



Completed
3/24/08 vs

DRB CASE ACTION LOG (SITE DEV PLAN - 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.: 08DRB-70072

Project # 1006925

Project Name: UNIVERSITY HEIGHTS ADDN

Agent: CONSENSUS PLANNING INC.

Phone No.: 764-9801

Your request was approved on _____ 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): - show cart storage

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.

Handwritten notes:
JH
JL 3-25-08

Created On:



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 27, 2008 9:00 AM
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# 1000788**
08DRB-70056 2 YR YEAR EXTENSION
OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for LONGFORD AT PARADISE SKIES, LP request(s) the above/ referenced action(s) for all or a portion of **Unit(s) 8 & 9, PARADISE SKIES**, zoned SU-1/ RT, located on the south side of MCMAHON BLVD NW BETWEEN ROCKCLIFF DR NW AND MILKY WAY ST NW containing approximately 29.8 acre(s). (A-11) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED WHICH WAS GRANTED THROUGH FEBRUARY 13, 2009.**
- 2. Project# 1006200**
08DRB-70060 VACATION OF PUBLIC
EASEMENTS
08DRB-70061 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70070 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above/ referenced action(s) for CANYON MESA AVENUE SE, plus adjacent Public Utility Easements and Existing Public Drainage and Public Access Easements on Tract(s) 1 & 2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the north side of CRICK AVE SE BETWEEN UNIVERSITY BLVD SE AND WATSON DR SE containing approximately 39.4 acre(s). (Q-16) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE PRELIMINARY WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA.**

3. **Project# 1006602**
08DRB-70053 VACATION OF PUBLIC EASEMENTS
08DRB-70054 VACATION OF PUBLIC RIGHTS-OF-WAY
08DRB-70028 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ALM, LLC request(s) the above/ referenced action(s) for a portion of PALOMAS AVENUE NE, plus the DRAINAGE RIGHT-OF-WAY known as Tract B and a Temporary Ponding Easement on Tract B and Lot 20A, plus a Public Waterline Easement on Lot 20A, **HERITAGE HILLS NORTH UNIT 1** (to be known as **VENTURA PLAZA**) zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE AND VENTURA ST NE containing approximately 5.5 acre(s). (D-20) **THE VACATIONS WERE 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 ABCWUA FOR THE CONDITION THAT THE EXISTING WATERLINE BE ABANDONED, AND TO PLANNING TO RECORD.**

- 8DRB-70036 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70037 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A-20A, Block(s) 31, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NW AND VENTURA NE containing approximately 5.44 acre(s). (D-20) *(Deferred from 1/30/08)*. **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE SITE PLANS FOR SUBDIVISION AND BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS, AND TO CITY ENGINEER FOR THE SIA.**

4. **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, 11/14/08, 12/12/0 & 12/30/07)* **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

5. **Project# 1006973**
08DRB-70057 VACATION OF PUBLIC
EASEMENT

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) **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.**

6. **Project# 1005108**
08DRB-70059 MAJOR - PRELIMINARY
PLAT APPROVAL

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29**, zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

7. **Project# 1007083**
08DRB-70050 VACATION OF PUBLIC
RIGHT-OF-WAY

JACKS HIGH COUNTRY INC agent(s) for JULIA SAMORA ESTATE request(s) the above action(s) for all or a portion of the NORTH-SOUTH ALLEY Lot, between the **JM MOORE REALTY COMPANY'S ADDITION # 1, and BLOCK B, BRANSON ADDITION**, located east of 8TH ST NW BETWEEN MOUNTAIN RD NW AND SUMMER NW. (J-14) *(Deferred from 2/20/08)*. **THE ABOVE ITEM WAS WITHDRAWN AT THE AGENT'S REQUEST.**

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

8. ~~**Project# 1006925**~~
08DRB-70072 EPC APPROVED SDP
FOR BUILD PERMIT

CONSENSUS PLANNING INC agent(s) for Werner Gilchrist LLC request(s) the above action(s) for all or a portion of Lot(s) 3&4, Block 10, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-2/DR, located on CORNELL DRIVE SE BETWEEN SILVER AVE SE AND LEAD AVE SE containing approximately 0.3 acre(s). (K-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO SHOW CART STORAGE.**

