



Item# 5
Project# 1006922
Hearing Date: Nov. 7, 2007.

9

26

27

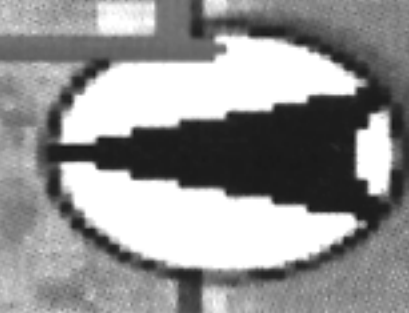
SU-2

28

29

30

EAGLE ROCK



**CITY OF ALBUQUERQUE
Planning Department
November 14, 2007
DRB Comments
2nd Set**

ITEM# 13

PROJECT #1006922

APPLICATION # 07-70347 & 70351

RE: Lot 27-A/spbp....second set of comments

SITE PLAN

1. The colors of the monument signs and size & colors of the letters and what the sign will say are required.

LANDSCAPE PLAN

1. The required number of street trees is okay. However, at least 3 different species are required to lessen the possibility of disease killing them all and to provide variety.

2. The landscaping in the plan still will not cover 75% of the area when it is at maturity. There are not yet enough plants to provide a buffer or screen on all 4 sides.

3. The easements are still not shown.

✓ 4. The square footage of each landscaped area is still not on the plan.

5. The ponding areas can and should have plants in them as well.

6. The two trees in the middle parking area should have a larger area with gravel to allow sufficient root spread and watering without uprooting the concrete. Add a 4 foot wide rectangular gravel area between the 2 trees. The spaces are long enough to do so.

Page 2, 2nd set

6. The building elevations are still not complete. The color renderings do not satisfy this requirement. Consult the SPBP Checklist for the requirements.

7. Wood pickets are not allowed in the refuse fence or gate. Steel ones are required.

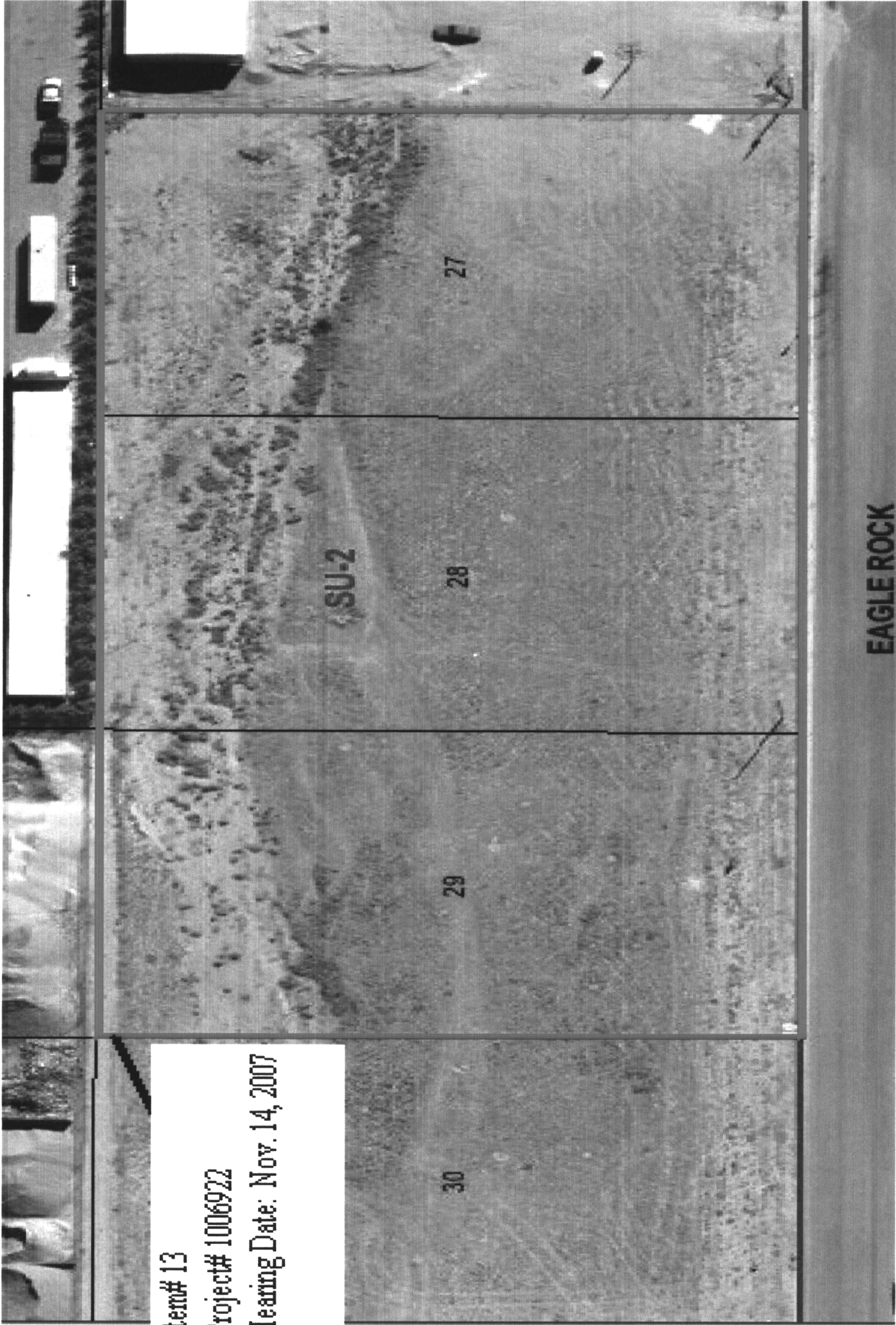
Provide a revised plan to me by Monday, November 12th at noon to avoid further deferral.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



Item# 13

Project# 1006922

Hearing Date: Nov. 14, 2007

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 7, 2007
DRB Comments**

ITEM # 5

PROJECT # 1006922 APPLICATION # 07-70347 & 70351

RE: Lot 27-A/spbp & minor plat

PLAT

1. The plat matches the site plan. However, it's missing the required solar collector language. AGIS dxf approval is not yet in the file.

SITE PLAN

1. Remove the existing lot lines from the site plan.
2. Show the proposed use on each building footprint on the site plan.
3. Is the chain link fence new or existing?
4. There are 2 monument signs indicated on the plan but none of the Checklist required information.
5. Section 14-16-2-19(E) of the Zone Code requires a twenty foot front yard setback and ten foot back yard setback of the building from the property line. This plan does not meet those requirements.

LANDSCAPE PLAN

1. Each plant on the Plan must have its own symbol. The number of each plant must be listed.
2. The Street Tree Ordinance requires a tree along Eagle Rock for each 30 feet of frontage. This means 13 trees are required.

3. The landscaping in the plan is required to cover 75% of the area counted in the landscaping calculations. The plants are too sparse to reach this goal. Plus the North I25 Plan (Page 54) requires the landscaping on all sides to act as buffers. This landscaping is not dense enough. The buffers are supposed to be a combination of trees, shrubs and vegetative ground cover.

4. The easements on the site plan must be shown on the Landscape Plan as well.

5. The crushed rock must be at least 3" deep and the type must be identified.

6. A statement is required saying the owner will maintain the irrigation system.

7. The square footage of each landscaped area must appear on the Plan.

8. The 10 foot landscaping buffer on the front does not meet the sector plan requirements. See Page 54.

9. No parking space may be more than 50 feet from a tree. See Page 55.

ELEVATIONS

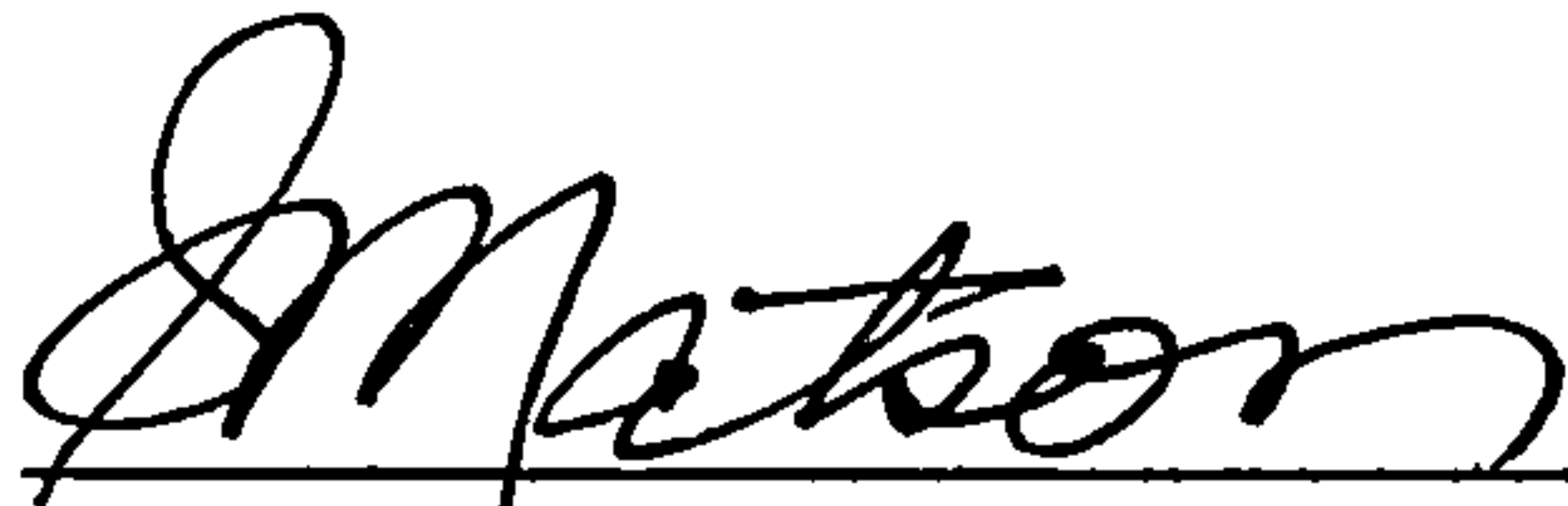
1. The building elevations sheets are not complete. The SPBP Checklist indicates required elements.

