



# DRB CASE ACTION LOG (SDP – BULDING P.)

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-70279 Project # 1006972  
Project Name: VALLEY VIEW ADDITION  
Agent: GARCIA / KRAEMER & ASSOC. Phone No.: 242-5566

Your request was approved on 2-9-08 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - comply w/ comments - get data to match

UTILITIES: verify fire hydrants

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

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

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

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

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

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

- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Created On:



**DEVELOPMENT REVIEW BOARD  
AGENDA**

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

July 9, 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# 1004607**  
08DRB-70264 VACATION OF PUBLIC  
RIGHT-OF-WAY  
WILSON & COMPANY agent(s) for SALLS BROTHERS  
CONSTRUCTION INC request(s) the above action(s) for  
all or a portion of Block(s) 15 & 16, **VISTA VIEJA**  
zoned RD, located on VISTA VERIL DR NW BETWEEN  
METE SOL NW AND VISTA TERRAZA DR NW (D-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. A REVISED GRADING AND DRAINAGE  
PLAN MUST BE PROVIDED PRIOR TO PLAT.**
  
2. **Project# 1003794**  
08DRB-70238 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT  
GEORGE RAINHART & ASSOC agent(s) for  
PETERSON PROPERTIES request(s) the above action(s)  
for Lots 3 and 4, **VOLCANO POINT SHOPPING  
CENTER**, zoned SU-2 / PCA, located on the northwest  
corner of 98TH ST NW AND CENTRAL AVE NW  
containing approximately 1.9833 acre(s). (K-9) *Deferred  
from 6/25/08.* **DEFERRED TO 7/23/08 AT THE AGENT'S  
REQUEST.**

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

3. **Project# 1000650**  
08DRB-70237 EPC APPROVED SDP  
FOR BUILD PERMIT  
GEORGE RAINHART & ASSOC. agent(s) for NEW  
MEXICO EDUCATORS FEDERAL CREDIT UNION  
request(s) the above action(s) for all or a portion of Lot(s)  
2A, **LAMONICA & WENK**, zoned SU-1 / C-1, located  
on COORS BLVD AND RIO BRAVO containing  
approximately 1.55 acre(s). (P-10) [*Deferred from 5/28/08,  
6/4/08, 6/11/08 & 6/25/08*] **DEFERRED TO 7/16/08 AT  
THE AGENT'S REQUEST.**

4. **Project# 1007017**  
 08DRB-70255 EPC APPROVED SDP  
 FOR BUILD PERMIT  
 08DRB-70256 EPC APPROVED SDP  
 FOR SUBDIVISION  
 08DRB-70258 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL
- NMHCR LLC agent, for KASSAM HOSPITALITY request(s) the above action(s) for all or a portion of Lot(s) 2-A-1, 2-A-2, 2-A-3, **SUNPORT PARK** zoned IP, located on WOODWARD RD SE BETWEEN UNIVERSITY AND TRANSPORT SE containing approximately 4.45 acre(s). (M-15) [*Deferred from 6/11/08 & 6/25/08*] **DEFERRED TO 7/16/08 AT THE AGENT'S REQUEST.**
5. ~~**Project# 1006972**~~  
 08DRB-70279 EPC APPROVED SDP  
 FOR BUILD PERMIT
- GARCIA/KRAEMER & ASSOC. agent(s) for CHARLIE FINNEGAN NM MORTUARY SERVICES request(s) the above action(s) for all or a portion of Lot(s) 41A, Block(s) 37, **VALLEY VIEW ADDITION** zoned SU-1 CCR-3 & CREMATORY, located on TRUMAN NE BETWEEN CENTRAL NE AND COPPER NE containing approximately .5 acre(s). (K-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR LOCATION OF FIREHYDRANTS AND TO TRANSPORTATION FOR COMMENTS.**
6. **Project# 1007204**  
 08DRB-70276 EPC APPROVED SDP  
 FOR BUILD PERMIT
- DARREN SOWELL ARCHITECTS LLC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A, 2B, 3B, 4B & 3A/4-A-1, 5-B-1 & S-B-2, **BARRETT/LANDS OF WEFCO TBK UNSER CROSSING** zoned SU-1 FOR C/2 & 0/1, located on CENTRAL AVE AND UNSER BLVD SW BETWEEN BRIDGE ST SW AND 86TH ST SW containing approximately 50 acre(s). (K-9-I0 & L-10) *Deferred from 6/25/08.* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATE 7/9/08, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR COUNCIL ACTION ON ZONING.**
- 08DRB-70296 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A, 3A, 3B, 4B, & TRACT 6 VE BARRETT SUBD & TRACTS 4A1, 5B1, 5B2, LANDS OF WEFCO PARTNERS, zoned SU-1 FOR C-2/01 & C-2, located on SW CORNER OF CENTRAL AVE & UNSER SW BETWEEN BRIDGE SW AND 86TH ST SW containing approximately 50 acre(s). (K-9 & K-10) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

- 7. Project# 1003674**  
08DRB-70287 EXT OF SIA

LLAVE ENTERPRISES INC. agent(s) for LLAVE ENTERPRISES INC. request(s) the above action(s) for all or a portion of Lot(s) 25-27, Block(s) 3, Tract(s) A, **RICH COURT Unit(s) B**, zoned RD 3DUA, located on ALAMOSA NE BETWEEN BARSTOW NE AND VENTURA NE (C-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
- 8. Project# 1003815**  
08DRB-70282 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for CORONADO LAND LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 4, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned IP, located on VENICE AVE NE BETWEEN SAN MATEO BLVD NE AND INTERSTATE 25 containing approximately 2.4997 acre(s). (B-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL SKETCH. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
- 9. Project# 1005185**  
08DRB-70284 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for "W" INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 1, **CITY OF ALBUQUERQUE BERN COUNTY NM** zoned C-2, located on MONTGOMERY BLVD NE BETWEEN TRAMWAY BLVD NE AND BERMUDA RD NE containing approximately .9625 acre(s). (F-22) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. THE AGIS DXF FILE MUST BE PROVIDED TO PLANNING IN ADDITION TO A COPY OF THE RECORDED PLAT.**
- 10. Project# 1006833**  
08DRB-70280 MAJOR - FINAL PLAT  
APPROVAL

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above action(s) for all or a portion of Tract(s) A & B, S-2A-1, **MERIDAIN PARK II & ATRISCO BUSINESS PARK TBK: UNSER TOWNE CROSSING Unit(s) 2**, zoned IP, located on UNSER BLVD NW BETWEEN LOS VOLCANES NW AND INTERSTATE 40 containing approximately 70.3629 acre(s). (J-9/10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

11. **Project# 1006865**  
08DRB-70285 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **CONANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMACHE NE AND VASSAR NE containing approximately 16.7 acre(s). (G-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADD SOLAR COLLECTORS NOTE. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

12. **Project# 1007149**  
08DRB-70281 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

PLAZA SURVEYS LLC agent(s) for YOLANDA SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 122B, zoned RA-2, located on ELFEGO NW BETWEEN TEODORO NW AND GRIEGOS NW containing approximately .9709 acre(s). (F-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADD SOLAR COLLECTORS NOTE AND FOR SITE PLAN INDICATING VIABILITY OF LOT WITH REGARD TO SETBACKS.**