9. **Project# 1006989**
08DRB-70082 MINOR - SDP FOR
BUILDING PERMIT
08DRB-70083 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

LARRY READ AND ASSOCIATES agent(s) for HELMICK REALTY request(s) the above action(s) for all or a portion of Lot 16, Block 16, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU-2/IP, located on SAN PEDRO NE BETWEEN PASEO DEL NORTE NE AND ALAMEDA NE containing approximately 0.63 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE PRELIMINARY PLAT. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS, AND TO PLANNING TO CHECK FOR THE PLAT AND FOR ADDITIONAL COMMENTS.**

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

10. **Project# 1002885**
08DRB-70080 EXT OF SIA FOR TEMP
DEFR SDWK CONST

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 1-78, **OCOTILLO SUBDIVISION**, zoned R-D 4DU/A, located on HOLBROOK ST NE BETWEEN ANEHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project# 1004254**
08DRB-70079 EXT OF MAJOR
PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS Unit 3**, zoned R-2, located on VERANDA RD NW BETWEEN RIO GRANDE BLVD NW AND GLENWOOD DR NW containing approximately 0.6061 acre(s). (G-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project# 1006939**
08DRB-70078 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3**, zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) **DEFERRED TO 3/5/08 AT THE AGENT'S REQUEST.**

13. **Project# 1003554**
08DRB-70081 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for CENTRAL PARK PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 5-A, **CENTRAL PARK PLACE**, zoned C-2, located on CENTRAL AVE SE BETWEEN CONCHAS ST SE AND EUBANK BLVD SE containing approximately 1.926 acre(s). (L-20) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS REGARDING RIGHT-OF-WAY DEDICATION, AND TO PLANNING.**
14. **Project# 1004073**
08DRB-70073 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HOMES BY KIM BROOKS INC agent(s) for RIO GRANDE ENGINEERING request(s) the above action(s) for all or a portion of Lot(s) 4-7, Block(s) 7, **JUAN TABO HILLS Unit 1**, zoned RD, located on SMARTY JONES ST SE BETWEEN BALLANT FOX RD SE AND SR BARTON RD SE containing approximately .56 acre(s). (M-22) **WITH THE GRADING AND DRAINAGE PLAN DATED 2/13/08, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE.**
15. **Project# 1006000**
08DRB-70026 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 12, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK**, zoned PC, located on SOLAR MESA SE BETWEEN TURNING SE AND SAGAN SE containing approximately 5.44 acre(s). (R-16) **THE FINAL PLAT WAS APPROVED.**
16. **Project# 1007133**
08DRB-70087 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WILSON & CO. agent(s) for CITY OF ALBUQUERQUE ET. AL, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS Unit 2**, zoned SU-2/R-1, located on SHIPROCK PL NW BETWEEN 81ST ST NW AND KIBO PLACE NW containing approximately 3.3677 acre(s). (E-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

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

17. **Project# 1006825**
08DRB-70088 SKETCH PLAT REVIEW
AND COMMENT
- EDWARD FITZGERALD ARCHITECTS agent(s) for URBAN ASSETS LLC request(s) the above action(s) for all or a portion of Lot(s) B-1, Block(s) 3, **NEW YEAR ADDITION**, zoned C-2, located on JEFFERSON NE BETWEEN LOMAS BLVD NE AND MARBLE NE containing approximately 0.6 acre(s). (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1007131**
08DRB-70084 SKETCH PLAT REVIEW
AND COMMENT
- DOUG SMITH agent(s) for TERRIE HERTWECK request(s) the above action(s) for all or a portion of Lot(s) 24-28, Block 9, **HOMESTEAD GARDENSPOT ATTITION**, zoned C, located on SLATE AVE NW BETWEEN 3RD ST NW AND 2ND ST NW containing approximately 0.5866 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project# 1007132**
08DRB-70086 SKETCH PLAT REVIEW
AND COMMENT
- JEFF HENRY request(s) the above action(s) for all or a portion of Lot(s) 15-16, Block 24, **MESA GRANDE**, zoned C-1, located on VALVERDE SE BETWEEN ZUNI SE AND CENTRAL SE containing approximately 0.3 acre(s). (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for January 30, 2008.