2. Remove the floor plans. They are not part of the DRB approval process.

Page 3, Lot 27-A

3. The elevation drawing of the refuse container and enclosure is missing. Page 53 of the North I25 Sector Plan has requirements.

A revised SPBP is due by Monday at noon for review before DRB on Wednesday. One copy only for Planning is required.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



Completed 12/18/07 ^{vs}

DRB CASE ACTION LOG

REVISED 9/28/05

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

DRB Application No.: 07DRB-70347 Project # 1006922
Project Name: NAA. to be known as Lot 27A, Unit B
Agent: Terrametrics of New Mexico Phone No.: 881-2903

Project Number

100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/14/0 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): EH Signature
 AGIS Def (Done per PWT)
 record plat

- 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. (Done per PWT) OK**
 - Copy of recorded plat for Planning.**

#13



DRB CASE ACTION LOG

REVISED 9/28/05

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

DRB Application No.: 07DRB-70347 Project # 1006922
 Project Name: N.A. to be known as Lot 27A, Unit B
 Agent: Terrametrics of New Mexico Phone No.: _____

Project Number

100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/14/0 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): EH Signature
 AGIS dxg
 record plat

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

#5

Completed
12/5/07



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.: 07DRB-70347

Project # 1006922

Project Name: NORTH ALBUQUERQUE ACRES to be known as LOT 27-A

Agent: TERRAMETRICS OF NEW MEXICO

Phone No.: 881-~~2908~~ 2908

Your request was approved on 11/10/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: 2' dedication for alley

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): record
AG 15



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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

6922

DXF Electronic Approval Form

DRB Project Case #: 1006922

Subdivision Name: NORTH ALBUQUERQUE ACRES UNIT B TRACT A BLOCK 9 LOT 27A

Surveyor: PHILIP W TURNER

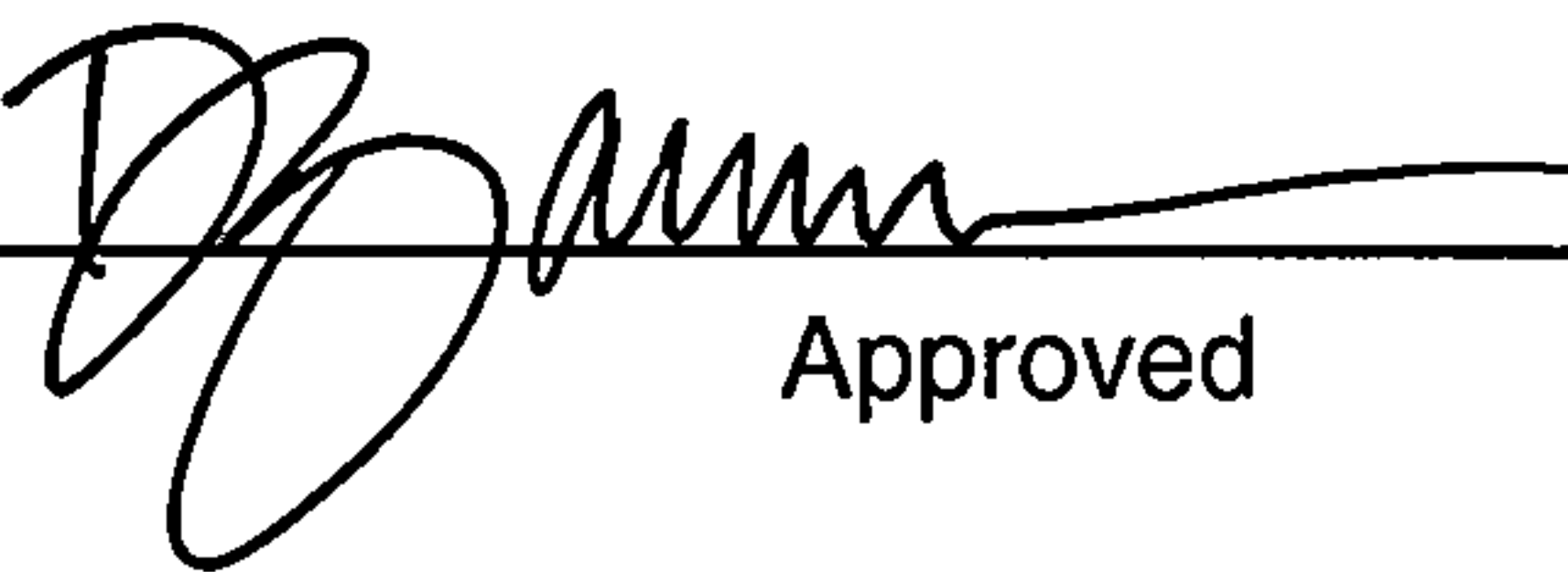
Contact Person: PHILP W TURNER

Contact Information: 881-2903

DXF Received: 11/3/2007

Hard Copy Received: 10/30/2007

Coordinate System: NMSP Grid (NAD 83)


Approved

11.5.2007
Date

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

AGIS Use Only

Copied fc 6922 to agiscov on 11/5/2007 Contact person notified on 11/5/2007



DRB CASE ACTION LOG (SDP - BP)

REVISED 10/08/07

Complete Ag
11/20/07

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

DRB Application No.: 07DRB-70351

Project # 1006922

Project Name: NORTH ALBUQUERQUE ACRES TRACT A

Agent: CLARK CONSULTING ENGINEERS

Phone No.:

Your request was approved on 11/14/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies
AEDD signature

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.

#13



DRB CASE ACTION LOG (SDP - BP)

REVISED 10/08/07

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

DRB Application No.: 07DRB-70351

Project # 1006922

Project Name: NORTH ALBUQUERQUE ACRES TRACT A

Agent: CLARK CONSULTING ENGINEERS

Phone No.:

Your request was approved on 11/17/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies
AEDD signature

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.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 14, 2007 9:00 AM

MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant
924-3946

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003483**
07DRB-70324 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
SANTOSH MODY agent(s) for BHARAT H. MODY &
CHAMPA B. MODY request(s) the above action(s) for all
or a portion of Lot(s) 17-A, Tract(s) A, **NORTH
ALBUQUERQUE ACRES Unit 2**, zoned SU2/IP, located
on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE
AND SIGNAL AVE NE containing approximately 2.74
acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS
APPROVED**

2. **Project# 1004404**
07DRB-70296 VACATION OF PUBLIC
EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SURV-TEK INC agent(s) for THE TRAILS LLC request(s).
the above action(s) for all or a portion of Tract(s) 1-8, OS-
1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU2-UR,
SU2-SRLL, SU2-SRSL, SU2, SU1, SU-VC, located on
PASEO DEL NORTE NW BETWEEN WOODMONT
AVE NW AND RAINBOW BLVD NW containing
approximately 158.67 acre(s). (C-8 & C-9) [*Deferred from
10/31/07*] **DEFERRED TO 11/21/07 AT THE AGENT'S
REQUEST.**

3. **Project# 1006902**
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL
- BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE**, zoned SU1/PRD, located on COORS BLVD NW AND DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11) [*Deferred from 11/7/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07, AND AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/7/07 THE PRELIMINARY PLAT WAS APPROVED. A NOTE WAS ADDED TO INFRASTRUCTURE LIST FOR MEDIAN CLOSURE ON COORS TO BE UNDER A MODIFIED "B", WHICH IS NOT TO BE COMPLETED UNTIL THE SIGNAL AT SEVILLE AND ANDALUCIA IS COMPLETED. CONDITION OF FINAL PLAT IS TO SHOW PARKING AREAS ON PLAT.**
4. **Project# 1002962**
07DRB-70326 VACATION OF PUBLIC
EASEMENT
07DRB-70327 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS, UNIT 2**, zoned SU2-SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, AGIS DXF AND FOR THE 15 DAY APPEAL PERIOD.**
5. **Project# 1002776**
07DRB-70325 VACATION OF PUBLIC
EASEMENT
07DRB-70328 MAJOR - PRELIMINARY
PLAT APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D)**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.16 acre(s). (D-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT IS FOR THE EXISTING WATER LINE TO BE REMOVED AND REPLACED.**