13. **Project# 1007304**  
08DRB-70293 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for PETE AND SARA LLC request(s) the above action(s) for all or a portion of Lot(s) 5-18, 6-13, Block(s) 1 & 2, **SPRINGER TRANSFER COMPANY ADDITION Unit(s) 1**, zoned M-1, located on BROADWAY BLVD NE BETWEEN KINLEY AVE NE AND ODELIA RD NE containing approximately 2.2183 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR VERIFICATION OF STUB STREET CRITERIA IS MET.**

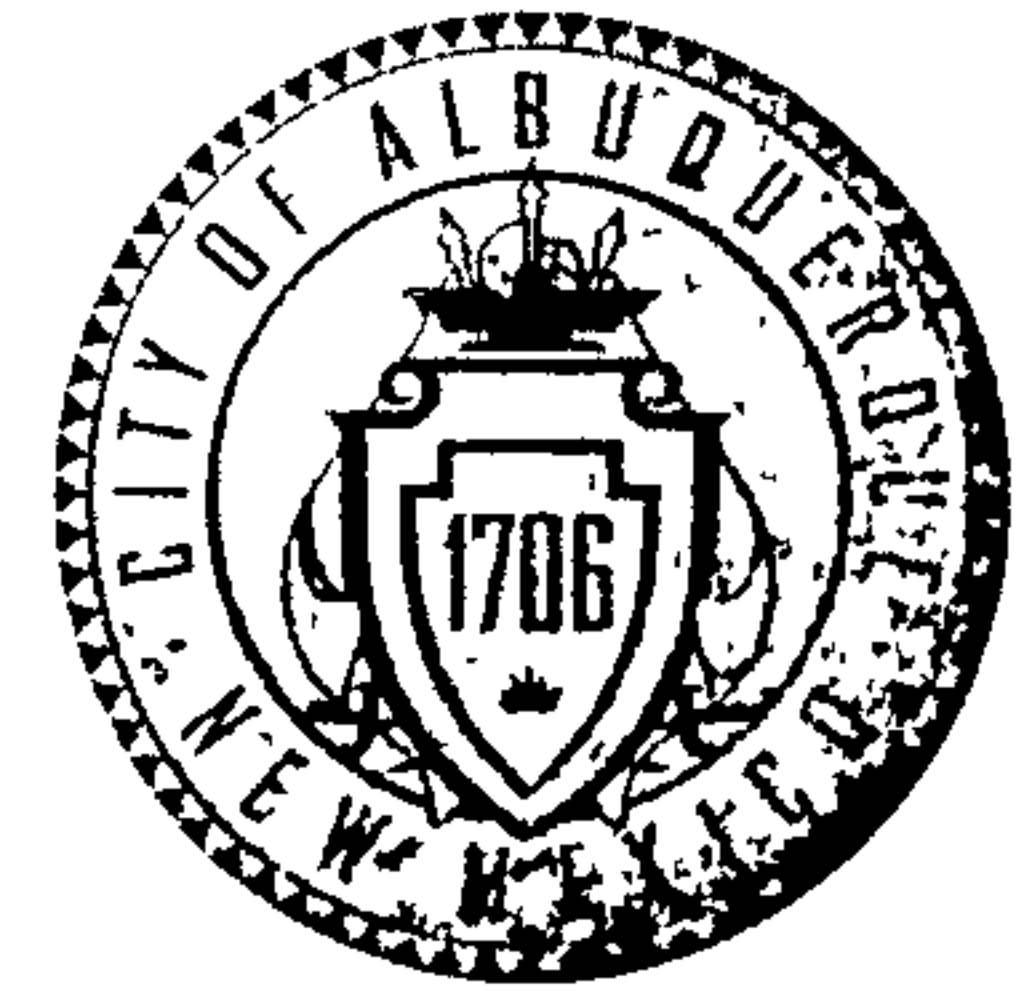
**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

14. **Project# 1003188**  
08DRB-70283 SKETCH PLAT REVIEW  
AND COMMENT

COMMUNITY SCIENCES CORP agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Lot(s) 26R, Tract(s) 145-A, 145-A2, 144B-1, **LUKE ADDITION** zoned RA-2, located on GRIEGOS NW BETWEEN RIO GRANDE NW AND SAN ISIDRO NW containing approximately 1.2415 acre(s). (F-13) **WAS REVIEWED AND COMMENTS GIVEN.**

15. **Project# 1004575**  
08DRB-70288 SKETCH PLAT REVIEW  
AND COMMENT
- JUAN F DELGADO III & BARBARA A DELGADO agent(s) for JUAN F DELGADO III & BARBARA A DELGADO request(s) the above action(s) for all or a portion of Tract(s) D-1, **PEREA ACRES** zoned RA-2, located on DURANES RD NW BETWEEN GALBALDON NW AND LOS LUCEROS NW containing approximately .7464 acre(s). (H-12) **WAS REVIEWED AND COMMENTS GIVEN.**
16. **Project# 1006926**  
08DRB-70295 SKETCH PLAT REVIEW  
AND COMMENT
- ROBERT GUTIERREZ agent(s) for ART MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 26 & 27, Block(s) 3, **SUNSHINE ADDITION** zoned SU-2 MR, located on EDITH BETWEEN ANDERSON AVE AND SMITH AVE containing approximately .2445 acre(s). (L-14) **WAS REVIEWED AND COMMENTS GIVEN.**
17. **Project# 1007347**  
08DRB-70286 SKETCH PLAT REVIEW  
AND COMMENT
- CARTESIAN SURVEYS INC agent(s) for ASHCRAFT REALESTATE request(s) the above action(s) for all or a portion of Lot(s) 4AA6A, **JOURNAL CENTER** zoned IP, located on MASTHEAD NE BETWEEN INTERSTATE 25 AND JEFFERSON NE containing approximately 3.0479 acre(s). (D-17) **WAS REVIEWED AND COMMENTS GIVEN.**
18. **Project# 1007356**  
08DRB-70294 SKETCH PLAT REVIEW  
AND COMMENT
- RIO REAL ESTATE agent(s) for RIO GRANDE CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 1-12, Block(s) 5, **ROMERO ADDITION** zoned C-2/S-R, located on ROSEMONT ST NW BETWEEN 4TH ST NW AND 5TH ST NW containing approximately .98 acre(s). (J-14) **WAS REVIEWED AND COMMENTS GIVEN.**
19. Other Matters: None
- ADJOURNED: 10:35

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006972**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

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

www.cabq.gov

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

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


FOR:

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

**DATE:** July 9, 2008

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT

INTER-OFFICE MEMO

DATE: July 8, 2008  
TO: Jack Cloud, DRB Chair  
FROM: Catalina Lehner, Senior Planner   
RE: Project #1006972, Highland Area Crematorium

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On January 17, 2008, the Environmental Planning Commission (EPC) approved a Sector Development Plan Map Amendment and a Site Development Plan for Building Permit for Lot 41-A, Block 37, Valley View Addition, approximately 0.51 acre.

Staff met with the agent, William Kraemer, and the draftsman, Rob Rayner, on April 8, 2008 to discuss compliance with the EPC's Conditions of Approval. At that time, many of the EPC's conditions of approval had not been met. Based on the meeting, however, it appears that revisions have been made to the site development plan.