Other Matters: None

ADJOURNED: 10:50

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 27, 2008
DRB Comments**

ITEM # 8

PROJECT # 1006925 APPLICATION # 08-70072

RE: Lots 3 & 4, Block 10, University Heights Addition

EPC Condition of Approval No. 6 requires a defined storage area, not visible from street, for duplex refuse carts.



Jack Cloud AICP, DRB Chairman
924-3934/ jcloud@cabq.gov

February 26, 2008

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair

FROM: Jennifer Donofrio, Planner *JMD*

SUBJECT: Project # 1006925

On December 21, 2007, the Environmental Planning Commission approved Project # 1006925, case numbers 07EPC 40080 and 07EPC 40082, a request for a zone change from SU-2/DR to SU-1 for multi-family Residential and a site development plan for building permit for Lots 3 and 4, Block 10, University Heights Addition, located on Cornell Drive SE between Silver Ave SE and Lead Ave SE.

Upon DRB approval of the site development plan for building permit, the applicant will have satisfied all of the EPC conditions of approval.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3879.

Thank you.

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

02/13/2008 Issued By: PLNABG

Permit Number: 2008 070 072 **Category Code 910**

Application Number: 08DRB-70072, Epc Approved Sdp For Build Permit

Address:

Location Description: CORNELL DRIVE SE BETWEEN SILVER AVE SE AND LEAD AVE SE

Project Number: 1008925

Applicant **Agent / Contact**

Application Fees

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

City Of Albuquerque
Treasury Division

2/13/2008 1:41PM LUC: ANNX
WSH 007 TRANSH 0018
RECEIPT# 00094104-00094104
PERMIT# 2008070072 1KSMSP
Trans Amt. \$20.00
Conflict Manag. Fee \$20.00
CK \$20.00
CHANGE \$0.00
Thank You

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006925

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 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: February 27, 2008



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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)
- 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): 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: Werner Gilchrist LLC. PHONE: 505-268-1200
 ADDRESS: 122 Tulane FAX: _____
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: DRB Final Sign-off of EPC approved Site Development 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. 3 and 4 Block: 10 Unit: _____
 Subdiv/Addn/TBKA: University Heights Addition
 Existing Zoning: SU-2/DR Proposed zoning: SU-2/SU-1 ** MRGCD Map No _____
 Zone Atlas page(s): K16 UPC Code: 101605708422232114

****for DR detached multi-family*

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1006925/07EPC-40080, 40081, 40082

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.3
 LOCATION OF PROPERTY BY STREETS: On or Near: Cornell Drive SE
 Between: Silver Ave. SE and Lead Ave. SE

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

SIGNATURE [Signature] DATE 2/12/2008
 (Print) James K. Strozier AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 70070</u>	<u>SRP</u>		<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CME</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>February 27, 2008</u>			Total <u>\$ 20.00</u>
	<u>[Signature]</u> <u>2/13/08</u>	Project # <u>1006925</u>		

Planner signature / date

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

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

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

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

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

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

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

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

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

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - 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. Strozies
 Applicant name (print)

