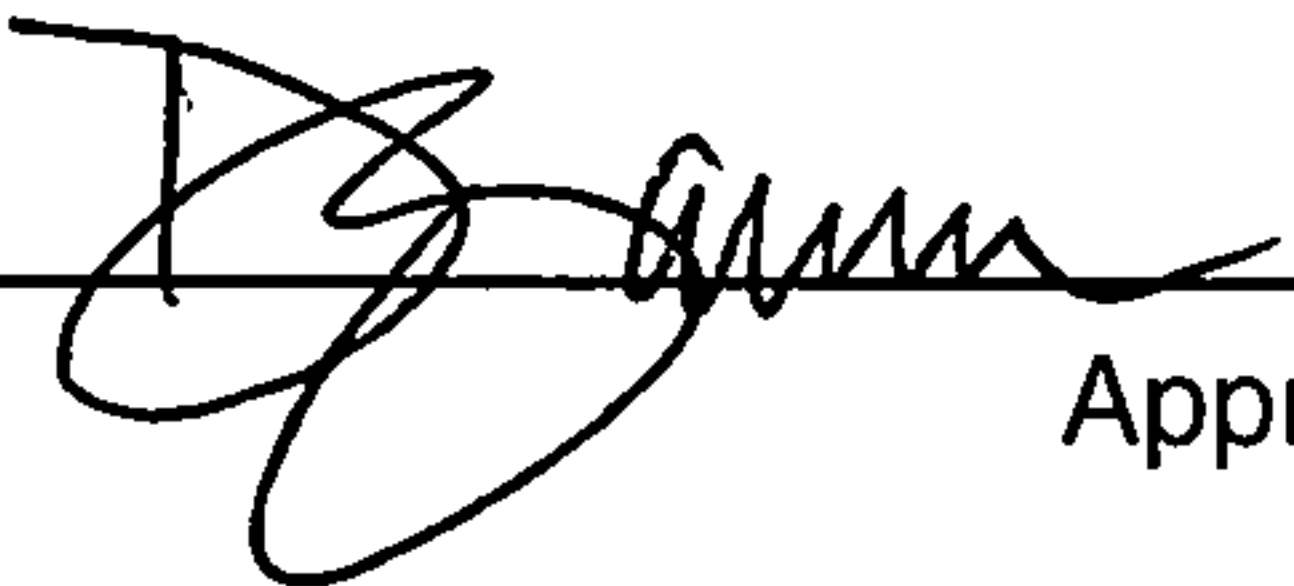
Contact Person: ANTHONY L HARRIS

Contact Information: 89-8056

DXF Received: 7/1/2008

Hard Copy Received: 7/1/2008

Coordinate System: Ground rotated to NMSP Grid


Approved

07-01-2008
Date

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

AGIS Use Only

Copied fc **6767**

to agiscov on **7/1/2008**

Contact person notified on **7/1/2008**



DRB CASE ACTION LOG (Prel/Final)

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.: 08DRB-70206 10214 Project # 1006767
 Project Name: HILLS ACRES
 Agent: MULLEN HELLER ARCHITECTURE Phone No.: 268-4144

Your request was approved on 5-18-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

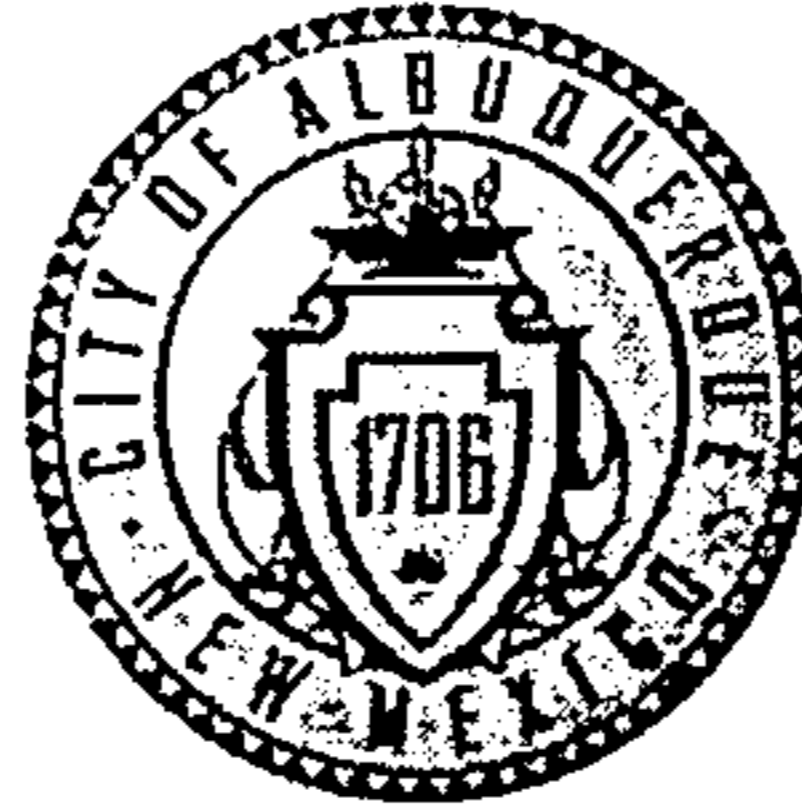
CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - ALM AFEA

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 14, 2008 9:00 AM

MEMBERS:

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000316**
08DRB-70186 MAJOR - 2YR
EXTENSION OF SUBDIVISION
IMPROVEMENTS
HUITT-ZOLLARS, INC., agent(s) for GSL PROPERTIES
INC request(s) the above/ referenced action(s) for all or a
portion of Tract(s) A-C, **COTTONWOOD
SUBDIVISION**, zoned SU-1 FOR C2 & IP USES , and
SU-1 FOR PRD,, located on the north side of SEVEN BAR
LOOP RD NW BETWEEN COORS BLVD NW AND
COTTONWOOD DR NW containing approximately 16.11
acre(s). (B-16) **THE ONE YEAR EXTENSION OF THE
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS
APPROVED.**

2. **Project# 1002949**
08DRB-70182 MAJOR - 2YR
EXTENSION OF SUBDIVISION
IMPROVEMENTS
JAMES CRABTREE request(s) the above/ referenced
action(s) for all or a portion of Lot(s) 1-A, B, C, D, & E,
Block 10, **PETROGLYPH PARK**, zoned O-1, located on
the east side of UNSER BLVD NW BETWEEN SANTO
DOMINGO ST NW AND MOJAVE ST NW containing
approximately 1 acre(s). (E-10) **THE ONE YEAR
EXTENSION OF THE SUBDIVISION IMPROVEMENT
AGREEMENT (SIA) WAS APPROVED.**

3. **Project# 1002567**
08DRB-70184 VACATION OF PUBLIC EASEMENT
08DRB-70185 VACATION OF PRIVATE EASEMENT
08DRB-70215 PRELIMINARY/FINAL PLAT

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for STEVE KIRK request(s) the above/ referenced action(s) for a 34 foot Private Access and Drainage Easement, a 10 foot Public Utility Easement, and a 25 foot Public Water and Sewer Easement, all or a portion on Lot(s) 1-11, **HACIENDA DE LOIS**, zoned R-2, located on the west side of 12TH ST NW BETWEEN MENAUL BLVD NW AND LA POBLANA RD NW containing approximately 0.8544 acre(s). (H-13) **THE VACATION OF PUBLIC EASEMENT 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 VACATION OF PRIVATE EASEMENT 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 RECORD.**

4. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR**, zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) [*Deferred from 4/16/08 & 4/30/08*]. **DEFERRED TO 5/21/08 AT THE AGENT'S REQUEST.**

5. **Project# 1005540**
08DRB-70187 VACATION OF PUBLIC EASEMENT
08DRB-70188 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70189 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, INC. request(s) the above action(s) for all or a portion of Tract(s) D & E, **LA CUENTISTA SUBDIVISION**, zoned SU-2 (VOLCANO HEIGHTS SECTOR PLAN), located on the east side of KIMMICK DR NW BETWEEN FIRE THORN LN NW AND ROSA PARKS RD NW containing approximately 91.037 acre(s). (C-11, D-11) **DEFERRED TO 5/21/08 AT THE AGENT'S REQUEST.**

6. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) [*Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08, 4/16/08 & 5/7/08*].

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD.

7. **Project# 1006833**
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) [*Deferred from 10/10/07, 11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08 & 4/9/08, 4/16/08 & 4/30/08*]

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA, AND TO PLANNING FOR ZONING LETTER REFERENCING SIGNS, VERIFICATION OF ARTICULATION CALCULATION, AND TO SHOW PHASING ON THE SITE PLAN, AND 3 COPIES OF THE APPROVED SITE PLAN.