Planning Staff has reviewed the revised site development plan (April 8, 2008 version) and finds that the conditions are satisfactorily complied with. There is an inconsistency on the site development plan; the project data should match the numbers used in the landscaping calculations.

Note: Planning Staff did not check Transportation Staff's conditions.

Issue: Planning Staff is confused about the statement in the applicant's June 3 letter regarding "the additional improvements that have been added to the site plan based on the two revisions made since the EPC hearing." Two rounds of revisions have occurred and were required to be made to incorporate the EPC's conditions of approval. Condition #7D refers to "trees", which can easily be interpreted to mean 2 trees as was discussed at the EPC hearing.

If you have any questions regarding this case, please call me at 924-3935.



## Lehner, Catalina L.

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**From:** Brito, Russell D.  
**Sent:** Friday, May 30, 2008 8:38 AM  
**To:** Garcia, Margaret D.  
**Cc:** Alvarado, Brian K.; Lehner, Catalina L.  
**Subject:** RE: Riverside Funeral Home--Contact Charlie 350-8881

Margaret,

The site development plan approved by the EPC at a public hearing requires additional landscaping in the parking lot (trees) and the perimeter of the site. The applicant did not protest this condition at the hearing, nor was an appeal filed to get the site development plan altered, remanded or re-evaluated. What the EPC required on this SU-1 zoned site is not nearly as onerous as the basic requirements of the Zoning Code for conventionally zoned sites.

The Zoning Code gives the EPC site plan control for SU-1 zoned sites. The EPC discussed this landscaping issue at the public hearing and could have required much more in terms of parking lot trees and overall landscaping, but they erred on the side of prudence and restrained the planting requirements in light of the site's existing, built condition. The requirement for additional landscaping on this site with an existing building is reasonable, especially given its location and the proposed crematory use.

The applicant has options to provide the site development plan's required landscaping, but parking lot trees require dedicated irrigation that will ensure their survivability and health to provide shade and relief from the sun. Commissioner Judy Kowalski, a registered landscape architect, discussed the importance of the landscaping and possible ways to address the requirement at the public hearing.

The applicant's name is Charlie Finnegan.

- Russell

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**From:** Garcia, Margaret D.  
**Sent:** Friday, May 30, 2008 8:00 AM  
**To:** Brito, Russell D.; Lehner, Catalina L.  
**Cc:** Alvarado, Brian K.  
**Subject:** Riverside Funeral Home--Contact Charlie 350-8881

Hey Folks:

Richard Dineen received a call from the Mayor's office concerning Charlie's (last name not known) call expressing his concern about the landscaping being imposed for the property and the associated cost. Richard would like more information concerning this matter before he speaks with Charlie about what solutions may be possible or explain why we are requiring the suggested landscaping he refers to.


Your assistance is appreciated. I would like for Richard to be able to make this call today.

Thank you,

Margaret

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT

INTER-OFFICE MEMO

DATE: July 8, 2008  
TO: Jack Cloud, DRB Chair  
FROM: Catalina Lehner, Senior Planner   
RE: Project #1006972, Highland Area Crematorium

#5

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Note: Planning Staff did not check Transportation Staff's conditions.

Issue: Planning Staff is confused about the statement in the applicant's June 3 letter regarding "the additional improvements that have been added to the site plan based on the two revisions made since the EPC hearing." Two rounds of revisions have occurred and were required to be made to incorporate the EPC's conditions of approval. Condition #7D refers to "trees", which can easily be interpreted to mean 2 trees as was discussed at the EPC hearing.

If you have any questions regarding this case, please call me at 924-3935.

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

06/20/2008 Issued By: E08375

**Permit Number: 2008 070 279** **Category Code 910**

Application Number: 08DRB-70279, Epc Approved Sdp For Build Permit

Address:

Location Description: TRUMAN NE BETWEEN CENTRAL NE AND COPPER NE

Project Number: 1006972

**Applicant**  
 Charlie Finnegan Nm Mortuary Services

**Agent / Contact**  
 Garcia/Kraemer & Assoc.

200 Lomas Nw  
 Albuquerque NM 87107  
 242-5566

200 Lomas Blvd Nw Suite 1111  
 Albuquerque NM 87102

bilybomon@hotmail.com

**Application Fees**

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

City Of Albuquerque  
 Treasury Division

6/20/2008 1:12PM LOC: AMX  
 WSH 006 TRANS# 0030  
 RECEIPT# 00093692-00093692  
 PERMIT# 2008070279 TRSDMC  
 Trans Amt \$20.00  
 Conflict Manag. Fee \$20.00  
 VI \$20.00  
 CHANGE \$0.00

Thank You



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): GARCIA/KRAEMER + ASSOC PHONE: 242 5566  
 ADDRESS: 200 LOMAS NW #1111 FAX: 242 9028  
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: bily.bomone@hotmail.com

APPLICANT: Charlie Finnegan, NM Mortuary Services PHONE: 350 8881  
 ADDRESS: 225 SAN MATEO NE FAX: \_\_\_\_\_  
 CITY: ALBUQ STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: LEASE List all owners: ERIKA CUNNINGHAM

DESCRIPTION OF REQUEST: FINAL SIGNOFF FOR EPC APPROVED  
SITE PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. 41A Block: 37 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: VALLEY VIEW ADDITION  
 Existing Zoning: SD-1CCR-3 + Crematory Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-17 UPC Code: 101705751722743914

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): Project # 1006972  
07EPC 40090, 07EPC 40103

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.5 acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: 130 TRUMAN NE  
 Between: CENTRAL and COPPER

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

SIGNATURE William Kramer DATE \_\_\_\_\_  
 (Print) WILLIAM KRAEMER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>08DRB-70279</u>	<u>SBP</u>		\$ <u>0</u>
	<u>CMF</u>		\$ <u>20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			\$ <u>20.00</u>

Hearing date 7/9/08

Randy 6-20-08  
 Planner signature / date

Project # 1006972

Form revised 4/07

**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.

WILLIAM KRAEMER  
Applicant name (print)  
William Kraemer  
Applicant signature / date