Stephanie Wilton
 Applicant signature / date

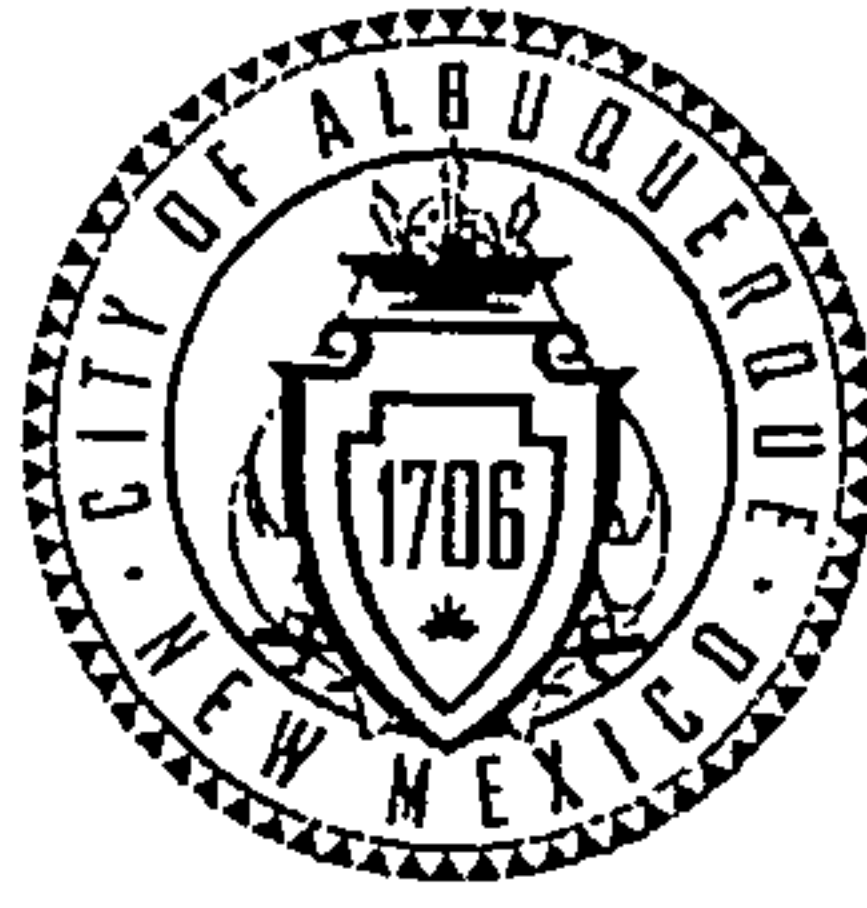


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 08DRB - 70072

Form revised October 2007

Verdine 2-12-08
 Planner signature / date

Project # 1006925



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

Date: December 21, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1006925***
07EPC-40080 SECTOR DEVELOPMENT
PLAN MAP AMENDMENT
07EPC-40082 SITE DEVELOPMENT PLAN-
BUILDG PRMT

Werner Gilchrist LLC
122 Tulane
Albuq. NM 87106

LEGAL DESCRIPTION: for all or a portion of lots 3 & 4, Block 10, UNIVERSITY HEIGHTS from SU-2/DR to SU-2 SU-1 for detached Multi Family Residential DR located on CORNELL DR SE BETWEEN SILVER SE AND LEAD AVE SE containing approximately .3 acre. (K-16) Maryellen Hennessey & Jennifer Donofrio, Staff Planners

On December 20, 2007 the Environmental Planning Commission voted to approve Project 1006925/07EPC 40080, Sector Development Plan Map Amendment from SU2/Diverse Residential to SU2/SU1 for Multi-Family Residential for approximately a 0.3 acre site identified as Lots 3 and 4, Block 10, University Heights Addition based in the following Findings.

FINDINGS:

1. This is a request for approval of a *University Neighborhoods Sector Development Plan* map amendment from SU2/Diverse Residential to SU2/SU1 for Multi-Family Residential for an approximately .3 acres site identified as Lots 3 and 4, Block 10, University Heights Addition.
2. The subject site contains 5 existing residential dwelling units in 4 buildings. One additional dwelling unit not to exceed 1800 square feet is proposed for the site. The existing buildings were relocated from a site on Harvard Ave. and placed on permanent foundations with a building permit issued by the City.