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

6. **Project# 1004772**
07DRB-70375 MINOR - SDP FOR
SUBDIVISION
07DRB-70376 MINOR - SDP FOR
BUILDING PERMIT
- 07DRB-70370 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- GEORGE RAINHART ARCHITECTS agent(s) for HOLLY SP , LLC request(s) the above action(s) for all or a portion of Lot(s) 14, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO NE AND I-25 containing approximately 1.96 acre(s). (C-18)
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR VERIFICATION THAT STRUCTURE SHOWN ON PLAN IS NOT AN UNUSED DRIVE PAD; ADD BUMPERS TO SPACES SURROUNDING LIGHT POLES; CROSS LOT ACCESS EASEMENT TRACTS A & B AND LOTS 13 & 20; IF THERE IS NOT AN EXISTING SIDEWALK ALONG HOLLY, IT MUST BE BUILT WITH PROJECT; WIDTH OF INTERNAL SIDEWALK ALONG OBSTACLES MUST BE INDICATED. SHOW PROPOSED HEAVY VEHICLE PATH AND PROVIDE AN EXHIBIT TO THAT EFFECT.
- ISAACSON & ARFMAN, PA agent(s) for HOLLY - SP, LLC request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block 18, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on HOLLY AVE NE BETWEEN PASEO DEL NORTE NE AND SAN PEDRO NE containing approximately 3.7503 acre(s). (C-18) **WITH THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT ARE THAT THE PLAT REFERENCES THE EXISTING DECLARATION OF CCCR's AND CROSS EASEMENT AGREEMENT AND TO PROVIDE RECORDING INFORMATION FOR THE CROSS LOT ACCESS EASEMENTS BETWEEN LOTS 13 AND 20 AND TRACTS A & B.**
7. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
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*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**

8. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR
BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP
FOR SUBDIVISION
- RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**
9. **Project# 1002421**
07DRB-70366 EPC/ SDP FOR
SUBDIVISION
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**, zoned SU1-PRD/20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10)
[EPC Planner – Anna DiMambro]
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.
10. **Project# 1006600**
07DRB-70365 EPC/ SDP FOR
BUILDING PERMIT
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**, zoned SU-1 PRD /20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10) *[EPC Planner – Anna DiMambro]* **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**
11. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING
PERMIT
- ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) *[EPC Planner – Carol Toffaleti]* **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**

12. **Project# 1002776**
07DRB-70329 EPC/SDP FOR BUILDING PERMIT
07DRB-70330 EPC/SDP FOR SUBDIVISION

JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR THE FOLLOWING COMMENTS: ALL RADII MUST BE CALLED OUT. WHEELCHAIR RAMPS MUST BE SHOWN. ALL SIDEWALK WORK MUST BE CALLED OUT. LOCATION OF INTERNAL WHEELCHAIR RAMPS MUST BE CALLED OUT. WIDTH OF ALL ENTRANCES MUST BE DEFINED. DISTANCE FROM BACK OF CURB TO PROPERTY LINE MUST BE DEFINED ALONG HOMESTEAD CIRCLE. BUILD-NOTES WITH ALL OF THE WORK WITHIN CITY RIGHT-OF-WAY REFERRING TO THE APPROPRIATE CITY STANDARDS MUST BE PROVIDED. INDICATION OF EXISTENCE AND WIDTH OF DRIVE PADS. LENGTH AND WIDTH OF PARKING SPACES MUST BE INDICATED.**

13. ~~Project#-1006922~~
07DRB-70351 MINOR - SDP FOR BUILDING PERMIT

CLARK CONSULTING ENGINEERS agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block 9, Unit B, **NORTH ALBUQUERQUE ACRES Tract A**, zoned SU2-M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR CITY ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE.**

- 07DRB-70347 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES (to be known as Lot 27-A) Unit B**, zoned SU-1, M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CITY ENVIRONMENTAL HEALTH DEPARTMENT SIGNATURE, AND TO RECORD.**

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

14. **Project# 1004851**
07DRB-70367 EXT OF MAJOR
PRELIMINARY PLAT
- HIGH MESA CONSULTING GROUP agent(s) for THE SAWMILL DEVELOPMENT CO, LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & A-3, **TRACT 2, LANDS OF MCLAIN AND TRACT A-3 LANDS OF WILLIAM ANDREW MCCORD**, zoned S-M1, located on 2000 ZEARING AVENUE NW BETWEEN RIO GRANDE NW AND 19TH ST NW containing approximately 2.57 acre(s). (H-13) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
15. **Project# 1006768**
07DRB-70371 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- DOUG SMITH SURVEYING agent(s) for MICHAEL H MUGEL request(s) the above action(s) for all or a portion of Tract(s) 29 A-1, **HEIGHTS RESERVOIR ADDITION**, zoned C-2, located on LOMAS BLVD NE BETWEEN SAN MATEO NE AND MONZANO ST NE containing approximately 3.98 acre(s). (K-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, TO RECORD PLAT, TO PROVIDE 10FT FROM FACE OF CURB ALONG SAN MATEO BLVD AND MANZANO STREET AND TO ABCWUA TO SHOW INDICATION OF CORRECT ADDRESS, WHERE THE BUILDING IS CONNECTED TO CITY WATER AND WHETHER AN EASEMENT IS NEEDED.**
16. **Project# 1006931**
07DRB-70368 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for JOSEPH LOVATO request(s) the above action(s) for all or a portion of Lot(s) 42 & 43, **REGINA ADDITION**, zoned R-1, located on BLUEWATER RD NW BETWEEN 49TH ST NW AND RINCON RD NW containing approximately 0.71 acre(s). (J-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO TRANSPORTATION FOR 20 FT RADIUS AT RIGHT-OF-WAY DEDICATION.**
17. **Project# 1006935**
07DRB-70372 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for BLAIRE MARTIN & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION**, zoned R-3, located on PENNSYLVANIA NE BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately 0.2187 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1006932**
07DRB-70369 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for CIBOLA ENERGY CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 19, 20M AND PORTION OF LOT 21, Block(s) 17, Tract(s) 345, 346 - A, **PEREA ADDITION**, zoned SU2, located on WEST CENTRAL AVE NW BETWEEN 14TH NW AND 15TH NW containing approximately 0.99 acre(s). (J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CHANGE ZONING TO SU2-CC, AND TO RECORD AND TO TRANSPORTATION FOR 10 FT FACE OF CURB TO PROPERTY LINE DEDICATION, 6 FT OF RIGHT-OF-WAY FOR BIKE LANE AND RECORDING INFORMATION ON DRIVE PAD ALONG CENTRAL.**

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

19. **Project# 1006926**
07DRB-70352 SKETCH PLAT REVIEW
AND COMMENT

ART MARSHALL agent(s) for MERCEDES R. MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block 3, **SUNSHINE ADDITION**, zoned SU2, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately 0.33 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project# 1006927**
07DRB-70353 SKETCH PLAT REVIEW
AND COMMENT

PLAZA SURVEYS LLC agent(s) for CHRISTINA ALVERAZ request(s) the above action(s) for all or a portion of Lot 24, Block 4, **ESPERANZA ADDITION**, zoned C-1, located on KATHRYN SE BETWEEN SAN MATEO SE AND ORTIZ SE containing approximately 0.16 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN**

21. The Development Review Board Minutes for October 3, 2007 were approved.

ADJOURNED: 11:20



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 7, 2007 9:00AM

MEMBERS:

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

**Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer**

**Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation**

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

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

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

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

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

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

1. **Project# 1003445**
07DRB-70311 STREET NAME CHANGE

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A-2, Block(s) D, Tract(s) B-1-A, C-1-A, D-1-A & B, **FOUNTAIN HILLS PLAZA**, zoned SU-1, IP, PDA & C-3, located on NUNZIO AVE NW BETWEEN PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.91 acre(s). (C-12)
The Street Naming Ordinance requires DRB to submit a report to EPC which makes the final decision.

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

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

The adjacent owners were notified. No comments were received. Because there is already a street within the City named "Nunzio", Planning believes the public benefit in changing the name outweighs the public confusion and cost created by the change.