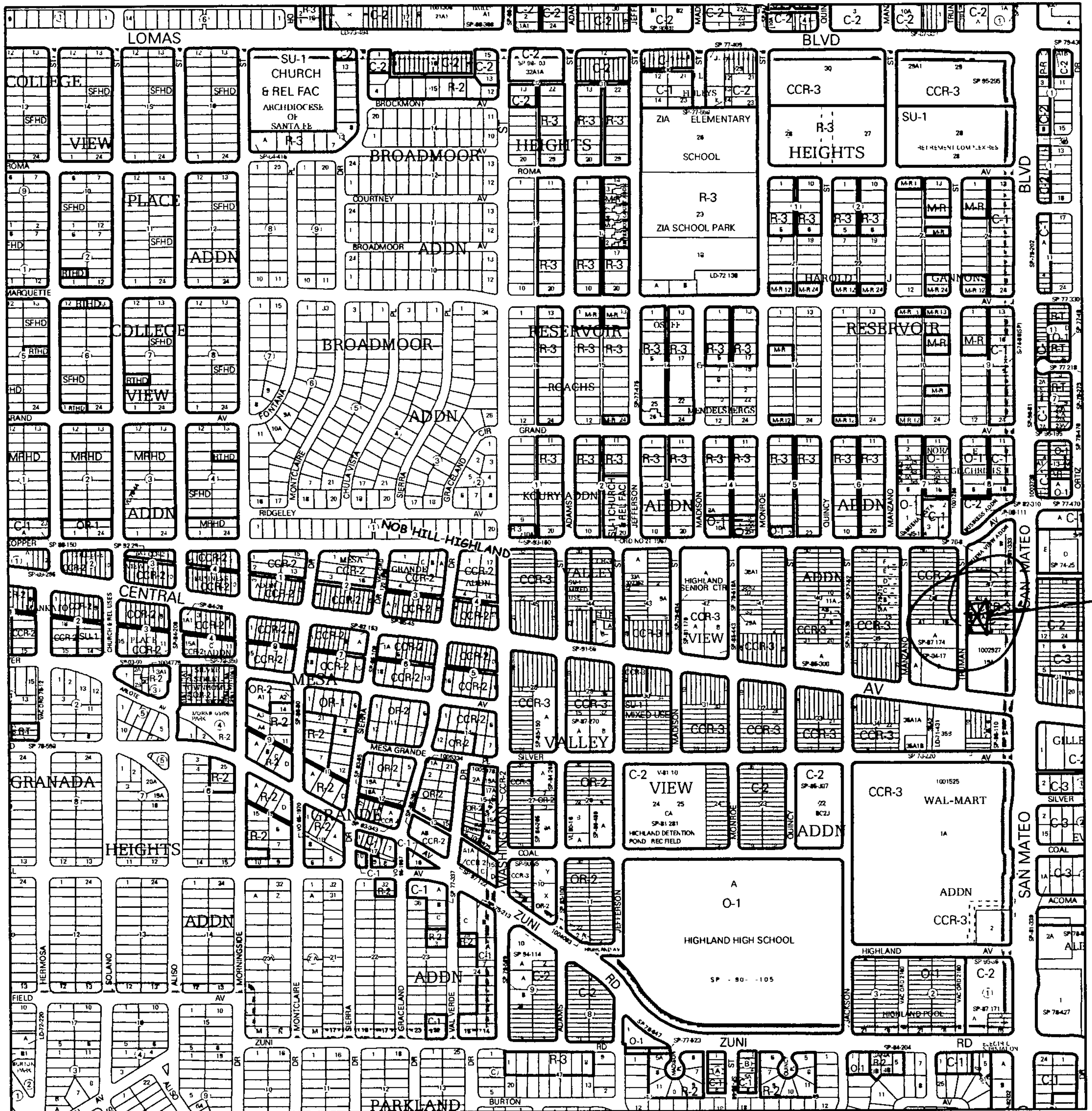


Form revised October 2007

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

Application case numbers  
06DRR - 70279

Kendall 6-20-04  
Planner signature / date  
Project # 1006972



SUB  
JECI

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-17-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 1500 Feet

**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

April 1, 2008

Catalina Lehner, Senior Planner  
Planning Department  
City of Albuquerque

Re: Project 1006972, 07EPC40103  
Compliance with EPC conditions

Dear Ms Lehner,

The purpose of this letter is to specify compliance and site plan modifications based upon the Conditions of approval by the Environmental Planning Commission (EPC) on January 17, 2008. This site plan will be submitted to the DRB for final sign off. This letter and subsequent meeting with you as the staff planner should satisfy conditions 1& 2.

The parking calculations have been revised in accordance with conditions 3 &4. Condition 5 is met by deleting all sign reference from the site plan. The terms of conditions 6 & 7 have been incorporated within the site plan drawing as well as the, plant legend, irrigation notes, landscape notes and landscape calculations.

We made the required modifications regarding the refuse enclosures and have included a sign off line for that department. We will also work directly with the city engineer, MDD, the water authority and NMDOT, if necessary to make sure they are satisfied with the revised site plan.

Give me a call when you have had a chance to review the attached site plan and are ready to meet.

Sincerely,



William L Kraemer

**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

June 3, 2008

Catalina Lehner, Senior Planner  
Planning Department  
City of Albuquerque

Re: Project 1006972, 07EPC40103  
Compliance with EPC conditions,  
2<sup>nd</sup> site plan revision

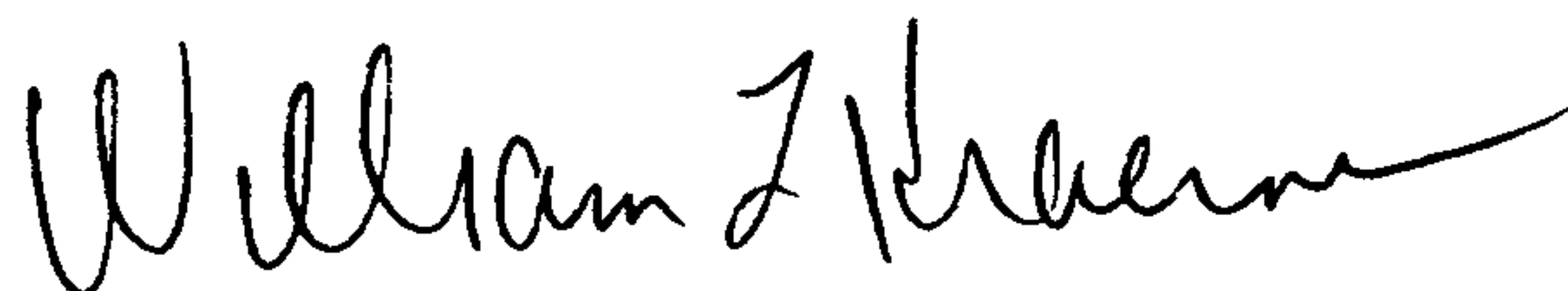
Dear Ms Lehner,

The purpose of this letter is to specify compliance and site plan modifications based upon the Conditions of approval by the Environmental Planning Commission (EPC) on January 17, 2008. This site plan will be submitted to the DRB for final sign off. Please refer to the letter I sent to you on April 1, 2008 detailing our compliance and site plan modifications.

On April 8, 2008 Rob Rayner of R2 consulting and I met with you, which resulted in the latest site plan revision. Our client is not happy with the additional improvements that have been added to the site plan based on the two revisions made since the EPC hearing, and believes that the EPC approval mandated the addition of only two trees in the parking lot.

We are submitting alternative versions of the site plan with our application to the DRB for final sign-off of the EPC approval, and will ask the DRB to review them to determine compliance with the conditions of approval.