8. **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). (C-9) [*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, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07, 10/17/08 & 4/16/08*]. **DEFERRED TO 7/16/08 AT THE AGENT'S REQUEST.**

9. **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, 1/30/08, 3/5/08 & 4/9/08*] **DEFERRED TO 5/28/08 AT THE AGENT'S REQUEST.**

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

10. **Project# 1003125**
 08DRB-70183 MINOR - SDP FOR
 BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT**, zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAY NW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) [*Deferred from 4/30/08 & 5/7/08*] **DEFERRED TO 5/21/08 AT THE AGENT'S REQUEST.**

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

11. ~~**Project# 1006767**~~
 08DRB-70214 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL

MULLEN HELLER ARCHITECTURE agent(s) for CHAPARRAL ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) B, 1 & 2 (TBK 1-A), Block(s) 2, **HILLS ACRES**, zoned S-ML, located on 6TH ST NW BETWEEN MCKNIGHT AVE NW AND BEZEMEK NW containing approximately .63 acre(s). (M-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

12. **Project# 1007083**
08DRB-70206 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for JOSEPH E SAMORA JR request(s) the above action(s) for all or a portion of Lot(s) 16-A, 17-A, 18-A, AND NORTH 1/2 OF 19-A, **JM MOORE REALTY COMPANY'S ADDITION NO.1**, zoned R-1, located on 8TH ST NW BETWEEN MOUNTAIN NW AND SUMMER NW containing approximately .3001 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, 15' PRIVATE WATER AND SANITARY SEWER DRAINAGE AND UTILITY EASEMENT, AMAFCA SIGNATURE, AND A COPY OF THE RECORDED PLAT FOR PLANNING.**

13. **Project# 1007275**
08DRB-70213 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for US POST OFFICE request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) A, Tract(s) A & B, 16-95A2, 202A & 203 A, **KW PHILLIPS ADDITION, SLADE-OLSON**, zoned SU-2 MH, located on LOMAS BLVD NE BETWEEN BROADWAY BLVD NE AND A.T. & S.F. RAILROAD containing approximately 6.0643 acre(s). (J-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD., #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) *[Deferred from 4/16/08 & 4/30/08].* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1007271**
08DRB-70211 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HARRIS SURVEYING INC agent(s) for ISIDOR GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 7 & NORTH 1/2 OF 8, **HUBBELL HEIGHTS**, zoned R-1, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND CHURCHILL RD SW containing approximately 0.3185 acre(s). (K-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NET LOT AREA, PRIVATE EASMENT FOR WATER AND SEWER AND DRAINAGE, AMAFCA SIGNATURE, AND MAINTENANCE AND BENEFICIARY.**

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

16. **Project# 1007270**
08DRB-70210 SKETCH PLAT REVIEW
AND COMMENT

HARRIS SURVEYING, INC agent(s) for CRIS JAFFA request(s) the above action(s) for all or a portion of Lot(s) 1-A, **TRACT 22-B, M.R.G.C.D MAP 33, LOTS 17, 18, & 27**, zoned M-1, located on 2ND ST NW BETWEEN LAS HERMANAS ST NW AND CARLTON ST NW containing approximately 6.7219 acre(s). (G-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

17. Approval of the Development Review Board Minutes for February 27, 2008.

Other Matters: None

ADJOURNED: 10:25

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1006767

AGENDA ITEM NO: 11

SUBJECT:

Final Plat

ENGINEERING COMMENTS:

No adverse comments

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:

due to Amalia

SIGNED:

Curtis Cherne
City Engineer Designee
924-3695

DATE: 5-14-08



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 9, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City
Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **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, 1/30/08, & 3/5/08*] **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

- 2. **Project # 1005546**
07DRB-00589 MAJOR-VACATION OF
PUBLIC RIGHT-OF-WAY

SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2**, zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. (C-13) [*Deferred from 6/6/07, 9/5/07, 11/7/07 & 1/9/08*] **DEFERRED TO 6/11/08 AT THE AGENT'S REQUEST.**

3. **Project# 1006833**
08DRB-70108 VACATION OF PUBLIC EASEMENT
08DRB-70111 VACATION OF PRIVATE EASEMENT
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) *[Deferred from 3/26/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07, 11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

4. **Project# 1003916**
08DRB-70123 VACATION OF PUBLIC EASEMENT
08DRB-70124 SIDEWALK WAIVER
08DRB-70125 MINOR - TEMP DEFR SWDK CONST
08DRB-70126 MAJOR - PRELIMINARY PLAT APPROVAL

08DRB-70152 EPC APPROVED SDP FOR SUBDIVISION

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) *[Deferred from 4/2/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

DEKKER PERICH SABATINI agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 FOR MOBILE HOME PARK, located on DERICKSON BETWEEN SAN PEDRO AND LOUISIANA containing approximately 58.52 acre(s). (D-18) *[Deferred from 4/2/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

5. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) [*Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08 .*] **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1002270**
08DRB-70151 EPC APPROVED SDP
FOR BUILD PERMIT

TOM LUCERO ARCHITECT agent(s) for MANNY AKA request(s) the above action(s) for all or a portion of Lot(s) 2-4, Block(s) 52, **TERRANCE ADDITION** zoned SU-2 FOR CMU, located on CENTRAL AVE SE BETWEEN ASH SE AND MAPLE SE containing approximately 0.49 acre(s). (L-15) [*Deferred from 4/2/08*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR CORRECTIONS ON THE SITE PLAN AND TO PLANNING FOR LANDSCAPING – 10' LANDSCAPE BUFFER ALONG CENTRAL AND THREE COPIES.**

7. **Project# 1004677**
08DRB-70101 EPC APPROVED SDP
FOR SUBDIVISION

C DAVID DAY, MOULE & POLYZOIDES ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND 135A, **ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION, zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13) [Deferred from 3/5/08, 3/19/08 & 4/2/08] THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

08DRB-70143 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for COUNTRY CLUB PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, 131, 132, 133-A-1, 133-A-2, 133-B, 134 & 135-A , 134 & 135-a, **LANDS OF ALBUQUERQUE LITTLE THEATER TBK COUNTRY CLUB PLAZA zoned SU-2/SU-1 FOR MIXED USE, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW containing approximately 4.7322 acre(s). (J-13)[Deferred from 4/2/08] WITH THE SIGNING OF THE INFRA-STRUCTURE LIST DATED 4/9/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITION OF FINAL PLAT PER TRANSPORTATION:NEGOTIATION WITH UNDERLYING PROPERTY OWNERS FOR RELOCATED 28FT ACCESS EASEMENT.**

8. **Project# 1006973**
08DRB-70119 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70120 EPC APPROVED SDP
FOR SUBDIVISION

08DRB-70058 MINOR -
PRELIMINARY/FINAL PLAT
APPROVAL

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) [Deferred from 3/12/08 & 3/26/08] **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

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

9. **Project# 1004720**
08DRB-70153 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRA LAND SURVEYS agent(s) for RALPH GREEN request(s) the above action(s) for all or a portion of Lot(s) EAST 10 FT OF 2 , NORTH 97 FT OF 3, 3-A & 4, Block(s) K, **HIGHLAND ADDITION SOUTH** zoned SU-2 FOR NCR, located on BROADWAY BLVD SE BETWEEN HAZELDINE AVE SE AND SANTA FE AVE SE containing approximately 0.3882 acre(s). (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project# 1004820**
08DRB-70157 VACATION OF PRIVATE
EASEMENT
08DRB-70158 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ACI MANAGMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-2, **ADOBE WELLS SUBDIVISION** zoned C-2, located on EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BYPASS NW containing approximately 3.45 acre(s). (B-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

11. **Project# 1005474**
08DRB-70163 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CATHERINE HELLER request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **ROSEMONT PARK ADDITION** zoned S-R, located on 11TH ST NW BETWEEN 10TH ST NW AND MOUNTAIN RD NW containing approximately 0.1608 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADD MAINTENANCE AND BENEFICIARY NOTE FOR 15FT ACCESS EASEMENT, AND THE CONDITION THAT THE VARIANCE FOR LOT SIZE BE APPROVED THROUGH THE ZONING HEARING EXAMINER.**

12. **Project# 1006001**
08DRB-70161 MINOR - 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) 22-A, 22-B, 22-C, **REPLAT OF TRACT 22, MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMAN AVE SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project# 1006200**
08DRB-70159 MINOR - 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) 1 & 2, **REPLAT OF TRACTS 1&2, MESA DEL SOL INNOVATION PARK** zoned PC, located on CRICK AVE SE BETWEEN UNIVERSITY SE AND WATSON DR SE containing approximately 41.2085 acre(s). (Q-15, Q-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR 30FT RADIUS AT UNIVERSITY AND CRICK SE, AND TO PLANNING FOR AGIS DXF AND TO RECORD.**

14. **Project# 1007200**
08DRB-70160 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for NAOMI CASTRO request(s) the above action(s) for all or a portion of Lot(s) 14, Block(s) G, **THE PALISADES** zoned R-T, located on ALALMOGORDO DR NW BETWEEN OURAY RD NW AND WESTERN BREEZE CT NW containing approximately 0.2436 acre(s). (H-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND 3 FT BUILDING MAINTENANCE EASEMENT, AND TO PLANNING FOR CERTIFICATION FROM BUILDING AND SAFETY.**

15. **Project# 1007201**
08DRB-70162 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for MILDRED SKENDER request(s) the above action(s) for all or a portion of Lot(s) 8, **LOS HERMANOS ADDITION** zoned R-1, located on CARLTON ST NW BETWEEN GREGOS RD NW & BELLROSE ST NW containing approximately 0.375 acre(s). (G-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