3. The *University Neighborhoods Sector Development Plan* does not provide for detached multi-family dwellings on a single lot. *The University Neighborhoods Sector Development Plan* does provide for townhouse (attached multi-family) development.
4. The new zoning category is not in conflict with adopted Goals and policies of the *City/County Comprehensive Plan* and the *University Neighborhoods Sector Development Plan*.
5. The request satisfies the following policies of the *City/County Comprehensive Plan* as follows:
 - The proposal furthers the Historic Resources Goal. Relocating and rehabilitating the houses on the subject site protects and reuses the houses. Placing the homes next to the Werner Gilchrist House compliments the City Landmark.
 - b. Established Urban Area Policy II.B.5d: is satisfied because the location, intensity, and design of the "as built" houses respect the neighborhood values. The density is consistent with the surrounding neighborhood. The character of the development is compatible with the City Landmark directly north of the site.
 - c. Established Urban Area Policy II.B.5e: is satisfied because the "as built" development is contiguous with the existing neighborhood. A sufficient level of public infrastructure and facilities are available, therefore no public improvements or utility extensions will be necessary.
 - d. Established Urban Area Policy II.B.5m: is satisfied because the site was designed to maintain and enhance the character of the historic City Landmark directly north of the site and to render the visual quality of the environment consistent with surrounding existing development.
 - e. Established Urban Area Policy II.B.5o: is satisfied because the proposal both redevelops an older neighborhood and rehabilitates unique older buildings.
 - f. Established Urban Area Policy II.B.5p: is satisfied because the proposal reflects cost-effective redevelopment technique by reusing existing buildings and is sustainable for the environment.
 - g. Central Urban Area Policy II.B.6b: is satisfied because the residential development is located proximate to the University of New Mexico and Central Ave. provides major transit line to city-wide facilities.
6. The Transportation and Transit Goal, policy c is furthered by this request because the development offers housing opportunities along an establish transit corridor.
7. This development request does not conflict with the goals of the *University Neighborhoods Sector Development Plan*.
8. *Subsections 1.A through I.G of Resolution 270-1980* are satisfied in the proposal. The new zoning category will not adversely affect adjacent properties. The SU1 category provides for special sites in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
4. Site plan shall comply and be designed per DPM Standards including access to the site.
5. The driveway shall be setback the additional 2 feet. The applicant shall not be responsible for replatting the property or dedicating additional right-of-way in the alley.
6. Provide a storage area for Automated Residential Carts, not visible from street, or located inside garage for single-family dwelling units.
7. Design of proposed porches and new residential construction will follow guidelines submitted with this proposal and are subject to the review and approval of City Historic Preservation staff.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 4, 2008 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

9. This development request satisfies *Subsection D.3 of Resolution 270-1980*. The development is advantageous to the community because it furthers applicable goals and policies as demonstrated in findings 5 through 7 above.
 10. *Subsections 1.H, I and J of Resolution 270-1980* are not applicable to this request.
 11. The University Heights Neighborhood Association was notified of this request. Several un-facilitated meetings were held. There is no known public opposition to this request.
-

On December 20, 2007 the Environmental Planning Commission voted to approve Project 1006925/07EPC 40082, a request for Site Development Plan for Building Permit, for approximately a 0.3-acre site identified as Lots 3 and 4, Block 10, University Heights Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for building permit for an approximately .3 acre site identified as Lots 4 and 5, Block 10, University Heights Addition.
2. The site is already developed, therefore the site plan reflects existing conditions. The subject site contains five residential dwelling units in four buildings. These buildings were relocated from a site on Harvard Ave. and located on permanent foundation with a building permit from the City.
3. An additional single-family house not to exceed 1800 sq. ft. is also proposed for the site.
4. This development request accompanies case number 07EPC40080, a request for a Sector Development Plan Map Amendment from SU2/DR to SU2/SU1 for multi-family housing.
5. Directly to the north of the subject site is the historic Werner-Gilchrist House, a designated City Landmark constructed in 1908. The new development compliments the historic landmark in the scale and intensity of the proposed development.
6. This request furthers applicable goals and policies in the *Albuquerque/Bernalillo County Comprehensive Plan* or with the goals of the *University Neighborhoods Sector Development Plan*.
7. The University Heights Neighborhood Association was notified of this request. There is no known neighborhood or other public opposition to this request.


OFFICIAL NOTICE OF DECISION
DECEMBER 20, 2007
PROJECT #1006925
PAGE 5 OF 5

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

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

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

Sincerely,



Richard Dineen
Planning Director

RD/MH/ac

cc: Consensus Planning Inc., 302 8th St. NW, Albuquerque, NM 87102
Danny Hernandez, University Heights NA, P.O. Box 4297, Albuquerque, NM 87196
Ben Roberts, University Heights NA, 315 Harvard Dr. SE, Albuquerque, NM 87106
Don Hancock, 324 B Harvard SE, Albuquerque, NM 87106