2. **Project# 1006902**
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE**, zoned SU-1/PRD, located on COORS BLVD NW AND DELYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11)**DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**

3. **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 TO 1/9/08 AT THE AGENTS' REQUEST.**

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

4. **Project# 1002739**
07DRB-70348 AMENDED SDP FOR
SUBDIVISION
07DRB-70349 AMENDED TO
PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) PARCEL 4 & 6, **ANDERSON HEIGHTS Unit(s) 4 & 6**, zoned R-D, located on 118TH ST NW BETWEEN COLOBEL AVE NW AND AMOLE MESA NW containing approximately 56.86 acre(s). (N-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

5. ~~**Project# 1006922**~~
07DRB-70347 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES (to be known as Lot 27-A) Unit(s) B**, zoned SU-1, M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 NE containing approximately 2.67 acre(s). (C-18) **DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**

07DRB-70351 MINOR - SDP FOR
BUILDING PERMIT

CLARK CONSULTING ENGINEERS agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block 9, Unit B, **NORTH ALBUQUERQUE ACRES Tract A**, zoned SU2-M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE containing approximately 2.67 acre(s). (C-18) **DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**

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

6. **Project# 1006813**
07DRB-70350 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for BONNIE K. ROMERO request(s) the above action(s) for all or a portion of Lot(s) 22-24, Block 2, **BELMONT PLACE**, zoned R-1, located on 5TH ST NW BETWEEN BELROSE AVE NW AND FREEMAN AVE NW containing approximately 0.24 acre(s). (G-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD, AND TO TRANSPORTATION TO ADD AN ADDITIONAL 2 FEET ALONG THE ALLEY.**

7. **Project# 1005465**
07DRB-70277 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or a portion of Tract(s) C, **SOUTH BROADWAY INDUSTRIAL ACRES**, zoned SU-2 HM, located on WOODWARD RD SE BETWEEN BROADWAY BLVD SE AND 2ND ST SE containing approximately 3.52 acre(s). (M-14) *[Deferred from 10/03/07, 10/17/07, 10/24/07 & 10/31/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD, AND TO TRANSPORTATION TO CALL OUT THE WIDTH OF THE RIGHT-OF-WAY ON WOODWARD AND FOR CURVE C1 TO BE INCREASED TO 35 FEET.**

8. **Project# 1006913**
07DRB-70333 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for 110 RICHMOND , LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 2 & 3, Block(s) 40, **UNIVERSITY HEIGHTS ADDITION**, zoned CCR-1, located on RICHMOND AVE NE BETWEEN CENTRAL AVE NE AND SILVER AVE NE containing approximately 0.52 acre(s). (K-16) *[Deferred from 10/31/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD, AND TO TRANSPORTATION FOR THE ALLEY TO BE RECONSTRUCTED OR OVERLAYED PRIOR TO SIGN-OFF.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

9. **Project# 1002637**
07DRB-70346 SKETCH PLAT REVIEW
AND COMMENT

LOGAN HALL agent(s) for LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION**, zoned SU2-NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.45 acre(s). (K-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

10. Other Matters:

ADJOURNED: 10:30

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006922

AGENDA ITEM NO: 5

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit

ENGINEERING COMMENTS:

No objection to platting request.

Comments regarding Site Plan for Building Permit request:

- ✓ Call out all radii
- ✓ All curb return entrances require wheelchair ramps
- Widths and radii for curb return entrances: dependent upon vehicle the access point is designed for; 15 foot minimum radius for curb returns – heavy vehicle paths may require a larger radius
- ✓ Call out all sidewalk widths
- Show the location of all wheelchair ramps within the site. – *call out max slope*
- ✓ Note that the 2-foot overhang is not allowed to encroach on the 6 foot required width of sidewalk. Therefore, the sidewalk can be 8 feet wide with a 2-foot overhang, or the parking spaces must be 20 feet in length with bumpers.
- ✓ Clarify what your design vehicle is in the loading zones; provide an exhibit defining the heavy vehicle path in this area
- Does the site plan require EPC approval? – *No*
- *Pedestrian Path to northernmost building?*

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

11-14-07

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3981

DATE: NOVEMBER 7, 2007

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 11/1/2007
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1006922
 DRB Application No.: 07 DRB 70347

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

The Commons @ Eagle Rock

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 27-29, BLK. 9, Unit B, TRACT A North Albuq. Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		6'W.	P.C.C. SDWK.	N. Side Eagle Rock Ave.	Frontage				

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

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

<p><u>Phil Clark</u> NAME (print)</p> <p><u>Clark Consulting Eng'rs.</u> FIRM</p> <p><u><i>[Signature]</i></u> SIGNATURE - date <u>11/1/07</u></p>	<p>_____ DRB CHAIR - date</p> <p>_____ TRANSPORTATION DEVELOPMENT - date</p> <p>_____ UTILITY DEVELOPMENT - date</p> <p>_____ CITY ENGINEER - date</p>	<p>_____ PARKS & RECREATION - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>
--	--	---

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006922

AGENDA ITEM NO: 13

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

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

DATE: November 14, 2007

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006922

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED X ¹¹⁻¹⁴⁻⁰⁷; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

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

DATE: November 7, 2007-

CITY OF ALBUQUERQUE
Planning Department
November 14, 2007
DRB Comments
2nd Set

ITEM# 13

PROJECT #1006922

APPLICATION # 07-70347 & 70351

RE: Lot 27-A/spbp....second set of comments

SITE PLAN

1. The colors of the monument signs and size & colors of the letters and what the sign will say are required.

LANDSCAPE PLAN

1. The required number of street trees is okay. However, at least 3 different species are required to lessen the possibility of disease killing them all and to provide variety.

2. The landscaping in the plan still will not cover 75% of the area when it is at maturity. There are not yet enough plants to provide a buffer or screen on all 4 sides.

3. The easements are still not shown.

✓ 4. The square footage of each landscaped area is still not on the plan.

5. The ponding areas can and should have plants in them as well.

6. The two trees in the middle parking area should have a larger area with gravel to allow sufficient root spread and watering without uprooting the concrete. Add a 4 foot wide rectangular gravel area between the 2 trees. The spaces are long enough to do so.

Page 2, 2nd set

6. The building elevations are still not complete. The color renderings do not satisfy this requirement. Consult the SPBP Checklist for the requirements.

7. Wood pickets are not allowed in the refuse fence or gate. Steel ones are required.

Provide a revised plan to me by Monday, November 12th at noon to avoid further deferral.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 7, 2007
DRB Comments**

ITEM # 5

PROJECT # 1006922 APPLICATION # 07-70347 & 70351

RE: Lot 27-A/spbp & minor plat

PLAT

1. The plat matches the site plan. However, it's missing the required solar collector language. AGIS dxf approval is not yet in the file.

SITE PLAN

1. Remove the existing lot lines from the site plan.
2. Show the proposed use on each building footprint on the site plan.
3. Is the chain link fence new or existing?
4. There are 2 monument signs indicated on the plan but none of the Checklist required information.
5. Section 14-16-2-19(E) of the Zone Code requires a twenty foot front yard setback and ten foot back yard setback of the building from the property line. This plan does not meet those requirements.

LANDSCAPE PLAN

1. Each plant on the Plan must have its own symbol. The number of each plant must be listed.
2. The Street Tree Ordinance requires a tree along Eagle Rock for each 30 feet of frontage. This means 13 trees are required.

3. The landscaping in the plan is required to cover 75% of the area counted in the landscaping calculations. The plants are too sparse to reach this goal. Plus the North I25 Plan (Page 54) requires the landscaping on all sides to act as buffers. This landscaping is not dense enough. The buffers are supposed to be a combination of trees, shrubs and vegetative ground cover.
4. The easements on the site plan must be shown on the Landscape Plan as well.
5. The crushed rock must be at least 3" deep and the type must be identified.
6. A statement is required saying the owner will maintain the irrigation system.
7. The square footage of each landscaped area must appear on the Plan.
8. The 10 foot landscaping buffer on the front does not meet the sector plan requirements. See Page 54.
9. No parking space may be more than 50 feet from a tree. See Page 55.

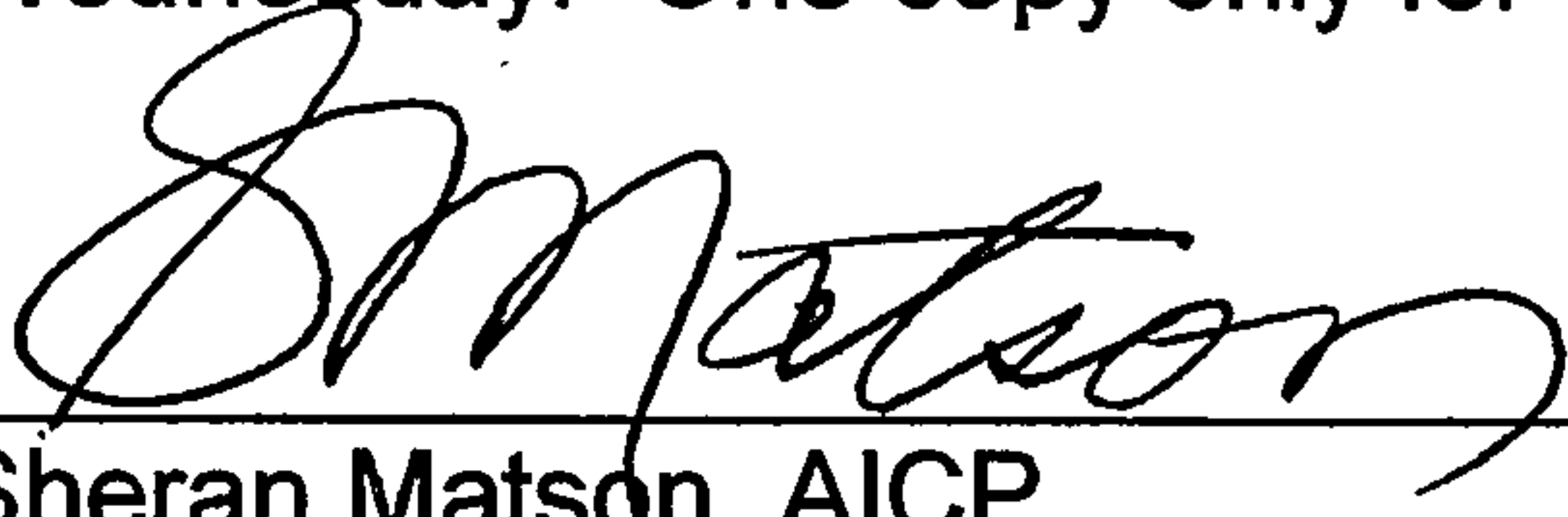
ELEVATIONS

1. The building elevations sheets are not complete. The SPBP Checklist indicates required elements.
2. Remove the floor plans. They are not part of the DRB approval process.