16. ~~Project# 1006767~~
08DRB-70164 SKETCH PLAT REVIEW
AND COMMENT

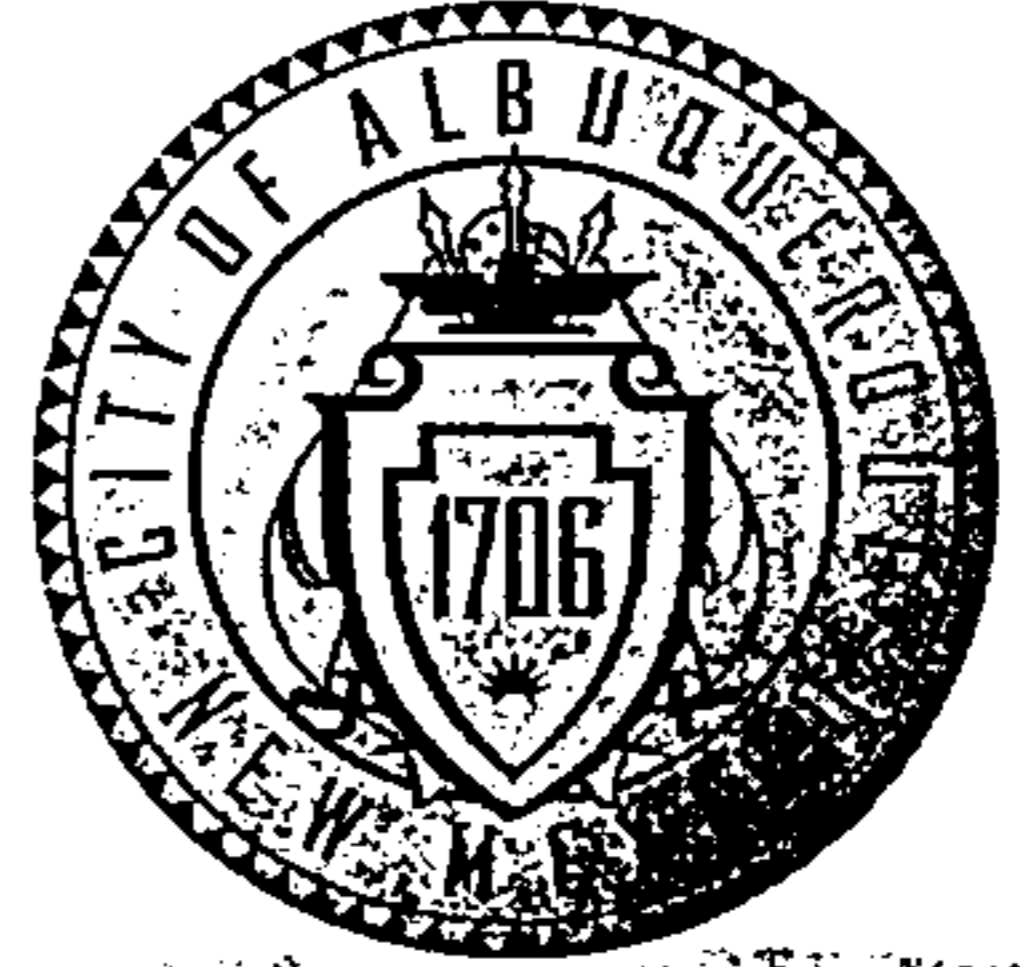
MULLEN HELLER ARCHITECTURE agent(s) for CUARPARRAL ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) 1-A (LOT-B, LOT 1 & LOT 2), Block(s) 2, **HILL'S ACRES SUBDIVISION** zoned S-M1, located on 6TH ST NW BETWEEN MCNIGHT AVE NW AND BEZEMEK AVE NW containing approximately 0.63 acre(s). (H-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 13, 2008.

Other Matters: None

ADJOURNED: 10:45

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006767

AGENDA ITEM NO: 16

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

REV/CMT:(x) APP:0 SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

DATE: April 9, 2008



Item# 16
Project# 1006767
Hearing Date: Apr. 9, 2008

VACATED 50-1969

6TH

S-MI

MEDIAN

LATERAL

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 9, 2008
DRB Comments**

ITEM # 16

PROJECT # 1006767

APPLICATION # 08-70164

**RE: Lots 1 and 2, Block 2, Hill's Acres Subdivision
& Lot B, Bezemek Addition**

Please refer to the Albuquerque Geographic Information System – there is reference to an apparent additional vacated right-of-way Vacation Ordinance 160-1969.



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



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
 ADDRESS: 302 Eighth Street NW FAX: (505) 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Bow & Arrow Brewing Co. PHONE: (505) 977-6012
 ADDRESS: P.O. Box 27346 FAX: (505) 212-0178
 CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: shyla@bowandarrowbrewing.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Final DRB Sign-off of EPC approved Site Plan for Building Permit

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

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

Lot or Tract No. Lot 1-A Block: 2 Unit: _____
 Subdiv/Addn/TBKA: Hill Acres Subdivision
 Existing Zoning: S-MI Proposed zoning: on premise sale of beer and wine MRGCD Map No _____
 Zone Atlas page(s): H-14-Z UPC Code: 101405919910931718

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): Project # 1006767 14EPC-40072/40073

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): .6 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: 6th Street NW
 Between: McKnight Avenue NW and Bezemek Avenue NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: 10-7-14

SIGNATURE [Signature] DATE 1-27-15
 (Print Name) James K. Stozier, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB - 70032</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>February 11, 2015</u>				Total \$ <u>20.00</u>

[Signature] 1-27-15 Staff signature & Date Project # 1006767

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

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

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

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

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

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

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

James K. Strozic, AICP
 Applicant name (print)
[Signature] 1-27-15
 Applicant signature / date



Form revised October 2007
[Signature] 1-27-15
 Planner signature / date
 Project # 1006767

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15DRB-70032



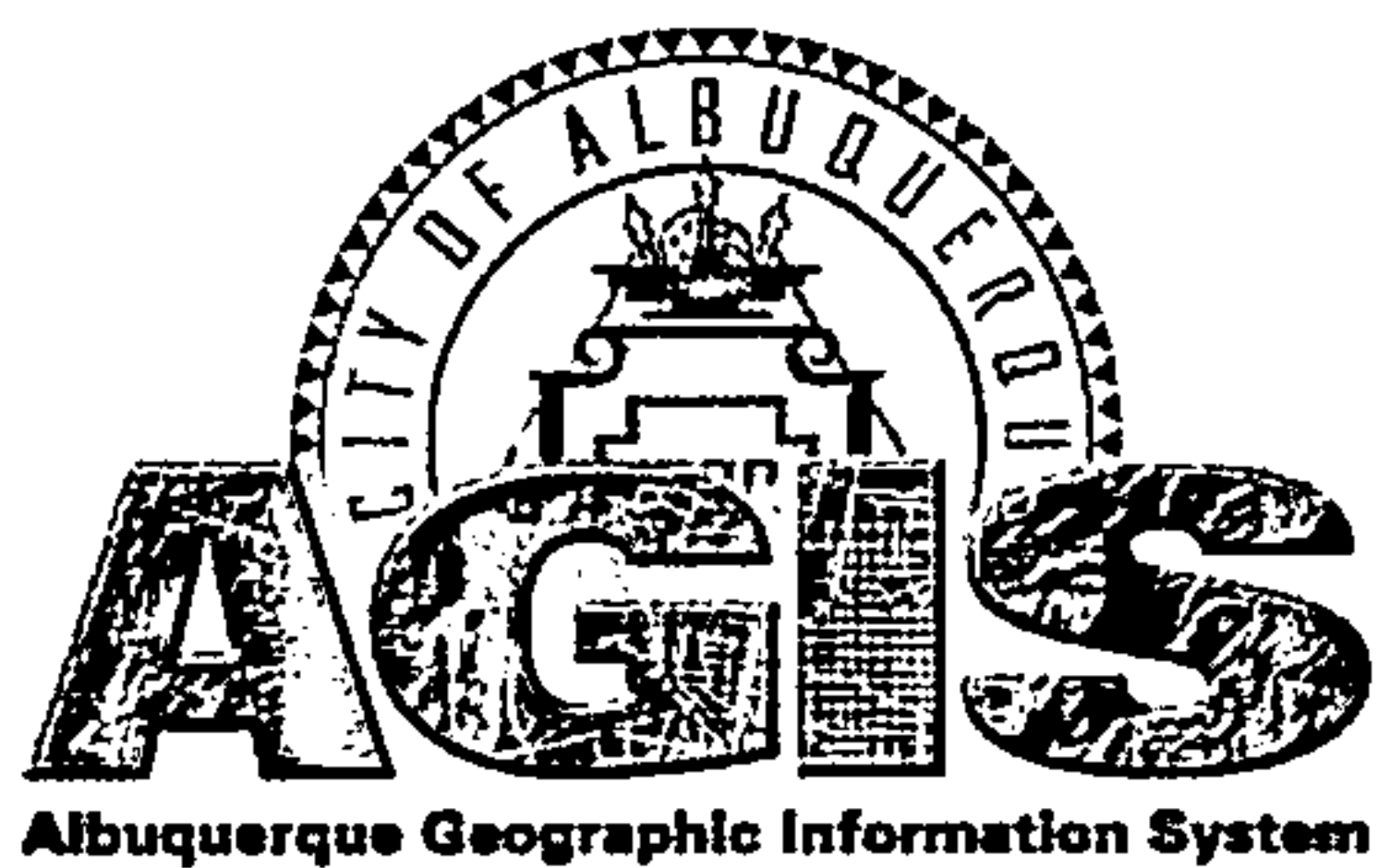
For more current information and details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