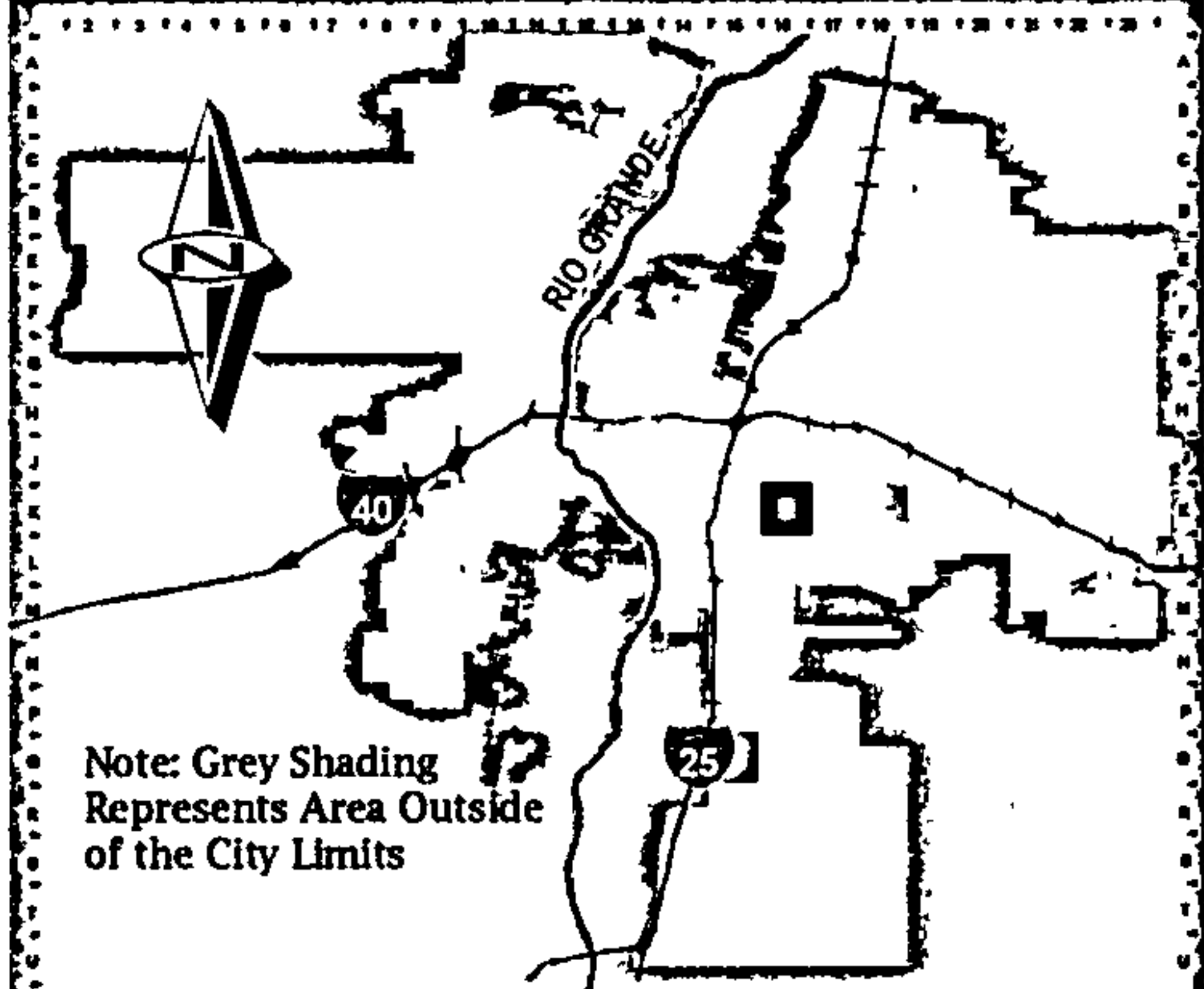


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System




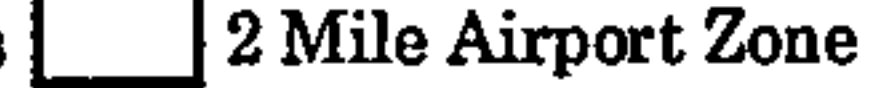




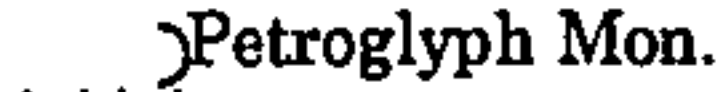
Map amended through: 1/4/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-16-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 1,500 Feet



February 12, 2008

Jack Cloud, Acting Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

RE: DRB Final Sign-Off of Site Development Plan for Building Permit
Project# 1006925/ 07EPC-40080, 40082

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Chairman:

Legal Description: Lot 3 and 4, Block 10, University Heights.