Page 3, Lot 27-A

3. The elevation drawing of the refuse container and enclosure is missing. Page 53 of the North I25 Sector Plan has requirements.

A revised SPBP is due by Monday at noon for review before DRB on Wednesday. One copy only for Planning is required.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

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

10/30/2007 Issued By: PLNABG

Permit Number: 2007 070 351

Category Code 910

Application Number: 07DRB-70351, Minor - Sdp For Building Permit

Address:

Location Description: EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE

Project Number: 1006922

Applicant
John Schiffer

5924 Anaheim Ave Ne Suite B
Albuquerque NM 87113
507-1921

Agent / Contact
Clark Consulting Engineers
Phillip Clark
19 Ryan Road
Edgewood NM 87015

ocealbq@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$385.00
TOTAL:		\$405.00

City Of Albuquerque
Treasury Division

10/30/2007 11:39AM LOC: ANN
WSH 008 TRANSH 0012
RECEIPT# 00083503-00083503
PERMIT# 2007070351 TRSLJS
Trans Amt \$405.00
Conflict Manag. Fee \$20.00
DRB Actions \$385.00
CK \$405.00

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

11/14/2007 Issued By: PLNABG

Permit Number: 2007 070 351

Category Code 910

Application Number: 07DRB-70351, Minor - Sdp For Building Permit

Address:

Location Description: EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE

Project Number: 1008922

Applicant
John Schiffer

5924 Anaheim Ave Ne Suite B
Albuquerque NM 87113
507-1821

Agent / Contact
Clark Consulting Engineers

Phillip Clark
19 Ryan Road
Edgewood NM 87015

ocealbq@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Deferral fee Actions	\$50.00
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

11/14/2007 8:56AM LOC: ANNX
WSH OCB TRANSH 0004
RECEIPT# 00084090-00084090
PERMITH 2007070351 TRSDMG
Trans Amt \$50.00
DRB Actions \$50.00
CK \$50.00
CHANGE \$0.00

Thank You

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

10/29/2007 Issued By: PLNABG

Permit Number: 2007 070 347

Category Code 910

Application Number: 07DRB-70347, Minor - Preliminary/ Final Plat Approval

Address:

Location Description:

Project Number: 1006922

Applicant

John Schiffer

5924 Anaheim Ave Ne
Albuquerque NM 87113
507-1921

Agent / Contact

Terrametrics Of New Mexico
Phil Turner
4175-A Montgomery Blvd Ne
Albuquerque NM 87109

pturner001@qwest.net

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

10/29/2007 4:51PM LOC: ANNX
WS# 006 TRANS# 0087
RECEIPT# 00084088-00084088
PERMIT# 2007070347 TRSMSP
Trans Amt \$235.00
Conflict Manaq. Fee \$20.00
DRB Actions \$215.00
VI \$235.00
CHANGE \$0.00

Thank You

TRANSMISSION VERIFICATION REPORT

TIME : 11/08/2007 10:39
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE, TIME 11/08 10:37
FAX NO./NAME 98282188
DURATION 00:01:37
PAGE(S) 03
RESULT OK
MODE STANDARD

**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO John Schiffer

FAX NUMBER 828-2188 # PAGES 3

SENT BY: Sheran Matson, DRB Chair PHONE : 924-3880

FAX # 924-3864 PROJECT: 1006922

*My 2nd set of
Comments.*

CITY OF ALBUQUERQUE
Planning Department
November 14, 2007
DRB Comments
2nd Set

ITEM#

PROJECT #1006922

APPLICATION # 07-70347 & 70351

RE: Lot 27-A/spbp....second set of comments

SITE PLAN

- ✓ 1. The colors of the monument signs and size & colors of the letters and what the sign will say are required.

LANDSCAPE PLAN

- ✓ 1. The required number of street trees is okay. However, at least 3 different species are required to lessen the possibility of disease killing them all and to provide variety.
- ✓ 2. The landscaping in the plan still will not cover 75% of the area when it is at maturity. There are not yet enough plants to provide a buffer or screen on all 4 sides.
- ✓ 3. The easements are still not shown.
- 4. The square footage of each landscaped area is still not on the ✓ plan.
- ✓ 5. The ponding areas can and should have plants in them as well.
- ✓ 6. The two trees in the middle parking area should have a larger area with gravel to allow sufficient root spread and watering without uprooting the concrete. Add a 4 foot wide rectangular gravel area between the 2 trees. The spaces are long enough to do so.

Page 2, 2nd set

- ✓ 6. The building elevations are still not complete. The color renderings do not satisfy this requirement. Consult the SPBP Checklist for the requirements.
- ✓ 7. Wood pickets are not allowed in the refuse fence or gate. Steel ones are required.
- ✓ Provide a revised plan to me by Monday, November 12th at noon to avoid further deferral.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

TRANSMISSION VERIFICATION REPORT

TIME : 11/02/2007 12:44
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BR0L6J570919

DATE, TIME	11/02 12:42
FAX NO./NAME	98282188
DURATION	00:02:12
PAGE(S)	04
RESULT	OK
MODE	STANDARD



DEVELOPMENT REVIEW BOARD
FAX FORM

TO: John Schiffer

FAX NUMBER: 878-2188 # PAGES 4

SENT BY: Sheran Matson, DRB Chair DATE: _____

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1006923 APPLICATION NO: _____

My comments only. Phil Clark does not have a fax number listed.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 7, 2007
DRB Comments**

ITEM # 5

PROJECT # 1006922 APPLICATION # 07-70347 & 70351

RE: Lot 27-A/spbp & minor plat

PLAT

1. The plat matches the site plan. However, it's missing the required solar collector language. AGIS dxf approval is not yet in the file.

SITE PLAN

1. Remove the existing lot lines from the site plan.
2. Show the proposed use on each building footprint on the site plan.
3. Is the chain link fence new or existing?
4. There are 2 monument signs indicated on the plan but none of the Checklist required information.
5. Section 14-16-2-19(E) of the Zone Code requires a twenty foot front yard setback and ten foot back yard setback of the building from the property line. This plan does not meet those requirements.

LANDSCAPE PLAN

1. Each plant on the Plan must have its own symbol. The number of each plant must be listed.
2. The Street Tree Ordinance requires a tree along Eagle Rock for each 30 feet of frontage. This means 13 trees are required.

3. The landscaping in the plan is required to cover 75% of the area counted in the landscaping calculations. The plants are too sparse to reach this goal. Plus the North I25 Plan (Page 54) requires the landscaping on all sides to act as buffers. This landscaping is not dense enough. The buffers are supposed to be a combination of trees, shrubs and vegetative ground cover.
4. The easements on the site plan must be shown on the Landscape Plan as well.
5. The crushed rock must be at least 3" deep and the type must be identified.
6. A statement is required saying the owner will maintain the irrigation system.
7. The square footage of each landscaped area must appear on the Plan.
8. The 10 foot landscaping buffer on the front does not meet the sector plan requirements. See Page 54.
9. No parking space may be more than 50 feet from a tree. See Page 55.

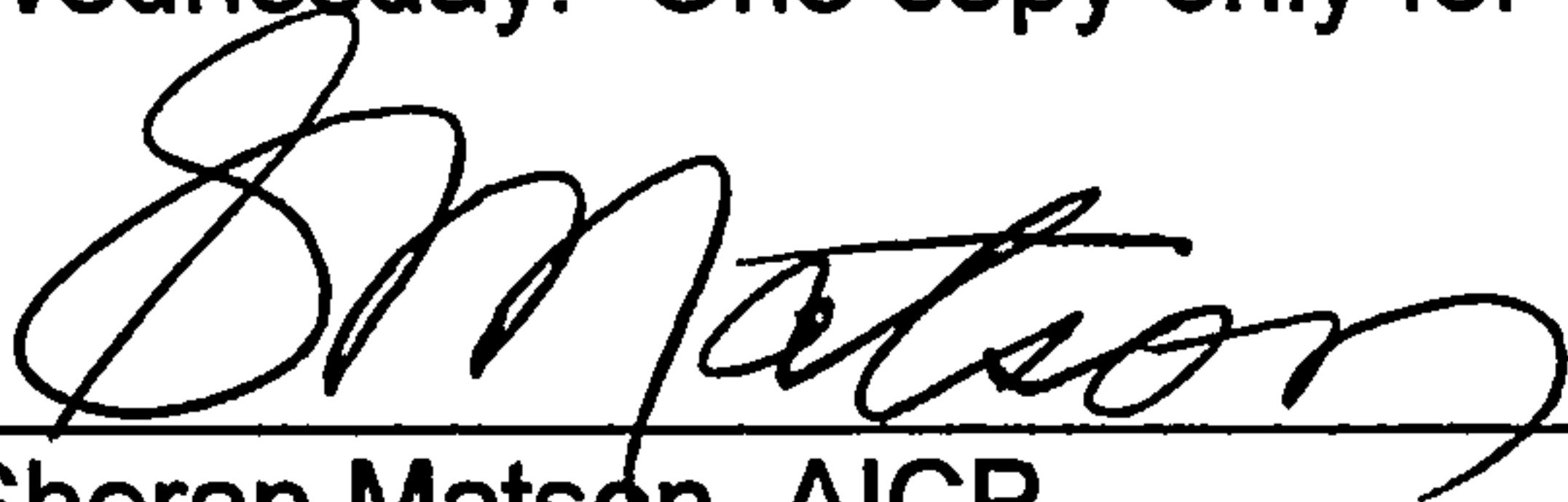
ELEVATIONS

1. The building elevations sheets are not complete. The SPBP Checklist indicates required elements.
2. Remove the floor plans. They are not part of the DRB approval process.