Sincerely,



William L Kraemer





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

Date: January 18, 2008

**OFFICIAL NOTIFICATION OF DECISION**

**FILE: Project# 1006972**  
07EPC-40090 SECTOR DEV. PLAN MAP  
AMENDMENT  
07EPC-40103 SITE DEVELOPMENT- BUILDG  
PRMT (AS-BUILT)

Charlie Finnegan, NM Mortuary Services  
225 San Mateo Blvd. NE  
Albuq. NM 87110

**LEGAL DESCRIPTION:** for all or a portion of  
lots 41A, block 37, VALLEY VIEW  
ADDITION, zoned CCR-3 to SU-1 for CCR-3 &  
CREMATORY located on TRUMAN ST. NE  
between CENTRAL AVE. NE and COPPER  
AVE. NE containing approximately .51 acres.  
(K-17) Catalina Lehner, Staff Planner

On January 17, 2008 the Environmental Planning Commission voted to approve Project 1006972/ 07EPC 40090, a request for a sector development plan map amendment from CCR-3 (Community Commercial/Residential 3) to SU-1 for CCR-3 and Crematory for Lot 41A, Valley View Addition, located on Truman Street NE, based on the following Findings:

**FINDINGS:**

1. This request is for a sector development plan map amendment for an approximately 0.51 acre site located on Truman Street NE, between Copper Avenue and Central Avenue. A request for an as-built site development plan for building permit (07EPC-40103) accompanies this request.
2. The applicant proposes to change the subject site's zoning from CCR-3 (Community Commercial/Residential 3) to "SU-1 for CCR-3 and Crematory" to allow a crematory use inside the existing building.
3. The subject site is located within the boundaries of the Established Urban area of the Comprehensive Plan and the Nob Hill Highland Sector Development Plan. The subject site is also in the Highland Community Activity Center.

4. Because a change of zoning would affect the sector plan's zoning map, this request is referred to as a sector development plan map amendment rather than a zone map amendment.
5. The proposed sector development plan map amendment would facilitate expansion of an existing business on a nearby site which is already developed.
6. The request *partially furthers* the following relevant Comprehensive Plan Goal and policies:
  - A. The Activity Center Goal. The subject site is located in the Highland Community Activity Center. Though the crematory use would not lend itself to reducing urban sprawl or auto travel needs because it would not be visited by the public, commercial uses are intended to be located in designated Activity Centers such as this.
  - B. Policy II.B.5e-urban facilities/neighborhood integrity. The subject site is contiguous to existing urban facilities and services, on an already developed site in an area surrounded by commercial uses and thus would not adversely impact neighborhood integrity.
  - C. Policy II.B.5a-full range of urban land uses. The proposed zone change would allow for a crematory to be introduced as a new use in the area. Land use variety in the area would somewhat increase, since the new use would be associated with the nearby mortuary.
7. The request *furthers* the Comprehensive Plan's Economic Development Goal and Policy II.D.6b because it will facilitate economic development in the Highland area and will help a local business enterprise to develop and expand.
8. The request *furthers* the Economic Vitality Goal and Action 2 of the Nob Hill Highland Sector Development Plan (NHHSDP). The request facilitates creation of an environment in which a locally owned business can expand and thrive (Goal). The subject site, will be used for expansion of the business, can be considered an underutilized property.
9. The zone change request is justified pursuant to Resolution 270-1980 as follows:
  - A. Section A: The applicant stated that the request is consistent with the City's health, safety, morals and general welfare because the crematory use is highly regulated by Albuquerque/Bernalillo County air quality regulations and is licensed by the State.
  - B. Section B: The request will not introduce any new permissive uses or compromise land use stability, but that improvements to the site will improve stability in the area.
  - C. Section C: The request is "not in significant conflict with adopted plans and policies" but is supported by elements of the Comprehensive Plan and the newly revised sector plan.
  - D. Section D: The applicant relies on "more beneficial to the community" (D.3) to justify the proposed zone change, and states that the requested zoning is supported by elements of the Comprehensive Plan and the newly revised sector plan. The Economic Vitality Goal of the sector plan intends for small, locally owned businesses (such as the applicant's) to thrive.
  - E. Section E: The applicant stated that improvements to the site would help stabilize the area. The zone change will introduce one new use, the crematory, to the subject site's existing zoning.

- F. Section F: The zone change will not require capital expenditures by the City, since the subject site is an “as built” site.
  - G. Section G: The “cost of land or other economic considerations” is not used as the primary justification for this zone change request.
  - H. Section H: The subject site is not located “on a collector or major street”.
  - I. Section I: In general all SU-1 zones are “spot zones”, which are justified provided that such zoning facilitates realization of the Comprehensive Plan and any applicable area plans and sector plans.
  - J. Section J: The request would not result in a strip zone.
10. The affected neighborhood association is the Highland Business and Neighborhood Association (NA), which supports the request. A facilitated meeting was not held. Staff has not received any letters of support or opposition.

---

On January 17, 2008 the Environmental Planning Commission voted to approve Project 1006972/ 07EPC 40103, an as-built site development plan for building permit for Lot 41A, Valley View Addition, located on Truman Street NE, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for an as-built site development plan for building permit for an approximately 0.51 acre site located on Truman Street NE, between Copper Avenue and Central Avenue.
2. A request for a sector development plan map amendment (07EPC-40090) accompanies this request. The sector development plan map amendment request is justified pursuant to R270-1980.
3. The proposed sector development plan map amendment would facilitate expansion of an existing business on a nearby site which is already developed.
4. The request *partially furthers* the following relevant Comprehensive Plan Goal and policies:
  - A. The Activity Center Goal. The subject site is located in the Highland Community Activity Center. Though the crematory use would not lend itself to reducing urban sprawl or auto travel needs because it would not be visited by the public, commercial uses are intended to be located in designated Activity Centers such as this.
  - B. Policy II.B.5e-urban facilities/neighborhood integrity. The subject site is contiguous to existing urban facilities and services, on an already developed site in an area surrounded by commercial uses and thus would not adversely impact neighborhood integrity.

- C. Policy II.B.5a-full range of urban land uses. The proposed zone change would allow for a crematory to be introduced as a new use in the area. Land use variety in the area would somewhat increase, since the new use would be associated with the nearby mortuary.
5. The request *further*s the Comprehensive Plan's Economic Development Goal and Policy II.D.6b because it will facilitate economic development in the Highland area and will help a local business enterprise to develop and expand.
  6. The request *further*s the Economic Vitality Goal and Action 2 of the Nob Hill Highland Sector Development Plan (NHSDP). The request facilitates creation of an environment in which a locally owned business can expand and thrive (Goal). The subject site, will be used for expansion of the business, can be considered an underutilized property.
  7. Landscaping on the subject site does not comply with the minimum 75% coverage requirement pursuant to Zoning Code 14-16-3-10(G)(3). Tree canopies do not count toward meeting this requirement.
  8. The parking calculations are incorrect. For a warehouse, 1 space for every 2,000 square feet of area is allowed pursuant to the Zoning Code. 18 spaces are provided, so the use is overparked. However, in the SU-1 zone parking is as determined by the EPC and the lot is used by clients of the adjacent treatment clinic.
  9. Zoning Code §14-16-3-11 (B) states "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The proposed as-built site development plan for building permit must meet the requirements found in applicable plans, meaning the Comprehensive Plan and the Nob Hill Highland Sector Development Plan.
  10. The affected neighborhood association is the Highland Business and Neighborhood Association (NA), which supports the request. A facilitated meeting was not held. Staff has not received any letters of support or opposition.