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this request is to demonstrate compliance with the findings and conditions set forth in the Notice of Decision dated December 21, 2007 Lots 3 & 4, Block 10, University Heights. The Environmental Planning Commission (EPC) approved the Site Plan for Building Permit and Sector Development Plan Map Amendment on December 20, 2007.

EPC CONDITIONS FOR 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 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
 - a. Prior to the application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

We have met with Maryellen Hennessey on January 16, 2008 to discuss that the changes have been made and are compliant.

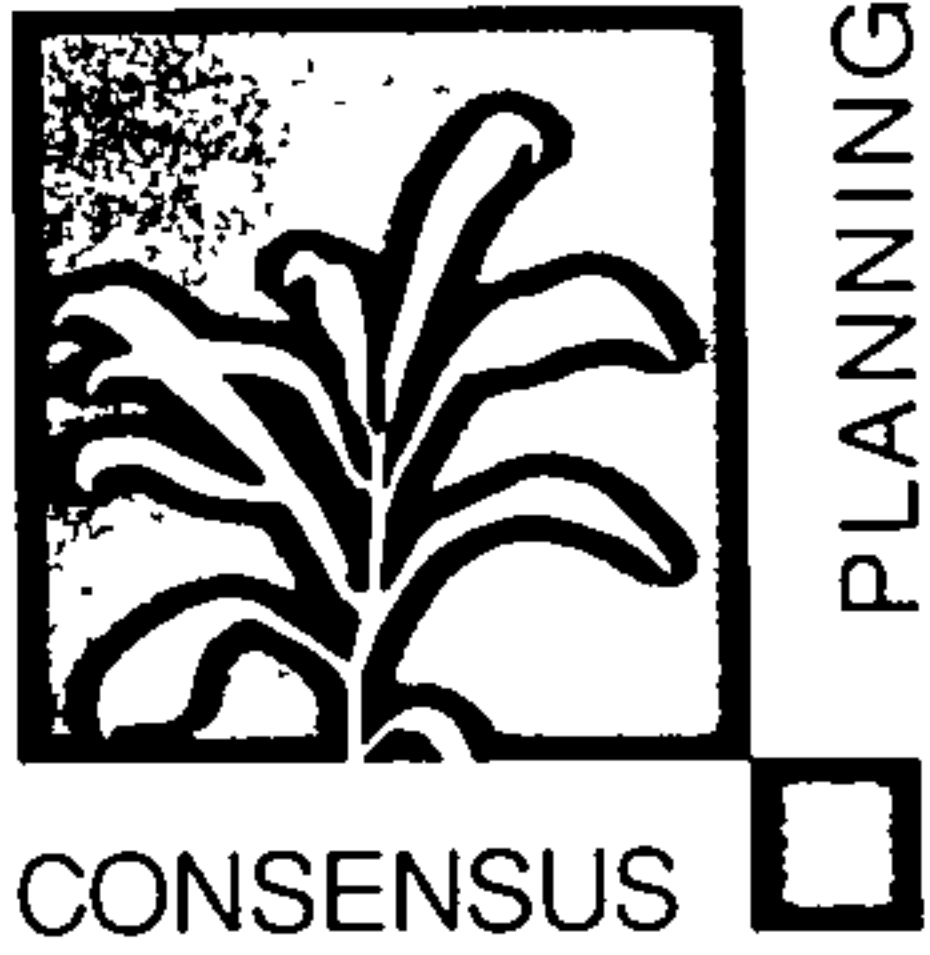
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb, and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

We are in agreement with this condition.

- c. Site plan shall comply and be designed per DPM standards including access to the site.

We are in agreement with this condition..

- d. The driveway shall be setback the additional 2 feet. The applicant shall not be responsible for replatting the property or dedicating additional right-of-way in the alley.

The driveways have been set back an additional 2 feet from the existing 16' alley. Please see Sheet 1.

- e. Provide a storage area for Automated Residential Carts, not visible from the street, or located inside garage for single-family dwelling units.