H-14-Z

Selected Symbols

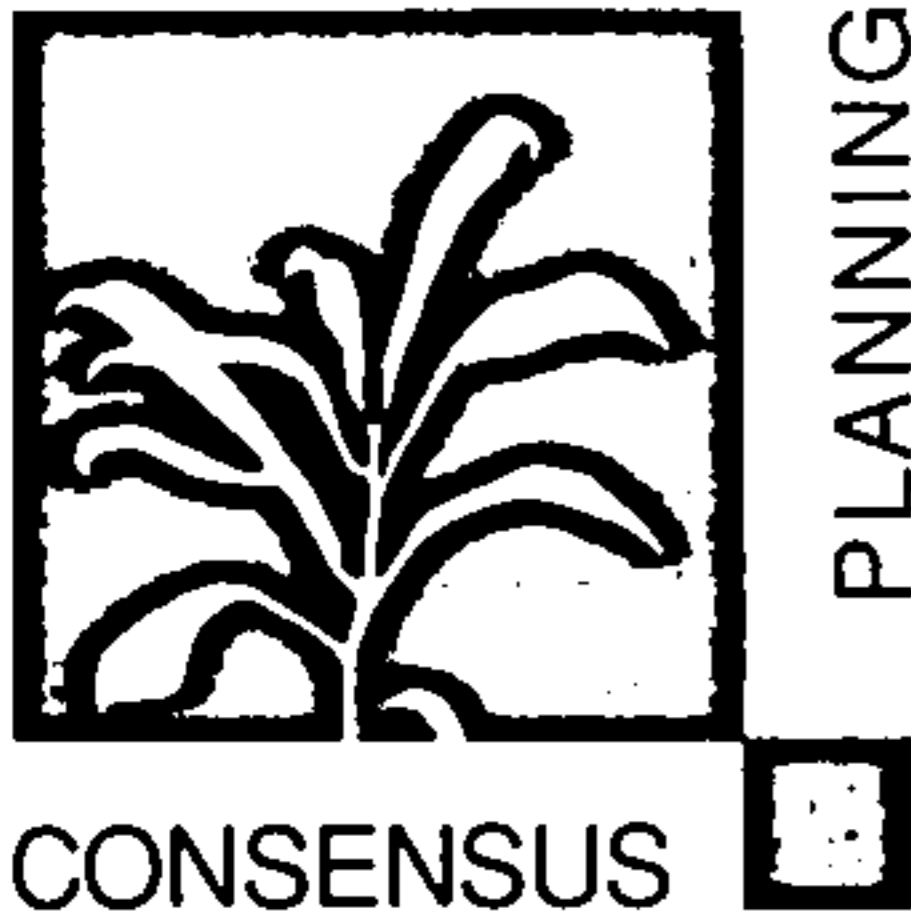
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits





January 27, 2015

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Project 1006767 14EPC-40072/40073

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for Project #1006767, Case Number 14EPC-40073 an Amendment to a Sector Development Plan Map (Zone Change), and Case Number 14EPC-40072 Site Development Plan for Building Permit, which were approved on December 12, 2014.

CONDITIONS OF APPROVAL FOR THE SITE PLAN FOR SUBDIVISION AMENDMENT

1. Final approval of the accompanying site development plan for building permit (14EPC-40073) is required by DRB.

We agree.

CONDITIONS OF APPROVAL FOR THE SITE PLAN FOR BUILDING PERMIT

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

This letter satisfies this condition.

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.

The applicant met with the staff planner, Vicente Quevedo, on January 22, 2014. He agreed that the conditions have been satisfied.

3. The Parking Calculations total number of required parking spaces (prior to reductions) shall be corrected to reflect the total of 47 spaces.

This correction has been made. See sheet A001.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA



4. Notes shall be added to the Keyed Notes section identifying the location of the existing bus stop along 6th Street.

A note has been added. See Keyed Note 41.

5. Notes shall be added to the parking calculations indicating the number of bicycles that the existing bike rack for Keyed Note 27 can accommodate and that 2 motorcycle spaces will be provided as required by Section §14-6-3-1(B)(3)&(C)(1) of the City Zoning Code based on the 37 spaces provided. The site development plan for building permit shall also be updated to show the location of these required spaces.

Bicycle note has been added. See parking calculations and Keyed Note 27. Two motorcycle spaces have been added. See Keyed Note 11.

6. A note shall be added to the Keyed Notes section identifying that the existing razor wire above the gate over the existing 26 ft. driveway on to Bezemek Ave. southbound will be removed.

This note has been added. See Keyed Note 42.

7. A note shall be added to the Keyed Notes section indicating whether the existing on-premise sign is to remain, if so, dimensions and sign area and height shall also be provided.

See Keyed Note 43 and Sheet A002.

8. A legally binding, duly executed and acknowledged, parking agreement between the owner of the parking area on the subject site and the owner of the building or use which is located on a different lot and served by the parking area shall be submitted prior to DRB final sign-off in accordance with Section §14-16-3-1(E)(6)(b)(4) – Mixed Use Shared Parking Reductions of the City Zoning Code.

This parking agreement has been included as part of this DRB application.

9. Conditions from the City Engineer/Transportation Development:

- Show required parking spaces for handicapped parking. 3 handicapped parking spaces are required for over 35 parking spaces (NMBC Table 1106.1).

Handicapped parking spaces have been added to the parking calculations on sheet A001.

- Provide curb ramps and curb ramp details at all access points from site to public rights of way.

See Detail Sheet A002.



- Provide a 6-foot pedestrian pathway from the building to both the handicapped parking spaces and the public sidewalk.

See Keyed Note 2.

- Provide curb to separate the patio from the parking lot in addition to the fence surrounding the patio.

A new concrete patio has been added. See Keyed Note 44.

- The Shared Parking Matrix is not legible on the copied set of plans. Full analysis of parking is needed, including how the shared parking provides sufficient parking for all applicable facilities.

See Matrix on Sheet A001.

- Show the existing parking space dimensioning along the east side of the site.

Parking dimensions have been provided.

- Shared Parking Reduction: Shared parking facilities may be located no more than 500 feet from the building served, as measured, following a reasonable and safe walking route from the main entrance of the building to the parking area. This route must comply with ADA accessibility requirements. A recorded shared parking agreement, signed by the Planning Director, is required for all shared parking. The maximum reduction in number of parking spaces sharing the parking area is 20 percent. The proposed shared parking does not meet this criteria.

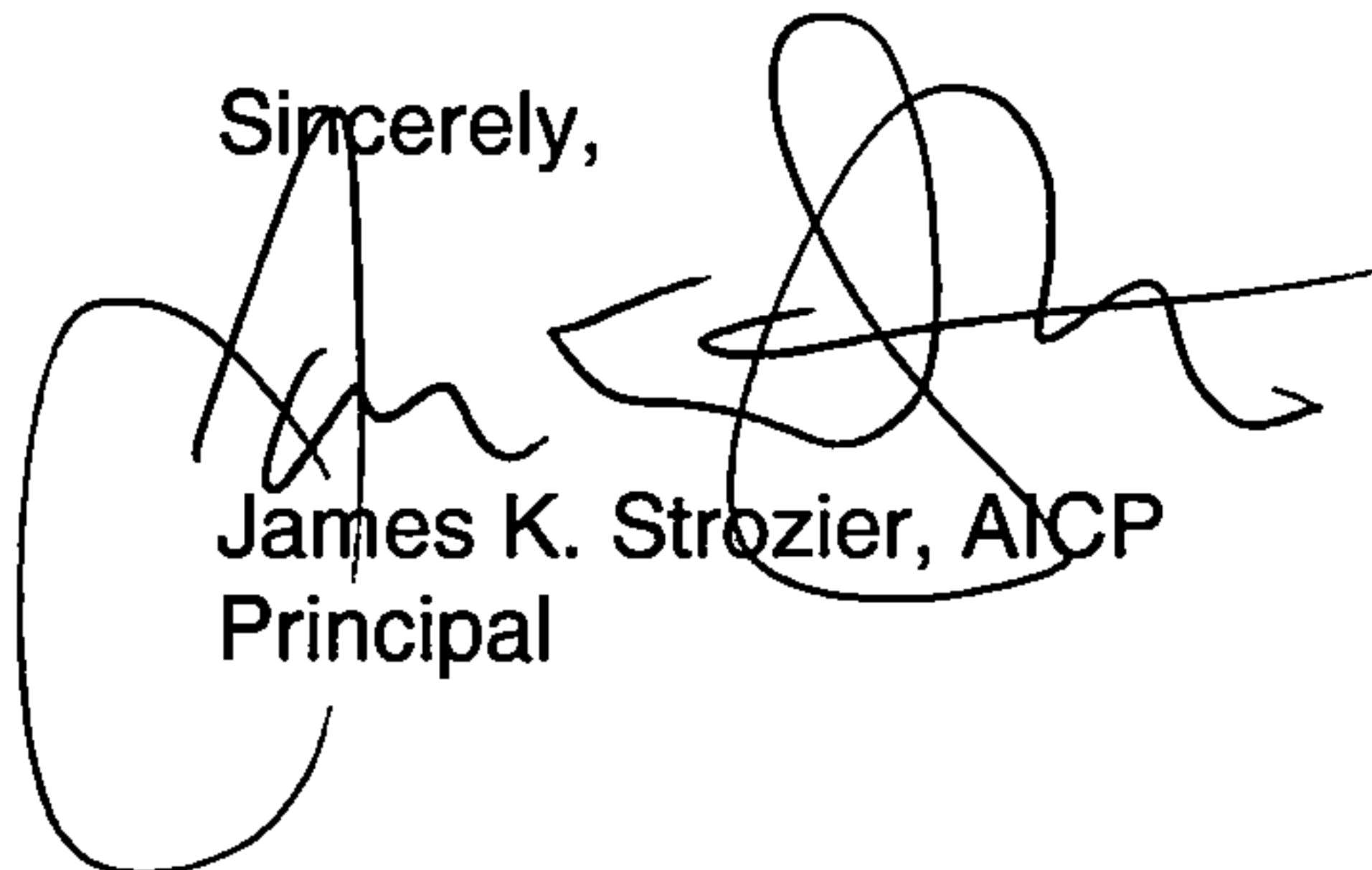
*The proposed shared parking matrix provides a reduction of 10%.
The two buildings share the same owner.*

10. All required ADA spaces will be located on-site.

The three required ADA spaces are located on-site.