**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.

OFFICIAL NOTICE OF DECISION  
JANUARY 17, 2008  
PROJECT #1006972  
PAGE 5 OF 7

2. Prior to final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. Parking— Calculations:
  - A. Parking shall be calculated based on a warehouse use (1 space/2,000 square feet).
  - B. The site development plan shall indicate that the existing 6,080 sf building would be required to have 3 parking spaces.
  - C. A Transit reduction shall not be applied for the crematory use.
4. Parking – Provision:
  - A. A note shall be added to the site development plan to indicate that the parking lot is shared with the adjacent use during standard business hours.
  - B. A minimum of 2 bicycle spaces shall be provided pursuant to §14-16-3-1(B).
5. Signage:
  - A. There shall be no signage to indicate the crematory use, as stated in the applicant's letter, since the general public will not visit it.
  - B. The note on the site development plan which refers to a wall sign on the building's front façade shall be deleted.
6. Landscaping—Plants:
  - A. Additional landscape shall be installed in the planting beds to meet the requirement for 75% coverage with living, vegetative materials pursuant to §14-16-3-10(G)(3).
  - B. Existing and proposed landscaping shall be clearly distinguishable on the site development plan.
7. Landscaping— Other:
  - A. The total landscaped area shall equal not less than 15% of the net lot area pursuant to §14-16-3-10(E).
  - B. The total landscaped area shall be calculated pursuant to §14-16-3-10(E) and revised accordingly on the site development plan.
  - C. The irrigation system shall be described and/or illustrated on the site development plan.
  - D. An additional planting bed, at least 36 square feet in size with shade trees and living groundcover, shall be added to the interior parking lot area.
8. Refuse Enclosure:
  - A. A refuse enclosure detail shall be included on the site development plan.
  - B. The refuse enclosure shall be stuccoed in an almond or light tan color to match the existing building.
  - C. The applicant shall consult with the Solid Waste Management Division (SWMD) regarding provision of a recycle area and location of the refuse enclosure.

9. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- C. The existing 15' curb cut (north side) to be widened to 18' minimum.
- D. Provide cross access agreement.
- E. Site plan shall comply and be designed per DPM Standards.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY FEBRUARY 1, 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.**

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.

OFFICIAL NOTICE OF DECISION  
JANUARY 17, 2008  
PROJECT #1006972  
PAGE 7 OF 7

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/CL/ac

cc: Garcia/Kraemer & Assoc., 200 Lomas NW, Suite 1111, Albuquerque, NM 87102  
Claude Lewis, Highland Business NA, 465 Jefferson NE, Albuquerque, NM 87108  
Lee West, Highland Business NA, 312 Monroe NE, Albuquerque, NM 87108  
Brent Tiano, 1021 Roma NW, Albuquerque, NM 87102  
Jim Edwards, 1116 Wales NE, Albuquerque, NM 87111

RECEIVE (5) 1.0 GPH DRIP EMITTERS AND  
 IVE 2 (1.0) GPH GRIP EMITTERS. DRIP  
 STEMS TO BE TIED TO 1/2" POLYPIPE  
 AT EACH END.

4" CONC. FILLED PIPE  
 PRIME & PAINT (TYP.)  
 @ GATE HINGES

ACH DRIP VALVE WILL BE APPROXIMATELY  
 DAY, TO BE ADJUSTED ACCORDING TO

OTION FOR IRRIGATION SYSTEM IS  
 RENT TIME AND WILL BE COORDINATED IN

BE OPERATED BY AUTOMATIC CONTROLLER.  
 ITROLLER TO BE FIELD DETERMINED AND  
 OR CONTROLLER TO BE PROVIDED BY

INANCE SHALL BE THE RESPONSIBILITY  
 Y OWNER.

MUST COMPLY WITH CROSS CONNECTION  
 CONTROL ORDINANCE.

## CAPE NOTES

ENANCE SHALL BE THE RESPONSIBILITY OF  
 OWNER.

OF THIS PLAN TO COMPLY WITH THE CITY  
 WATER CONSERVATION LANDSCAPING AND  
 FINANCE PLANTING RESTRICTION APPROACH.

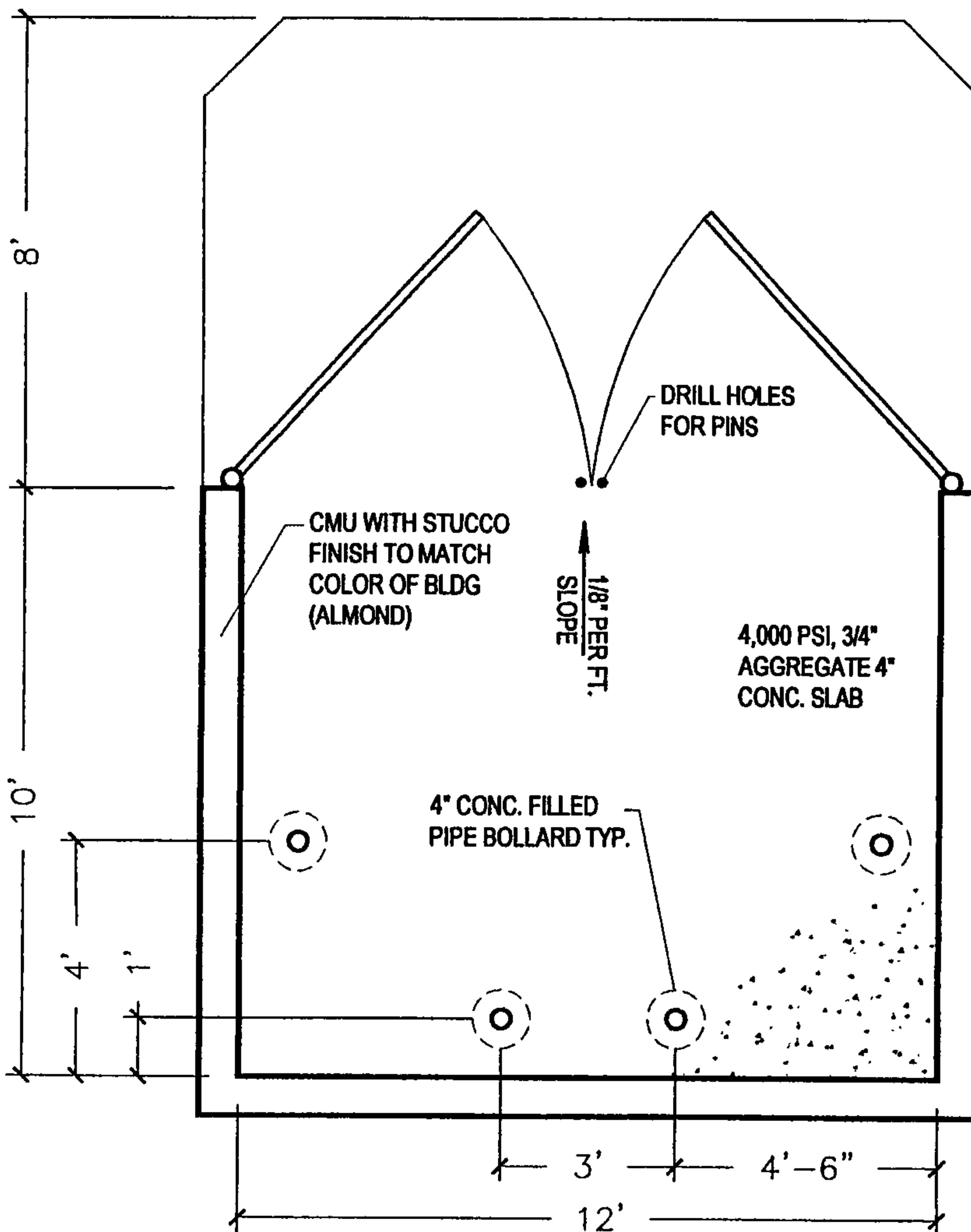
THIS PLAN DOES NOT CONSTITUTE OR IMPLY  
 COM WATER WASTE ORDINANCE. WATER  
 THE SOLE RESPONSIBILITY OF THE