Page 3, Lot 27-A

3. The elevation drawing of the refuse container and enclosure is missing. Page 53 of the North I25 Sector Plan has requirements.

A revised SPBP is due by Monday at noon for review before DRB on Wednesday. One copy only for Planning is required.

A handwritten signature in black ink, appearing to read "S. Matson", written over a horizontal line.

Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov




INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: November 2, 2007

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Kevin Curran, Legal Department
Terrametrics of New Mexico
Clark Consulting Engineers

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project # 1006922, 07DRB-70351 Minor – SDP for Building Permit, 07DRB-70347 Minor – Preliminary / Final Plat Approval, Lots 27-29, Block 9, North Albuquerque Acres, Unit B, Tract A (to be known as Lot 27-A), Located on Eagle Rock Ave. NE between San Mateo Blvd. NE and Pan American Freeway NE.

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Coronado Landfill). The developers of this site are required to follow the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones”. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 10/30/07
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Preliminary Grading Plan (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. Building and Structure Elevations
5. Conceptual Utility Plan
6. Previously approved Development Plan (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 134 provided: 134
Handicapped spaces required: 8 provided: 8
Motorcycle spaces required: 24 provided: 24
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 24 provided: 24
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

- ~~NO~~ 2. Pedestrian trails and linkages
- ~~NA~~ 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- ~~N/A~~ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- ~~N/A~~ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- ~~N/A~~ 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST Revised: 2/22/07

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. For EPC and DRB submittals only – Color renderings or similar illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

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): TERAMETRICS NM PHONE: 881-2903
 ADDRESS: 4175 MONTGOMERY BLVD NE FAX: 881-2591
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: pturner1001@qwest.net

APPLICANT: JOHN SCHIFFER PHONE: 505-507-1921
 ADDRESS: 5924 ANAHEIM AVE NE FAX: 505-828-2188
 CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: LOT ADJUSTMENT + SITE DEVELOPMENT PLAN APPROVAL

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. LOTS 27, 28, 29 Block: 9 Unit: B
 Subdiv/Addn/TBKA: TRACT A NORTH ALBU ACRES (TBK LOT 27A)
 Existing Zoning: SU2-M1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: LOT 29 101806405849020904
LOT 28 101806407349020905
LOT 27 101806409049020906

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
DRB 1005149 (LOT 30)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? YES
 No. of existing lots: 3 No. of proposed lots: 1 Total area of site (acres): 2.67
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO EAGLE ROCK AVE NE
 Between: SAN MATEO NE and I 25 (PAH-AM) Freeway NE

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

SIGNATURE: Philip W. Turner DATE: 10/29/07
 (Print) PHILIP W. TURNER Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB-70347</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected				<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 checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>11/07/07</u>			Total <u>\$ 235.00</u>

Sandiz Handley 10/29/07
 Planner signature / date

Project # 1006922

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.

- 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**
- 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
- 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.
- 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.

PHYLLIS W. TURNER
Applicant name (print)
[Signature]
Applicant signature / date

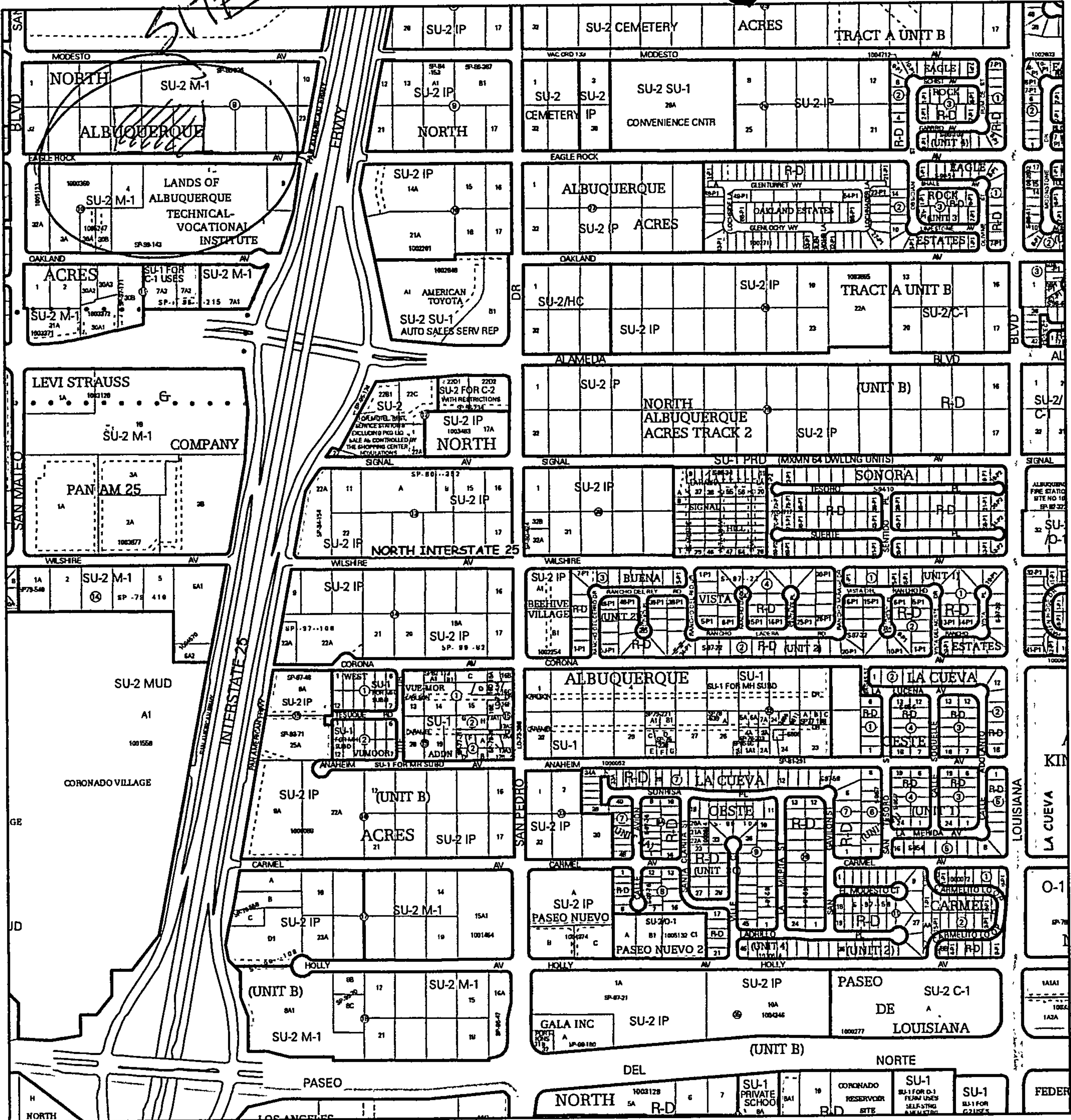


Form revised October 2007

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

Application case numbers
07DRB-70347

Sandy Handley 10/29/07
Planner signature / date
Project # 1006922



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/6/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-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

0 750 1,500 Feet

Terrametrics of New Mexico
Professional Land Surveying
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

October 29, 2007

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

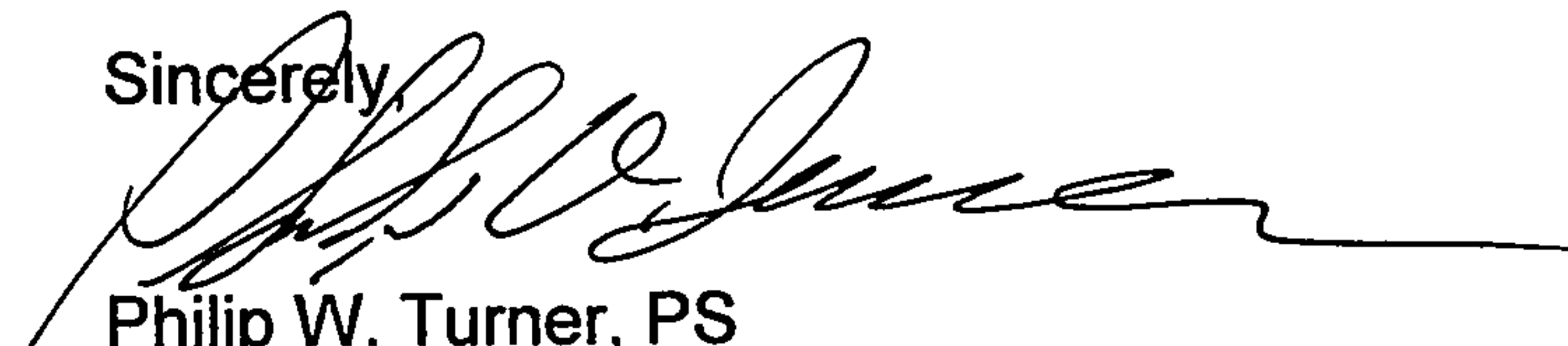
Re: Replat to consolidate Lots 27 thru 29, Block B, Tract A, Unit B, North
Albuquerque Acres

City of Albuquerque Planning Department:

Terrametrics of New Mexico, as the agent JDSixty-nine, requests preliminary and final plat approval of the replat of the referenced property. The existing property is presently zoned SU-2 and is unimproved..

Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS
Terrametrics of New Mexico



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Clark Consulting Engineers PHONE: 281-2444

ADDRESS: 19 Ryan Rd FAX: _____

CITY: Edgewood STATE NM ZIP 87015 E-MAIL: ccc@albg@aol.com

APPLICANT: John Schiffer PHONE: 507-1921

ADDRESS: 5924 ANAHEIM AVE, Ste B FAX: 828-2188

CITY: Albuq. STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Lot Adjustment & Site Development Plan Approval Requested for office development

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. LOTS 27, 28, & 29 Block: 9 Unit: B

Subdiv/Addn/TBKA: TRACT A, North Albuq. Acres

Existing Zoning: SU2-~~MA~~1 Proposed zoning: Same

Zone Atlas page(s): C-18 UPC Code: (101806405849020904 LOT29) 101806407349020905, LOT28 101806409049020906 " 27 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB 1005149 (LOT 30)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? YES
 No. of existing lots: 3 No. of proposed lots: 1 Total area of site (acres): 2.67

LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Ave NE
 Between: San Mateo Blvd NE and Pan American Freeway NE

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

SIGNATURE Philip W. Clark DATE 10/26/07
 (Print) Philip W. Clark Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70351</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 385.00</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 checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>November 7, 2007</u>				Total <u>\$ 405.00</u>

Andrew Garcia
 Planner signature / date

Project # 1006922

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"**
- N/A 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**
 - N/A Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

JOHN SCHIFFER
Applicant name (print)

[Signature] 10/30/07
Applicant signature / date

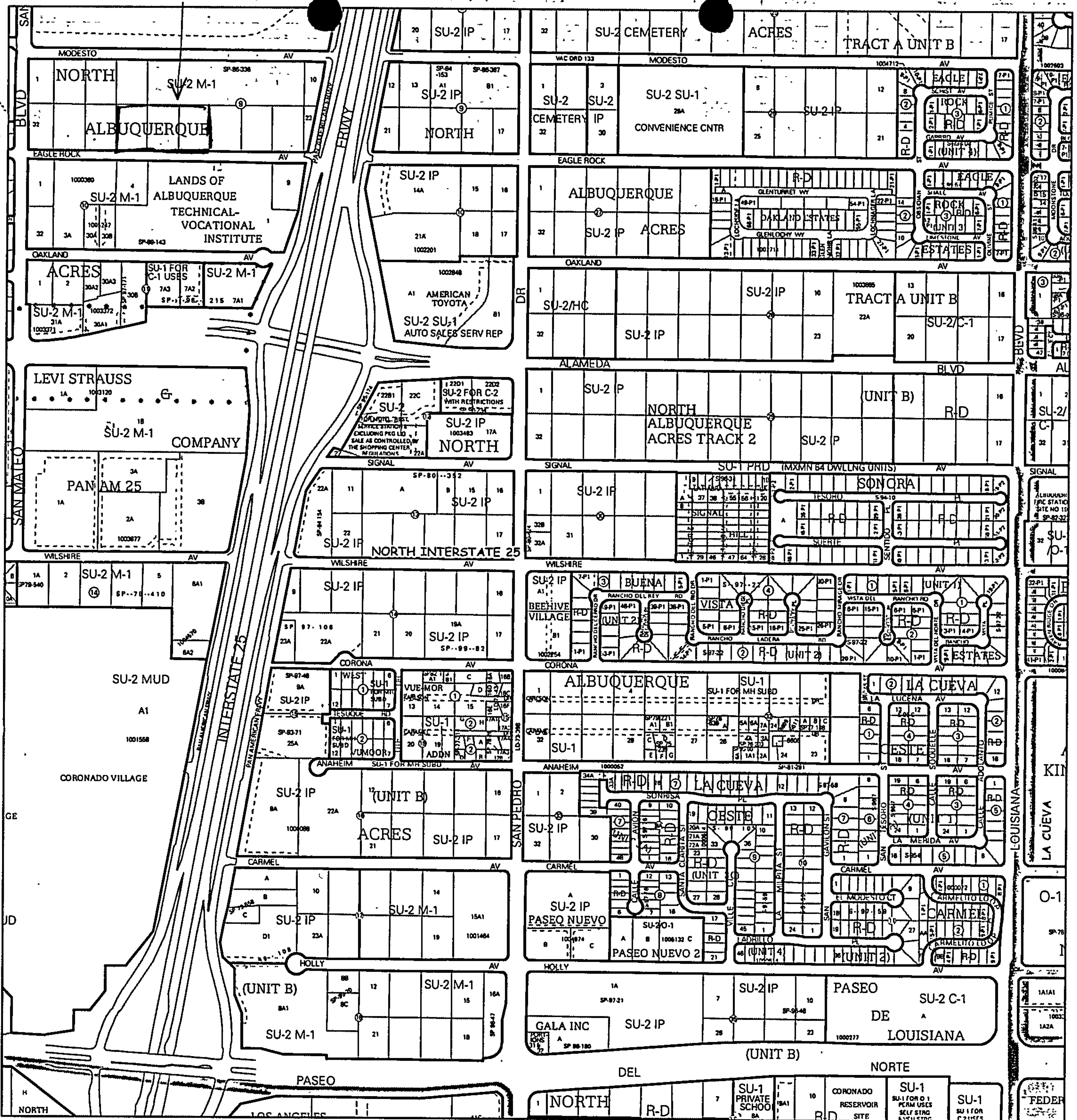


Form revised October 2007

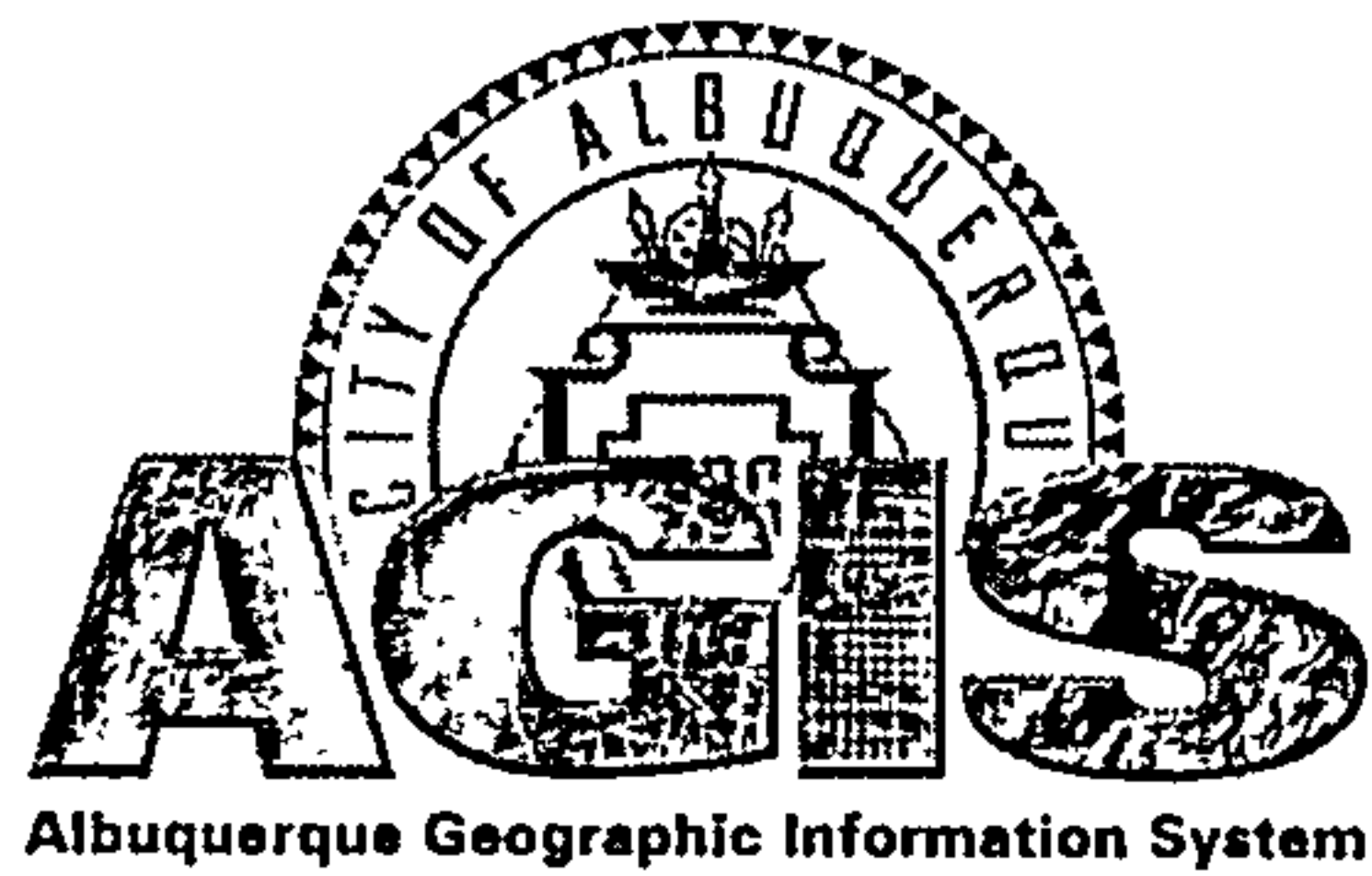
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07023 - _____ - 70351
 _____ - _____ - _____
 _____ - _____ - _____