Please do not hesitate to contact me at 764-9801 with any questions or additional information you may need.

Sincerely,



James K. Strozier, AICP
Principal

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

December 12, 2014

Bow & Arrow Brewing Co.
P.O. Box 27346
Albuquerque, NM 87125

Project# 1006767
14EPC-40073 Amendment to Sector Development
Plan Map (Zone change)
14EPC-40072 Site Development Plan for Building
Permit

LEGAL DESCRIPTION:

For all or a portion of lot 1-A, block 2, Hill Acres
Subdivision, zoned SU-2 for S-MI to SU-2/SU-1
for S-MI and Brewery including on and off premise
sale of beer and wine, located on 6th St. NW
between McKnight Ave. and Bezemek Ave.,
containing approximately 0.7 acre. (H-14)

P.O. Box 1293

Staff Planner: Vicente Quevedo

On December 11, 2014, the Environmental Planning Commission (EPC), voted to **APPROVE** Project#
1006767, 14EPC-40073, an Amendment to Sector Development Plan Map (Zone change) and 14EPC-
40072, a request for a Site Development Plan for Building Permit based on the following Findings:

FINDINGS - 14EPC-40073, December 11, 2014 - Sector Development Plan Map Amendment (zone
change)

www.cabq.gov

1. This request is for a sector development plan map amendment (zone change) to the
Sawmill/Wells Park Sector Development Plan (SWPSDP) for Lot 1-A, Block 2, Plat of Lot 1-A
Block 2, Hill Acres Subdivision, an approximately 0.63 acre site located on 6th St. NW between
McKnight Ave. and Bezemek Ave. NW (608 McKnight Ave. NW)
2. The sector development plan map amendment (zone change) request is for a change from S-MI
(Sawmill Mixed Industrial) to SU-2/SU-1 for S-MI and Brewery including on and off premise
sale of beer and wine and amend the SWPSDP to reflect this change.

OFFICIAL NOTICE OF DECISION

Project #1006767

December 12, 2014

Page 2 of 13

3. The sector development plan map amendment (zone change) request is accompanied by a site development plan for building permit (14EPC-40072) as required pursuant to the SU-1 Zone, §14-16-2-22.
4. Because the subject site is not greater than 10 acres, the Environmental Planning Commission (EPC) is the approval authority per section 14-16-4-1 of the City Zoning Code. The subject request is not required to be transmitted to the City Council. This is a quasi-judicial matter.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan (SWPSDP), the Sawmill/Wells Park Community MRA Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The sector development plan map amendment (zone change) request furthers the following relevant Comprehensive Plan policies:
 - A. Policy II.B.6.b.: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.
 - B. The existing building on the subject site that is proposed to be redeveloped as a microbrewery and tap room is an upgrade for the Wells Park neighborhood because it will convert a currently non-utilized warehouse building to a space where local neighborhood residents as well as the general public can convene for recreational purposes. The creation of this type of public space will also serve to enhance the character of the Wells Park neighborhood. Therefore, the request furthers Policy II.D.6.b.
 - C. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.
 - D. The uses surrounding the existing building are compatible with the use proposed with this application. Staff agrees that the proposed tap room and brewery use respects existing neighborhood values by creating a space for residents to convene for recreational purposes. The policy component of carrying capacities has been addressed via a shared parking agreement. The request furthers Policy II.B.5.d.

- E. Policy II.B.5.1.: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.
 - F. Staff agrees that the existing building has already been approved to ensure conformance with City plans and policies, and that the building design is appropriate to the Plan area which is Central Urban. The request furthers Policy II.B.5.1.
 - G. Policy II.B.5o.: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.
 - H. The proposal to rehabilitate an existing building into a space that provides employment opportunities and a community gathering space on a site that was previously utilized as a warehouse demonstrates redevelopment efforts that strengthen the historic neighborhood of Wells Park. The request furthers Policy II.B.5.o.
 - I. Policy II.D.6.b.: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.
 - J. The request furthers Policy II.D.6.b.-local business and recruitment, because it would contribute to the development of a local business.
 - K. Policy II.D.6.d.: Tourism shall be promoted.
 - L. The referenced trend within the City of Albuquerque is part of a larger initiative that was officially supported by the State of New Mexico Legislature during the 2014 legislative session. More specifically, Senator Tim Keller sponsored a Senate memorial whose intent is to bring a broader awareness to craft brewery businesses becoming a strong factor in promoting economic development and tourism in New Mexico. The request furthers Policy II.D.6.d.
7. The sector development plan map amendment (zone change) request partially furthers the following relevant Comprehensive Plan Goal and policy:
- A. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The potential employment opportunities that the proposed microbrewery will create compliments residential uses in the neighborhood. While staff agrees that the proposed use will be less intense than the heavier industrial uses currently existing in the area, the applicant has not sufficiently addressed the effects that brewing activities can produce with

OFFICIAL NOTICE OF DECISION

Project #1006767

December 12, 2014

Page 4 of 13

respect to odor that may have a direct impact on the nearby multifamily property to the west. Therefore, request partially furthers Policy II.B.5i.

8. The sector development plan map amendment (zone change) request generally fulfills the intent of the Area Character and History Conservation Action Plan and the Overall Economic Development Strategy of the Sawmill/Wells Park Sector Development Plan (SWPSDP).
9. The sector development plan map amendment (zone change) request generally fulfills the intent of the Redevelopment Plan Goals of the Sawmill/Wells Park Community MRA Plan.
10. The applicant has adequately justified the sector development plan map amendment (zone change) request pursuant to Resolution 270-1980:
 - A. Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section C. It's also important to note that the proposed zone change is limited to specified uses and, as a change to an SU-1 zone, is dependent upon an associated site development plan. The response to Section A is sufficient.
 - B. The requested sector development plan map amendment does not remove or change the existing permissive uses under the S-MI zone thereby stability of land use is maintained with this request. The response to Section 1.B is sufficient.
 - C. Refer to Applicable Ordinances, Plans and Policies section beginning on page 3 of this report for applicant's response. The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan. Staff finds no significant conflict with either.
 - D. Staff agrees that the applicant has demonstrated that the site is more advantageous to the community as articulated in the Comprehensive Plan (see section C). Since one of the key goals of the MRA designation is to correct conditions in neighborhoods within a municipality which "substantially inflict or arrest the sound and orderly development" within the City, this in turn demonstrates a public need for redevelopment of the subject site thus making it more advantageous to the community. The response to Section D is sufficient.
 - E. Staff agrees that the proposed uses are less intense than the industrial and warehouse uses that are permissive under the current S-MI zone. The SU-1 designation also requires the

future uses to be governed by an approved site development plan for building permit which the applicant has submitted with this application. The site development plan will also serve to ensure that none of the uses on the site are harmful to adjacent property. The response to Section E is sufficient.

- F. The request would not require major or un-programmed capital expenditures by the City. The response to Section F is sufficient.
- G. Staff agrees that the cost of land and other economic considerations are not a determining factor. The response to Section G is sufficient.
- H. Staff agrees that the subject site's location on a major street is not being used, in itself, as justification for the zone change. The response to Section H is sufficient.
- I. The SU-1 zone creates a spot zone by definition; however, it is required to be a justifiable spot zone according to reason 1) or reason 2). The applicant has demonstrated in the response to Section C that the proposed change would facilitate realization of the Comprehensive Plan, Sector Plan, and MRA Plan. The response to Section I is sufficient.
- J. Staff agrees that the request would not result in a strip zone. The subject site does not constitute a "strip of land along a street". The response to Section J is sufficient.

11. The Wells Park Neighborhood Association, Sawmill Community Land Trust and The North Valley Coalition were all notified of this request. Staff received an email correspondence of support from the Wells Park Neighborhood Association. The request was recommended for facilitation by the Office of Neighborhood Coordination, however a No Meeting Report was submitted by the facilitator due to the Wells Park Neighborhood Association Board voting to support the proposed project. The No Meeting Report is attached to this report for reference. There is no known neighborhood opposition to this request.