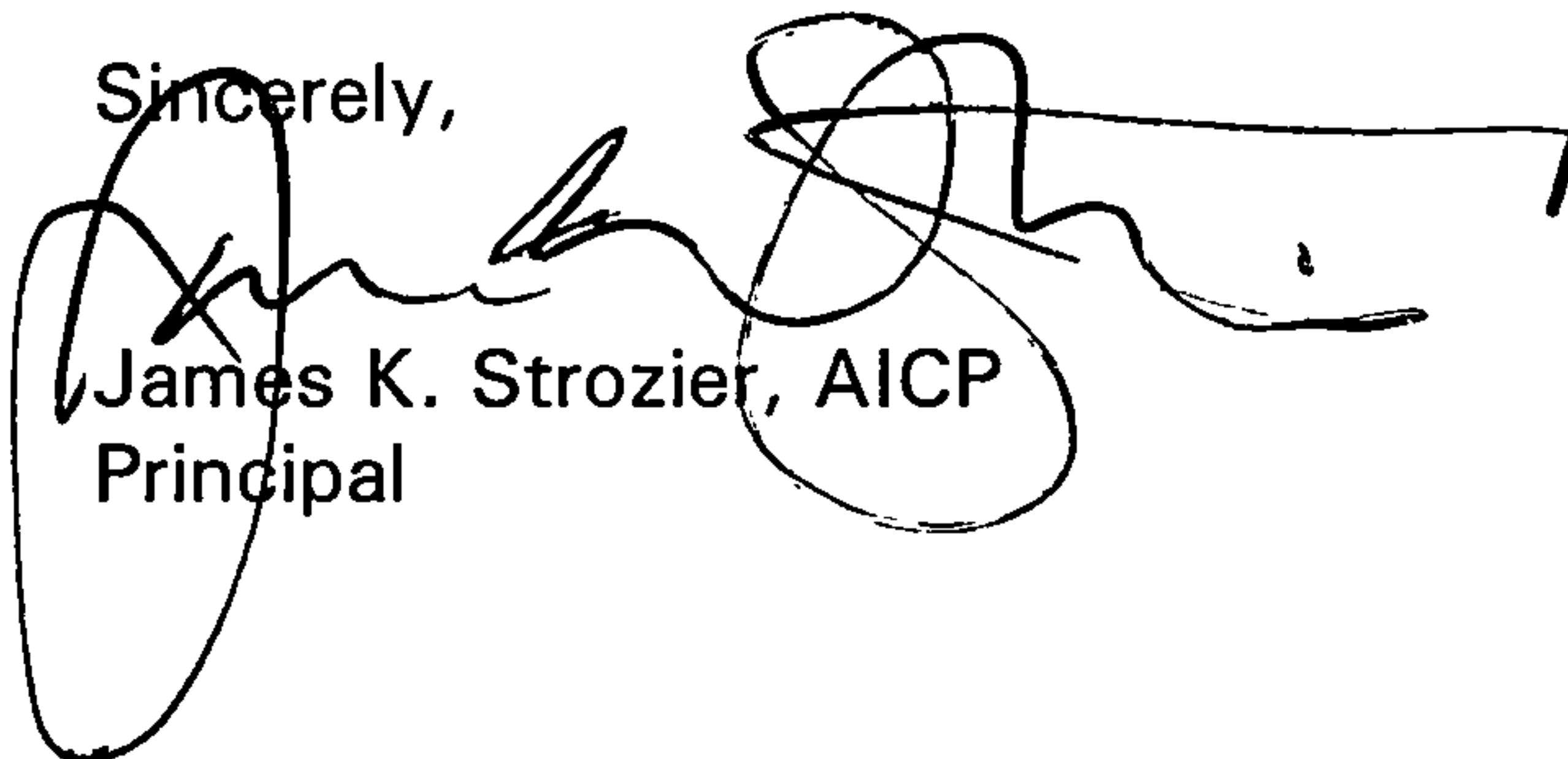
Each single family dwelling unit will provide their own storage area, not visible from street for carts. We have noted this on Sheet 1, Note 2.

- f. Design of proposed porches and new residential construction will follow guidelines submitted with this proposal and are subject to the review and approval of City Historic Preservation staff.

We agree with this condition as noted on Sheet 1, Note 1.

Please feel free to contact me if you have any questions or require any additional information.

Sincerely,



James K. Strozier, AICP
Principal