Andrew Garcia 10/30/07
Planner signature / date

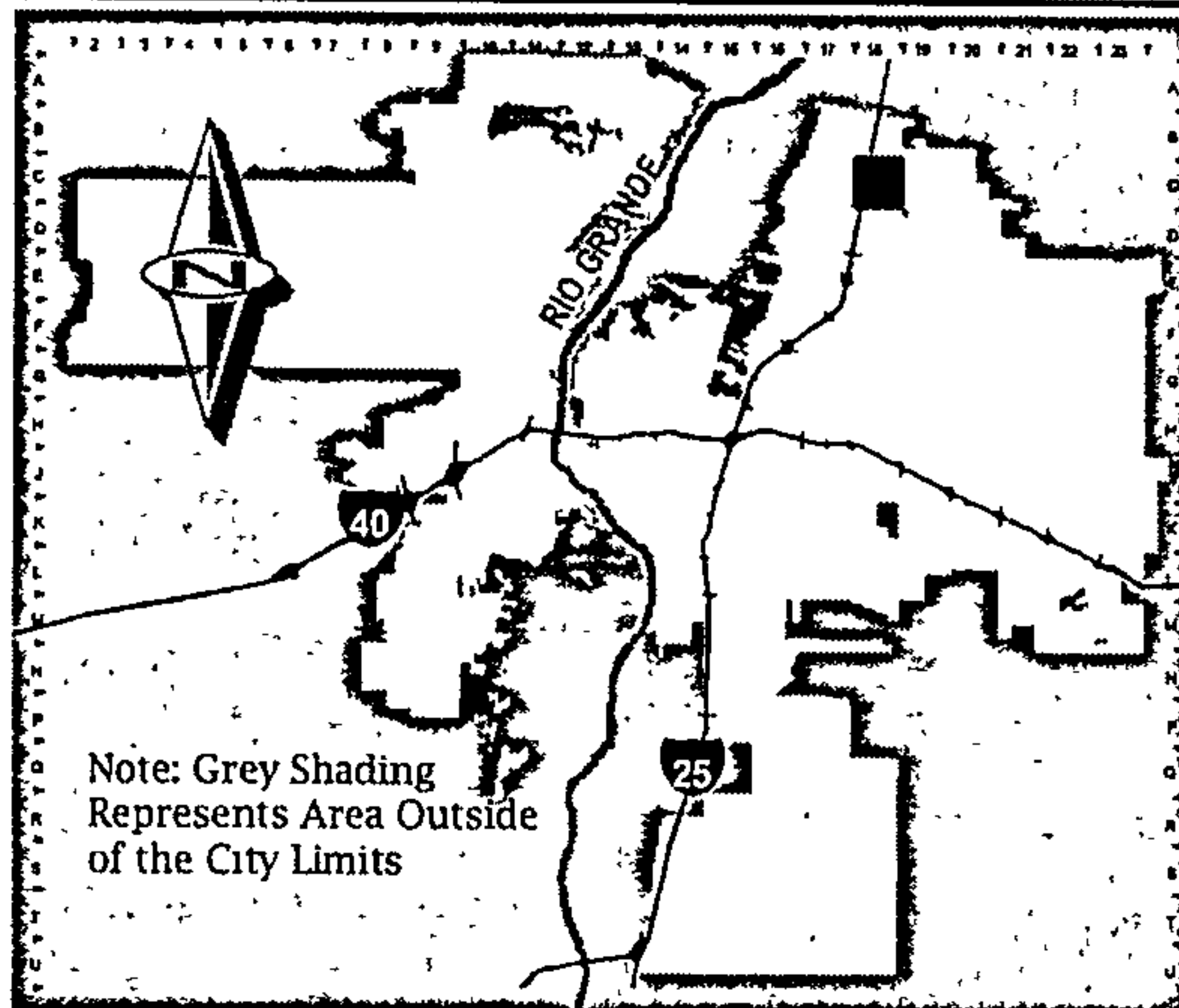
Project # 1006922



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



Map amended through: 5/17/2007

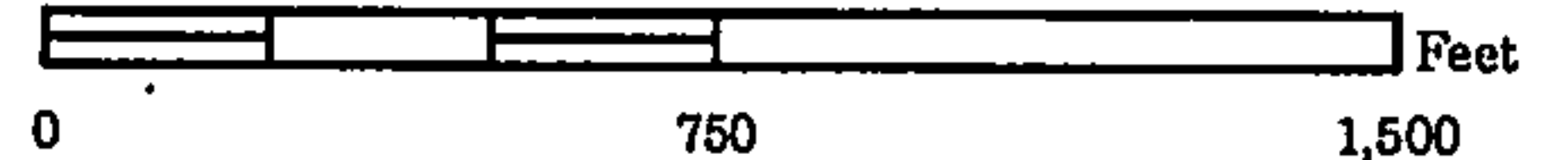


Zone Atlas Page:

C-18-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



10/30/07

To WHOM IT MAY CONCERN,

I REQUEST APPROVAL TO BUILD A SMALL OFFICE COMPLEX ON EAGLE ROCK AVE NE. IT IS A 2.67 ACRE SITE. WE PLAN TO HAVE A TOTAL OF 5 BUILDINGS. (APPROXIMATE 28000 SQ FT) THEY WILL BE SINGLE STORY WOOD FRAME/STUCCO WITH PITCHED ROOFS. IT WILL BE TASTEFULLY DEVELOPED AND BLEND WELL WITH THE SURROUNDING AREA. IT'S PRIMARY USE WILL BE OFFICE SPACE. THANK-YOU! SINCERELY

JOHN SCHIFFER
507-1921

10/30/07

NORTH INTERSTATE 25 SECTOR DEVELOPMENT
PLAN,

ZONING E. INDUSTRIAL USES.

4. THE SU2/M1 ZONE ALLOWING USES
PERMISSIVE IN THE M-1 ZONE AS REGULATED BY
THE M-1 ZONE WITH THE EXCEPTION THAT ALL
NEW INDUSTRIAL DEVELOPMENT ZONE SU2/M-1
SHALL REQUIRE A LANDSCAPE PLAN INCORPORATING
THE DESIGN STANDARDS CONTAINED IN SECTION VI.

a. Conditional uses include concrete or cement products manufacturing batching plant, processing of stone, gravel, sand, or dirt including mining stockpiling, and distribution but not on-site retailing.

b. Conditional uses should generally be conducted in a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high which is maintained in a state of good repair and which must be solid when it faces or abuts public right-of-ways, or land not zoned SU-2/IP, IP, or SU-2/M-1.

c. Automotive sales and related service or repair is not a conditional use.

4. The SU-2/M-1 zone allowing uses permissible in the M-1 zone as regulated by the M-1 zone with the exception that all new industrial development zoned SU-2/M-1 shall require a landscaping plan incorporating the design standards contained in Section VI.

5. Conditional uses for retail and customer services shall total no more than 14 acres in all industrial use categories combined in the sector plan area.

6. Off-Premise signs are not allowed as permissible or conditional uses within 1,000 feet of Alameda Boulevard between I-25 and the North Diversion Channel for property zoned SU-2/IP, SU-2/IP-EP and SU-2/M-1.

F. Automotive Sales, Service and Repair:

The SU-2 Automotive Sales Service and Repair zone allowing only automotive sales service and repair as permissible uses, no conditional uses, otherwise as regulated by the IP zone with the following exceptions:

a. Lot Size. No requirements; (but note setback requirements in Section VI).

b. All site plans and landscaping plans shall incorporate the design standards contained in Section VII.

G. Hospital and Medical

SU-2 for Hospital and Medical zone allows hospitals medical office, and medical laboratories, and residential facility for medical treatment of humans. New development shall require a landscaping plan incorporating the design standards contained in Section VI.

H. Radio Studio, Office, Antenna:

SU-2 for Radio Studio Office, Antenna zone allows existing antenna and studio building which may be used as radio studio or any kind of office. Any additional construction, which shall be for the same uses, is allowed only after site plan approval by the