CONDITION OF APPROVAL - 14EPC 40073, December 11, 2014-Sector Development Plan Map Amendment

- 1. Final approval of the accompanying site development plan for building permit (14EPC-40073) is required by DRB.

OFFICIAL NOTICE OF DECISION

Project #1006767

December 12, 2014

Page 6 of 13

FINDINGS -14EPC-40072, December 11, 2014-Site Development Plan for Building Permit:

1. The request is for a site development plan for building permit for Lot 1-A, Block 2, Plat of Lot 1-A Block 2, Hill Acres Subdivision, an approximately 0.63 acre site located on 6th St. NW between McKnight Ave. and Bezemek Ave. NW (608 McKnight Ave. NW). The subject site is within the boundaries of the Central Urban Area of the Comprehensive Plan, the Sawmill/Wells Park Community MRA Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP).
2. The request is accompanied by a sector development plan map amendment (zone change) request (14EPC-40073). The sector development plan map amendment request is justified pursuant to R270-1980.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan (SWPSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The request furthers the following relevant Comprehensive Plan policies:
 - A. Policy II.B.6.b.: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The existing building on the subject site that is proposed to be redeveloped as a microbrewery and tap room is an upgrade for the Wells Park neighborhood because it will convert a currently non-utilized warehouse building to a space where local neighborhood residents as well as the general public can convene for recreational purposes. The creation of this type of public space will also serve to enhance the character of the Wells Park neighborhood. Therefore, the request furthers Policy II.D.6.b.
 - B. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The uses surrounding the existing building are compatible with the use proposed with this application. Staff agrees that the proposed tap room and brewery use respects existing neighborhood values by creating a space for residents to convene for recreational purposes. The policy component of carrying capacities has been addressed via a shared parking agreement. The request furthers Policy II.B.5.d.

- C. Policy II.B.5.i: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Staff agrees that the existing building has already been approved to ensure conformance with City plans and policies, and that the building design is appropriate to the Plan area which is Central Urban. The request furthers Policy II.B.5.i

- D. Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The proposal to rehabilitate an existing building into a space that provides employment opportunities and a community gathering space on a site that was previously utilized as a warehouse demonstrates redevelopment efforts that strengthen the historic neighborhood of Wells Park. The request furthers Policy II.B.5.o.

- E. Policy II.D.6.b.: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.
The request furthers Policy II.D.6.b.-local business and recruitment, because it would contribute to the development of a local business.

- F. Policy II.D.6.d.: Tourism shall be promoted.

The referenced trend within the City of Albuquerque is part of a larger initiative that was officially supported by the State of New Mexico Legislature during the 2014 legislative session. More specifically, Senator Tim Keller sponsored a Senate memorial whose intent is to bring a broader awareness to craft brewery businesses becoming a strong factor in promoting economic development and tourism in New Mexico. The request furthers Policy II.D.6.d.

5. The sector development plan map amendment (zone change) request partially furthers the following relevant Comprehensive Plan Goal and policy:

- A. Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

- B. The potential employment opportunities that the proposed microbrewery will create compliments residential uses in the neighborhood. While staff agrees that the proposed use will be less intense than the heavier industrial uses currently existing in the area,

OFFICIAL NOTICE OF DECISION

Project #1006767

December 12, 2014

Page 8 of 13

the applicant has not sufficiently addressed the effects that brewing activities can produce with respect to odor that may have a direct impact on the nearby multifamily property to the west. Therefore, request partially furthers Policy II.B.5i.

6. The sector development plan map amendment (zone change) request generally fulfills the intent of the Area Character and History Conservation Action Plan and the Overall Economic Development Strategy of the Sawmill/Wells Park Sector Development Plan (SWPSDP).
7. The sector development plan map amendment (zone change) request generally fulfills the intent of the Redevelopment Plan Goals of the Sawmill/Wells Park Community MRA Plan.
8. The Wells Park Neighborhood Association, Sawmill Community Land Trust and The North Valley Coalition were all notified of this request. Staff received an email correspondence of support from the Wells Park Neighborhood Association. The request was recommended for facilitation by the Office of Neighborhood Coordination, however a No Meeting Report was submitted by the facilitator due to the Wells Park Neighborhood Association Board voting to support the proposed project. The No Meeting Report is attached to this report for reference. There is no known neighborhood opposition to this request.
9. As redevelopment occurs in the area, the Traffic Engineering Department will continue to review 6th Street for possible traffic calming devices and measures.
10. As redevelopment occurs in the area, the Metropolitan Redevelopment agency shall continue to address lighting and safety measures.

CONDITIONS OF APPROVAL - 14EPC 40072, December 11, 2014- Site Development Plan for Building Permit

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

2. Prior to final approval, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided at the time of application.
3. The Parking Calculations total number of required parking spaces (prior to reductions) shall be corrected to reflect the total of 47 spaces.
4. Notes shall be added to the Keyed Notes section identifying the location of the existing bus stop along 6th Street.
5. Notes shall be added to the parking calculations indicating the number of bicycles that the existing bike rack for Keyed Note 27 can accommodate and that 2 motorcycle spaces will be provided as required by Section §14-16-3-1(B)(3) & (C)(1) of the City Zoning Code based on the 37 spaces provided. The site development plan for building permit shall also be updated to show the location of these required spaces.
6. A note shall be added to the Keyed Notes section identifying that the existing razor wire above the gate over the existing 26 ft. driveway on to Bezemek Ave. southbound will be removed.
7. A note shall be added to the Keyed Notes section indicating whether the existing on-premise sign is to remain, if so, dimensions and sign area and height shall also be provided.
8. A legally binding, duly executed and acknowledged, parking agreement between the owner of the parking area on the subject site and the owner of the building or use which is located on a different lot and served by the parking area shall be submitted prior to DRB final sign-off in accordance with Section §14-16-3-1(E)(6)(b)(4) - Mixed Use Shared Parking Reductions of the City Zoning Code.
9. CONDITIONS FROM THE CITY ENGINEER / TRANSPORTATION DEVELOPMENT:
 - Show required parking spaces for handicapped parking. 3 handicapped parking spaces are required for over 35 parking spaces (NMBC Table 1106.1).
 - Provide curb ramps and curb ramp details at all access points from site to public rights of way.
 - Provide a 6-foot pedestrian pathway from the building to both the handicapped parking spaces and the public sidewalk.
 - Provide curb to separate the patio from the parking lot in addition to the fence surrounding the patio.
 - The Shared Parking Matrix is not legible on the copied set of plans. A full analysis of parking is needed, including how the shared parking provides sufficient parking for all applicable facilities.
 - Show the existing parking space dimensioning along the east side of the site.

OFFICIAL NOTICE OF DECISION

Project #1006767

December 12, 2014

Page 10 of 13

- **Shared Parking Reduction:** Shared parking facilities may be located no more than 500 feet from the building served, as measured, following a reasonable and safe walking route from the main entrance of the building to the parking area. This route must comply with ADA accessibility requirements. A recorded shared parking agreement, signed by the Planning Director, is required for all shared parking. The maximum reduction in number of parking spaces sharing the parking area is 20 percent. The proposed shared parking does not meet this criteria.

10. All required ADA spaces will be located on-site.

FINDINGS -14EPC-40072, December 11, 2014-Site Development Plan for Building Permit:

- 1. The request is for a site development plan for building permit for Lot 1-A, Block 2, Plat of Lot 1-A Block 2, Hill Acres Subdivision, an approximately 0.63 acre site located on 6th St. NW between McKnight Ave. and Bezemek Ave. NW (608 McKnight Ave. NW). The subject site is within the boundaries of the Central Urban Area of the Comprehensive Plan, the Sawmill/Wells Park Community MRA Plan and the Sawmill/Wells Park Sector Development Plan (SWPSDP).**
- 2. The request is accompanied by a sector development plan map amendment (zone change) request (14EPC-40073). The sector development plan map amendment request is justified pursuant to R270-1980.**
- 3. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan (SWPSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.**
- 4. The request furthers the following relevant Comprehensive Plan policies:**
 - A. Policy II.B.6.b.: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.**

The existing building on the subject site that is proposed to be redeveloped as a microbrewery and tap room is an upgrade for the Wells Park neighborhood because it will convert a currently non-utilized warehouse building to a space where local neighborhood residents as well as the general public can convene for recreational purposes. The creation of this type of public space will also serve to enhance the character of the Wells Park neighborhood. Therefore, the request furthers Policy II.D.6.b.

OFFICIAL NOTICE OF DECISION

Project #1006767

December 12, 2014

Page 11 of 13

B. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The uses surrounding the existing building are compatible with the use proposed with this application. Staff agrees that the proposed tap room and brewery use respects existing neighborhood values by creating a space for residents to convene for recreational purposes. The policy component of carrying capacities has been addressed via a shared parking agreement. The request furthers Policy II.B.5.d.

C. Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Staff agrees that the existing building has already been approved to ensure conformance with City plans and policies, and that the building design is appropriate to the Plan area which is Central Urban. The request furthers Policy II.B.5.1

D. Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The proposal to rehabilitate an existing building into a space that provides employment opportunities and a community gathering space on a site that was previously utilized as a warehouse demonstrates redevelopment efforts that strengthen the historic neighborhood of Wells Park. The request furthers Policy II.B.5.o.