WILL BE IN CONFORMANCE WITH THE CITY  
 ZONING CODE, STREET TREE ORDINANCE,  
 E, AND WATER CONSERVATION  
 WATER WASTE ORDINANCE. IN GENERAL,  
 IVE, ENVIRONMENTALLY SOUND LANDSCAPE  
 BE FOLLOWED IN DESIGN AND

L ACHIEVE 75% LIVE GROUND COVER AT

IE SHALL BE GREATER THAN 100' FROM  
 PARKING LOT TREE IAW LANDSCAPE

SHALL HAVE A MIN. DEPTH OF 3"



## SOLID WASTE ENCL.

1/4" = 1'-0"

## CAPE CALCULATIONS

A	.46227 AC. 20,136 SQUARE FEET
AREA	6,300 SQUARE FEET
AREA	12,305 SQUARE FEET
AREA	13,836 SQUARE FEET
REQUIREMENT	15% OF NET LOT AREA
REQUIREMENT	2,075 SQUARE FEET
REQUIREMENT	2,607 SQUARE FEET
REQUIREMENT	2,683 SQUARE FEET
REQUIREMENT	75%

AFD PLANS CHECKING OFFICE  
 924-2611

APPROVED/DISAPPROVED

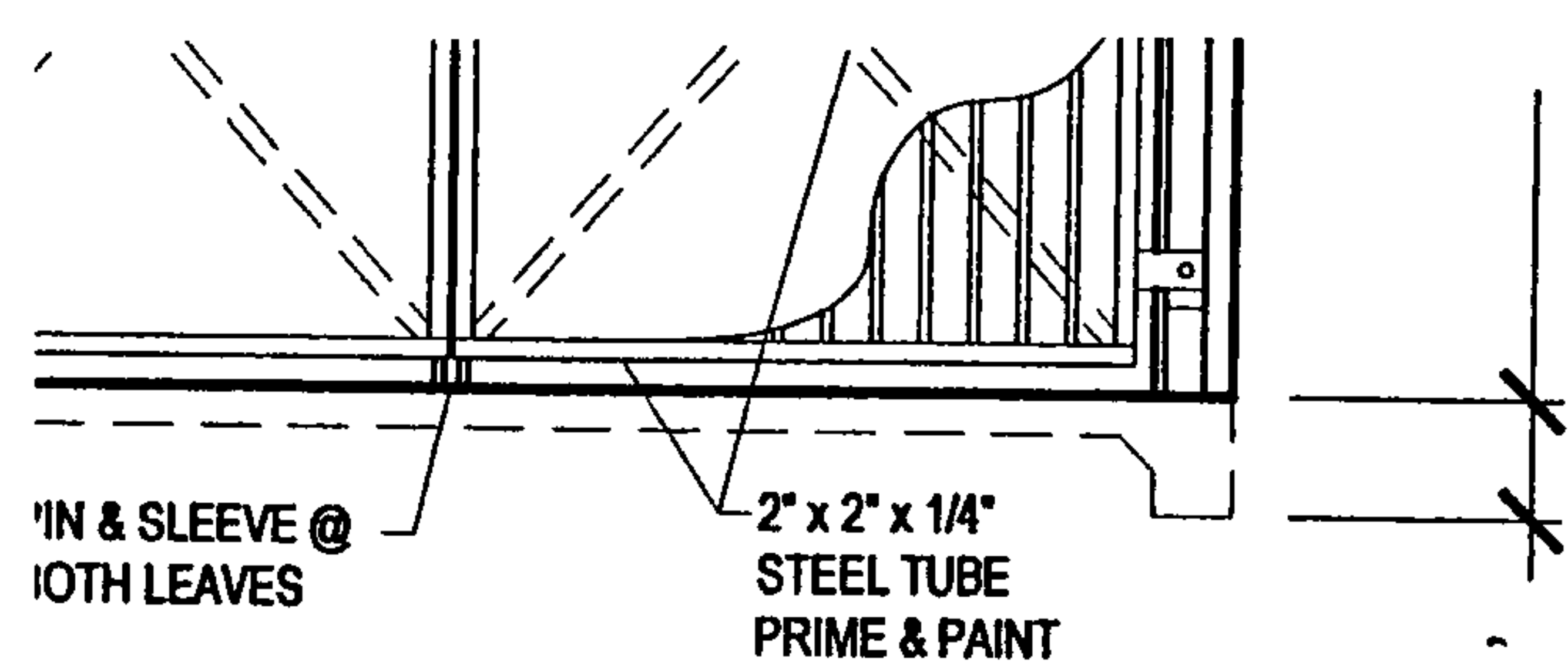
SIGNATURE & DATE

BC



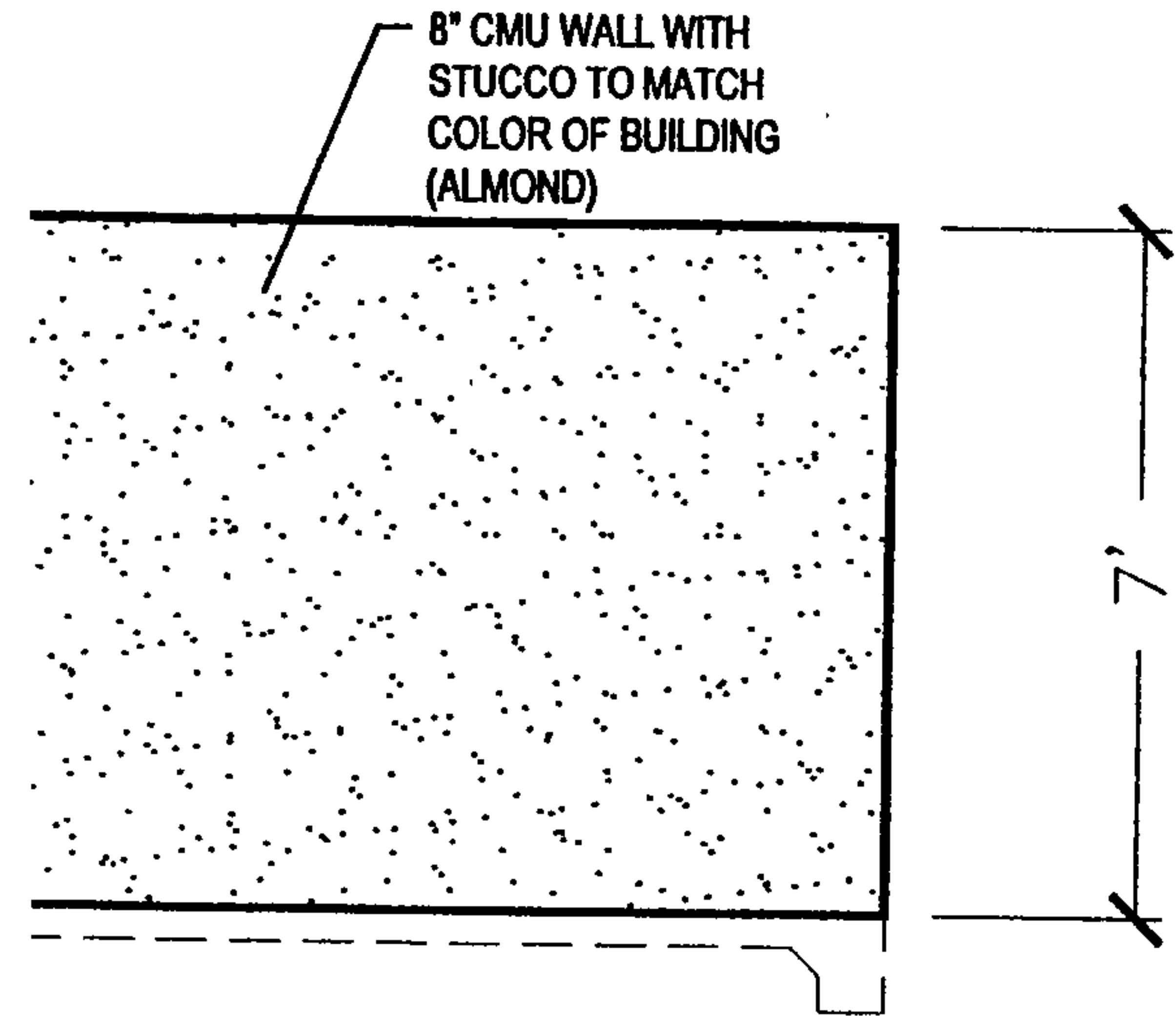
**LEGAL:**

LOT 41A, BLOCK 3., . LAT OF LOT 41A, BLOCK 37,  
 VALLEY VIEW ADDN. CONTAINING .46227 AC.  
 UPC # 101705751722743914