E. Policy II.D.6.b.: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6.b.-local business and recruitment, because it would contribute to the development of a local business.

F. Policy II.D.6.d.: Tourism shall be promoted.

The referenced trend within the City of Albuquerque is part of a larger initiative that was officially supported by the State of New Mexico Legislature during the 2014 legislative session. More specifically, Senator Tim Keller sponsored a Senate memorial whose intent is to bring a broader awareness to craft brewery businesses becoming a strong factor in promoting economic development and tourism in New Mexico. The request furthers Policy II.D.6.d.

5. The sector development plan map amendment (zone change) request partially furthers the following relevant Comprehensive Plan Goal and policy:

OFFICIAL NOTICE OF DECISION

Project #1006767

December 12, 2014

Page 12 of 13

- A. **Policy II.B.5i:** Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The potential employment opportunities that the proposed microbrewery will create compliments residential uses in the neighborhood. While staff agrees that the proposed use will be less intense than the heavier industrial uses currently existing in the area, the applicant has not sufficiently addressed the effects that brewing activities can produce with respect to odor that may have a direct impact on the nearby multifamily property to the west. Therefore, request partially furthers Policy II.B.5i.

6. The sector development plan map amendment (zone change) request generally fulfills the intent of the Area Character and History Conservation Action Plan and the Overall Economic Development Strategy of the Sawmill/Wells Park Sector Development Plan (SWPSDP).
7. The sector development plan map amendment (zone change) request generally fulfills the intent of the Redevelopment Plan Goals of the Sawmill/Wells Park Community MRA Plan.
8. The Wells Park Neighborhood Association, Sawmill Community Land Trust and The North Valley Coalition were all notified of this request. Staff received an email correspondence of support from the Wells Park Neighborhood Association. The request was recommended for facilitation by the Office of Neighborhood Coordination, however a No Meeting Report was submitted by the facilitator due to the Wells Park Neighborhood Association Board voting to support the proposed project. The No Meeting Report is attached to this report for reference. There is no known neighborhood opposition to this request.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **December 26, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

OFFICIAL NOTICE OF DECISION

Project #1006767

December 12, 2014

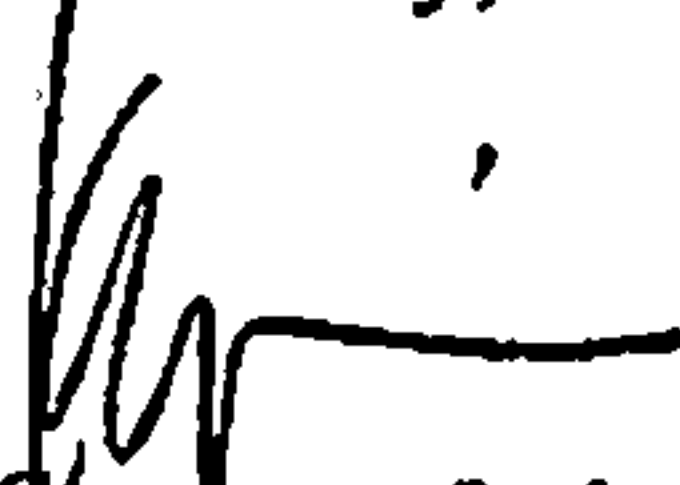
Page 13 of 13

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

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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

Sincerely,


for Suzanne Lubar
Planning Director

SL/VQ

cc:

Bow & Arrow Brewing Co., P.O. Box 27346, Albuquerque, NM 87125
Consensus Planning, Inc., 302 8th st. NW, Albuquerque, NM 87102
Catherine Mexal, 1404 Los Tomases, Albuquerque, NM 87102
Eva (Ava) Gate, 1515 Los Tomases Dr. NW, Albuquerque, NM 87102
Peter Armijo, 515 Constitution NW, Albuquerque, NM 87102
Gabriel Rivera, 600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102

PROJECT#

10006767

February 4. 2015

SBF^{***}

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

05/06/2008 Issued By: PLNSDH

Permit Number: 2008 070 214 **Category Code 910**

Application Number: 08DRB-70214, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 6TH ST NW BETWEEN MCKNIGHT AVE NW AND BEZEMEK NW

Project Number: 1006767

Applicant

Chaparral Electric

602 Mcknight Ave Nw
Albuquerque NM 87102
288-4144

Agent / Contact

Mullen Heller Architecture

824 Park Ave Sw
Albuquerque NM 87102

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

5/6/2008 12:03PM LOC: ANNX
WS# 008 TRANSH 0031
RECEIPT# 00070879-00090879
PERMIT# 2008070214 TRSSVG
Trans Ant \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK \$235.00
CHANGE \$0.00

Thank You

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
- 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Mullen Heller Architecture PHONE: 268-4144
 ADDRESS: 924 Park Ave SW Ste. B FAX: 268-4244
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: Chaparral Electric PHONE: 242-1783
 ADDRESS: 602 McKnight Ave. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: Lot Line Removal

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. Lot 1-A (Lot-B, Lot 1 + Lot 2) Block: 2 Unit: _____
 Subdiv/Addn/TBKA: Hills Acres Subdivision
 Existing Zoning: S-M1 Proposed zoning: N/A MRGCD Map No. _____
 Zone Atlas page(s): M-14-Z UPC Code: 101485922110531718

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1006767

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 3 No. of proposed lots: 1 Total area of site (acres): 0.6340
 LOCATION OF PROPERTY BY STREETS: On or Near: ON Sixth Street NW
 Between: McKnight Ave NW and Bezemek NW
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 4/1/08

SIGNATURE Michael Salvador DATE 5/6/08
 (Print) MICHAEL SALVADOR Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers
08DRB-70214

Action
PAF
CME

S.F. Fees
5(3) \$ 215.00
 \$ 20.00
 \$ _____
 \$ _____
 \$ _____
 Total
 \$ 235.00

Hearing date 05/14/08

Sandy Handley 04/06/08
 Planner signature / date

Project # 1006767

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

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

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

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

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

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

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

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

MICHAEL SAUADOR
Applicant name (print)
Michael S. S. 5/6/08
Applicant signature / date



Form revised October 2007

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

Application case numbers
08DRB - 70214

Sandy Handley 05/06/07
Planner signature / date
Project # 1006767



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-14-Z

Selected Symbols

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

0 750 1,600 Feet

May 6, 2008

Mr. Jack Cloud, DRB Chair
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**Re: Minor Subdivision Final Plat Submittal for the property being Lot 1-A
Formerly Lot B, Lot 1 and Lot 2 of Block 2 of Hill Acres Subdivision
Letter of Request**

Dear Mr. Cloud:

We are requesting Minor Subdivision Final Plat Approval for the property being Lot 1-A (formerly Lot B, Lot 1 and Lot 2), Block 2 of Hill Acres Subdivision. This property is currently zoned S-M1.

The following parcels will be re-plated into one parcel (Lot 1-A) for the current owner.

Lot B, Lot 1 and Lot 2, Block 2 of Hill Acres Subdivision

Thank you for your consideration of this project.

Sincerely,
Mullen Heller Architecture, PC


Douglas Heller, AIA



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): MULLEN HELLER ARCHITECTURE PHONE: 268-9144
 ADDRESS: 92A PARK AVENUE SW. SUITE B FAX: 268-9244
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: CHAPARRAL ELECTRIC PHONE: 242-1783
 ADDRESS: 602 MCKNIGHT AVENUE NW. FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: LOT LINE REMOVAL

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. LOT 1-A (LOT-B, LOT 1 + LOT 2) Block: 2 Unit: _____
 Subdiv/Addn/TBKA: HILL'S ACRES SUBDIVISION
 Existing Zoning: S-M1 Proposed zoning: N/A MRGCD Map No. _____
 Zone Atlas page(s): H-1A-Z UPC Code: 101405922110531718

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): ~~1006767~~
1006767

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 3 No. of proposed lots: 1 Total area of site (acres): 0.63 AC.
 LOCATION OF PROPERTY BY STREETS: On or Near: ON SIXTH STREET
 Between: MCKNIGHT AVE and BEZEMEK AVE.

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

SIGNATURE Michael Salvador DATE 4/1/08
 (Print) MICHAEL SALVADOR Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers

08DRB-20164

Action

SK

Form revised 4/07

S.F. Fees

_____ \$ 0

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

Total

\$ 0

Hearing date

April 9, 2008

4/1/08
 Planner Signature / date

Project # 1006767

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

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

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

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

required.

 - Preliminary Plat reduced to 8.5" x 11"
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 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

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

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

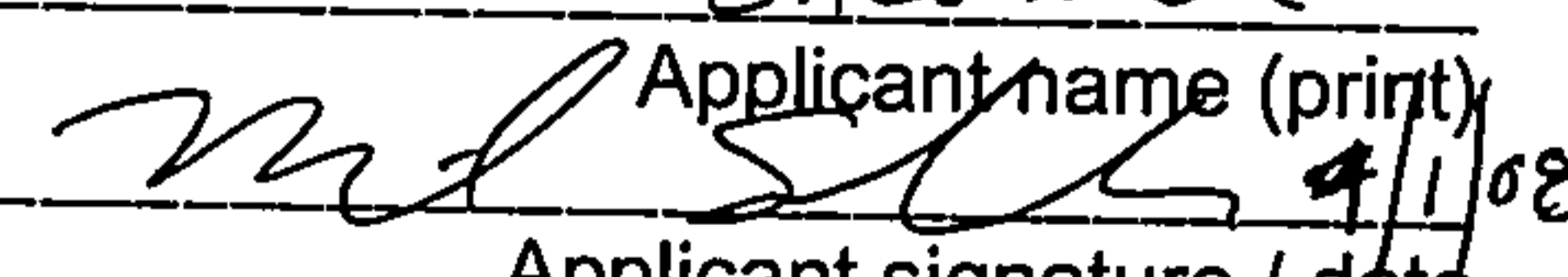
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

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 - List any original and/or related file numbers on the cover application

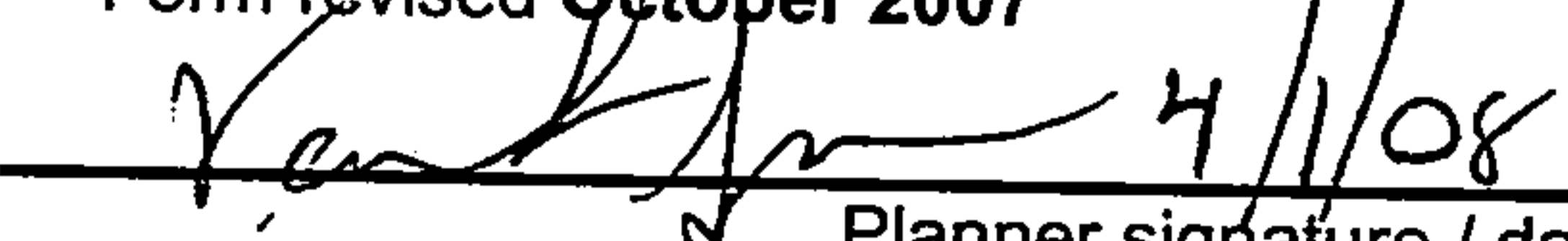
Amended preliminary plat approval expires after one year

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

MICHAEL SALVADOR
 Applicant name (print)

 Applicant signature / date 4/1/08



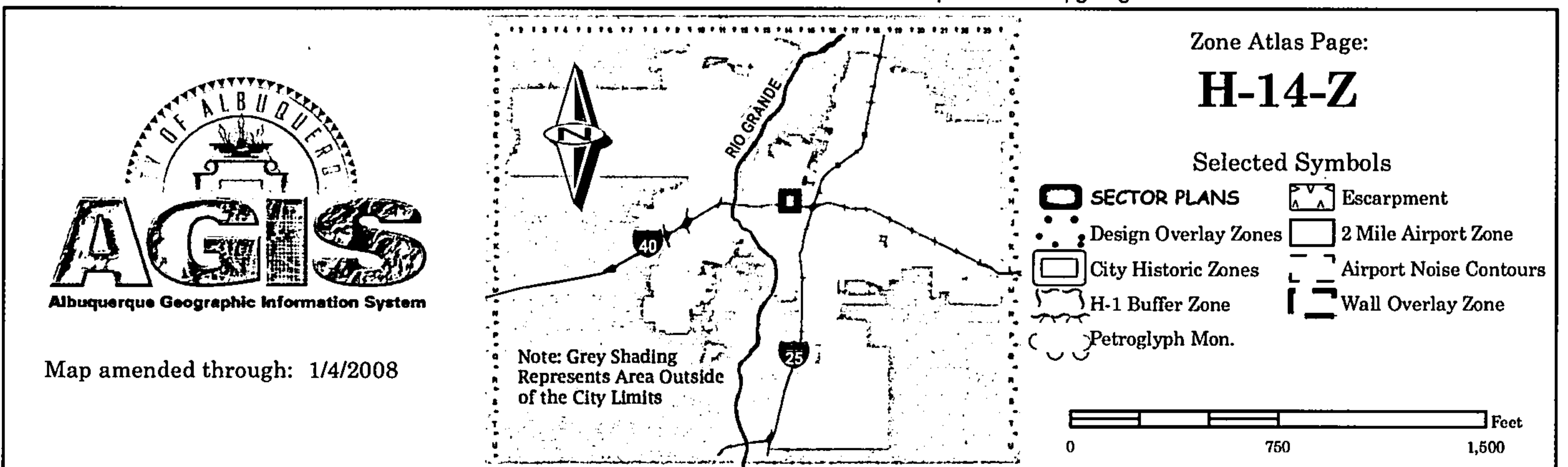
Form revised October 2007


 Planner signature / date 4/1/08
 Project # 1006267

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 08DRB- _____ - 70164



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

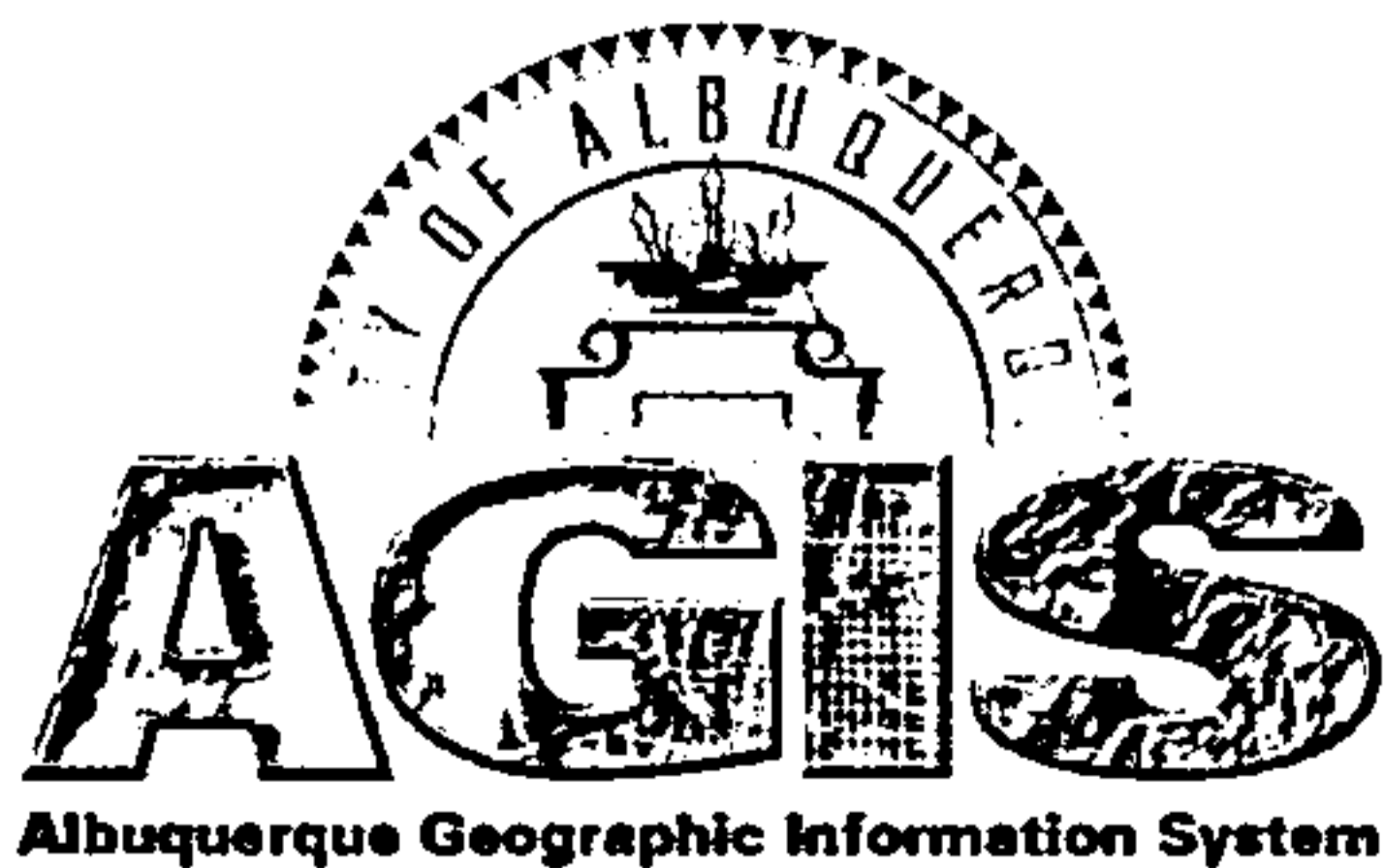


Zone Atlas Page:

H-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



Albuquerque Geographic Information System

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet

April 1, 2008

Mr. Jack Cloud, DRB Chair
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**Re: Sketch Plat Submittal for the property being Lot 1-A (formerly Lot B, Lot 1 and Lot 2)
Block 2 of Hill Acres Subdivision
Letter of Request**

Dear Mr. Cloud:

We are requesting Sketch Plat Review and Comment for the property being Lot 1-A (formerly Lot B, Lot 1 and Lot 2), Block 2 of Hill Acres Subdivision. This property is currently zoned S-M1.

The following parcels will be re-plated into one parcel (Lot 1-A) for the current owner.

Lot B, Lot 1 and Lot 2, Block 2 of Hill Acres Subdivision

Thank you for your consideration of this project.

Sincerely,
Mullen Heller Architecture, PC



Douglas Heller, AIA