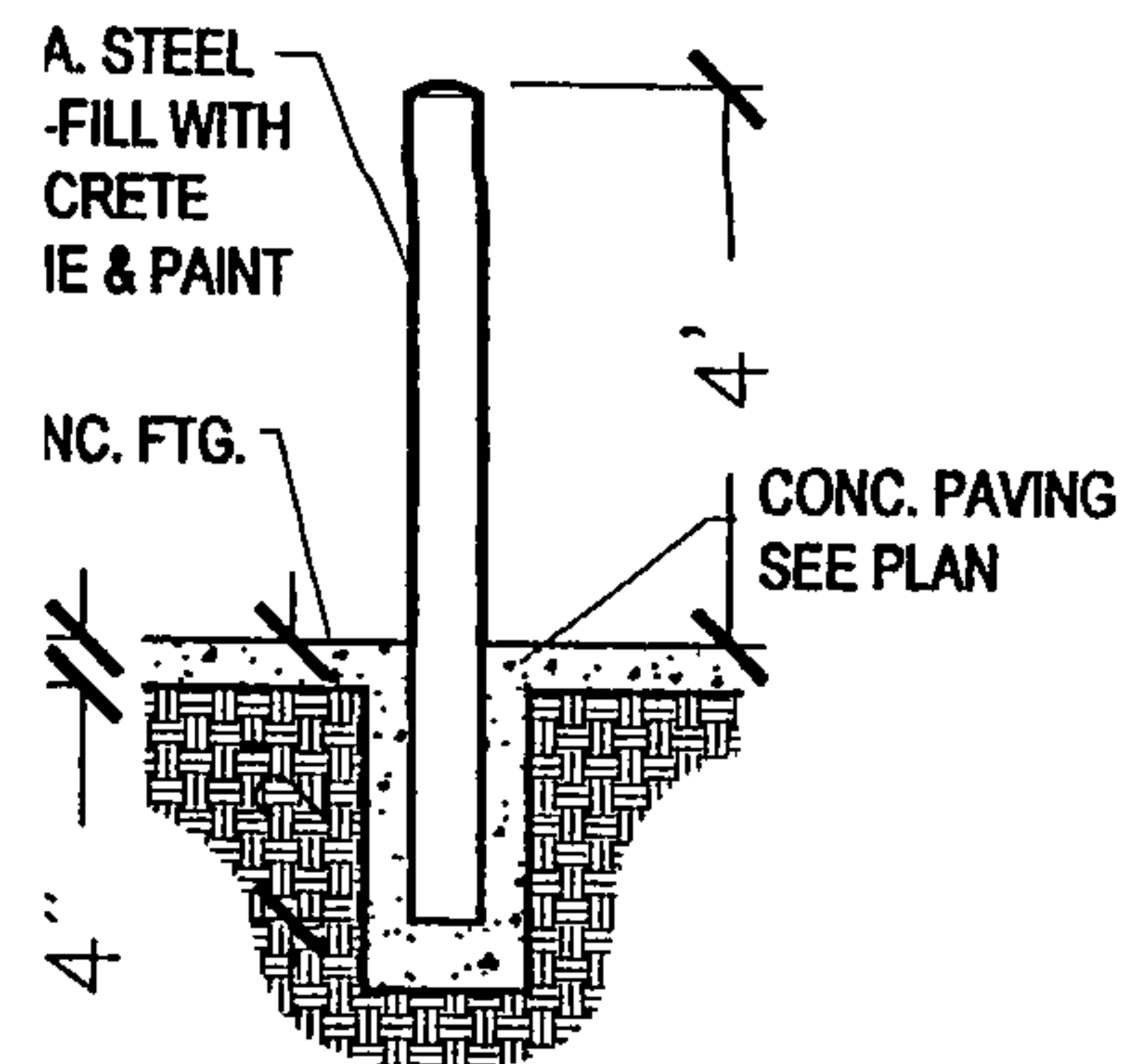
**PIPE WASTE ENCL.**

1/4" = 1'-0"



**PIPE ENCL.**

1/4" = 1'-0"



**PIPE ENCL.**

1/4" = 1'-0"

**SIGNATURE BLOCK**

PROJECT NUMBER: 1006972

APPLICATION NUMBER: \_\_\_\_\_

IS AN INFRASTRUCTURE LIST REQUIRED? YES NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITH PUBLIC RIGHT-OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

\_\_\_\_\_  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

\_\_\_\_\_  
 ABCWUA DATE

\_\_\_\_\_  
 PARKS AND RECREATION DEPARTMENT DATE

\_\_\_\_\_  
 CITY ENGINEER DATE

\_\_\_\_\_  
 \*ENVIRONMENTAL HEALTH DEPT.. (CONDITIONAL DATE

*Michael Holton*  
 SOLID WASTE MANAGEMENT 6/19/08  
 DATE

\_\_\_\_\_  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

RIVERSIDE FUNERAL HOME CREMATORY



**R<sup>2</sup> consulting services**

505.321.3932  
 fax-505.293.5103

12024 Paisano Ct. NE Albuquerque, New Mexico 87112

**C-1**

SITE PLAN &  
 PROJECT DATA

DATE: 04.08.08