



COMPLETED 08/10/10 SK
DRB CASE ACTION LOG

(EPC approved Site Plan for building Permit)

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

DRB Application No.: 10DRB-70206

Project # 1008147

Project Name: *Cherry Hills Unit 1*

Agent: *Consensus Planning*

Phone No.:

Your request was approved on 7-28-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: - address comments

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): - case planner/manager initials

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.**



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

3. **Project# 1008147**
10DRB-70206 EPC APPROVED SDP
FOR BUILD PERMIT
- CONSENSUS PLANNING agent(s) for SOUTHWEST FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Tract(s) C-1-A-4A, **CHERRY HILLS Unit(s) 1**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on HARPER RD NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 1.2231 acre(s). (E-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING FOR CASE PLANNER/MANAGER INITIALS.**

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

4. **Project# 1004688**
10DRB-70199 EXT OF SIA FOR TEMP
DEFER SDWK CONST
- ULTIMA HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, **PINON ENCANTADA** zoned RA2, located on PINON ENCANTADA TRAIL NW BETWEEN RIO GRANDE NW AND CAMPBELL NW containing approximately 2 acre(s). (G-12/13) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
5. **Project# 1000572**
10DRB-70164 MAJOR - FINAL PLAT
APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) D & J-2A, E-1, H-1 & R-1, **THE PRESIDIO (TO BE KNOWN AS THE PRESIDIO UNIT 2A) Unit(s) 1 & 2**, zoned SU-1 FOR PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 7.482 acre(s). (K-21)[*Deferred from 7/14/10, 7/21/10*] **DEFERRED TO 8/4/10 AT THE AGENT'S REQUEST.**

HEARING DATE 7-28-10 (SBA)
(SBA) 01-82-1 JAE GNY

13. ~~Project# 1008147~~
10DRB-70010 SKETCH PLAT REVIEW
AND COMMENT

SURV-TEK INC agent(s) for DNC LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) C-1-A-4A, C-1-A-5A-1A, **CHERRY HILLS, LOMA DEL NORTE Unit(s) 1, 5-A**, zoned SU-1 FOR C-1, located on WYOMING BLVD NE BETWEEN HARPER RD NE AND BARSTOW NE containing approximately 3.5504 acre(s). (E-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1008149**
10DRB-70013 SKETCH PLAT REVIEW
AND COMMENT

BARON R ABRUMS request(s) the above action(s) for all or a portion of Lot(s) 25 & 26, **WOODLAND SUBDIVISION** zoned R-1, located on MENAUL NW BETWEEN LOS TOMASES NW AND 8TH ST NW (H-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Other Matters: None

ADJOURNED: 10:00

HEARINGS DATE 1/20/10 (ESIA)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/20/2010 Issued By: PLNSDH 82449

PLNSDH

Permit Number: 2010 070 206

Category Code 910

Application Number: 10DRB-70206, Epc Approved Sdp For Build Permit

Address:

Location Description: HARPER RD NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE

Project Number: 1008147

Applicant
SOUTHWEST FEDERAL CREDIT UNION

PO BOX 2247
ALBUQUERQUE NM 87103
800-880-2247

Agent / Contact
Consensus Planning
James Strozier
302 8th St Nw
Albuquerque NM 87102

cp@consensusplanning

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

7/20/2010 12:11PM LOC: ANNX
WSH 006 TRANSH 0012
RECEIPT# 00123016-00123016
PERMIT# 2010070206 TRSASR
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
VI \$20.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form		ZONING & PLANNING	
<input type="checkbox"/>	Major Subdivision action	S	Z	<input type="checkbox"/>	Annexation
<input type="checkbox"/>	Minor Subdivision action			<input type="checkbox"/>	County Submittal
<input type="checkbox"/>	Vacation	V		<input type="checkbox"/>	EPC Submittal
<input type="checkbox"/>	Variance (Non-Zoning)			<input checked="" type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN		P		<input type="checkbox"/>	Sector Plan (Phase I, II, III)
<input type="checkbox"/>	for Subdivision Purposes			<input type="checkbox"/>	Amendment to Sector, Area, Facility or Comprehensive Plan
<input checked="" type="checkbox"/>	for Building Permit			<input type="checkbox"/>	Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/>	IP Master Development Plan			<input type="checkbox"/>	Street Name Change (Local & Collector)
<input type="checkbox"/>	Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...	
STORM DRAINAGE		D		Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<input type="checkbox"/>	Storm Drainage Cost Allocation Plan				

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:

NAME: Southwest Federal Credit Union PHONE: 800-880-2247
 ADDRESS: PO Box 2247 FAX: 243-5604
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
 ADDRESS: 302 Eighth Street NW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: DRB 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 LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract C-1-A-4A Block: _____ Unit: 1
 Subdiv. / Addn. Cherry Hills
 Current Zoning: SU-1 for GI PERMISSIVE USES Proposed zoning: N/A
 Zone Atlas page(s): E-19-Z No. of existing lots: 1 No. of proposed lots: N/A
 Total area of site (acres): 1.2231 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101906235250210205 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Harper Road NE
 Between: Wyoming Boulevard NE and Barstow Street NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1008147, 10EPC-40026; 1000331, Z-93-95, Z-90-111,

Check-off if project was previously reviewed by Sketch Plat/Plan? , or Pre-application Review Team? . Date of review: 4-22-10 (Carmen)

SIGNATURE [Signature] DATE July 20, 2010
 (Print) James K. Stroziet, AICP Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB-70206</u>	<u>SBP P(3)</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input 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>07/28/10</u>			Total \$ <u>20.00</u>

Sandy Handley 07/20/10 Project # 1008147

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.**

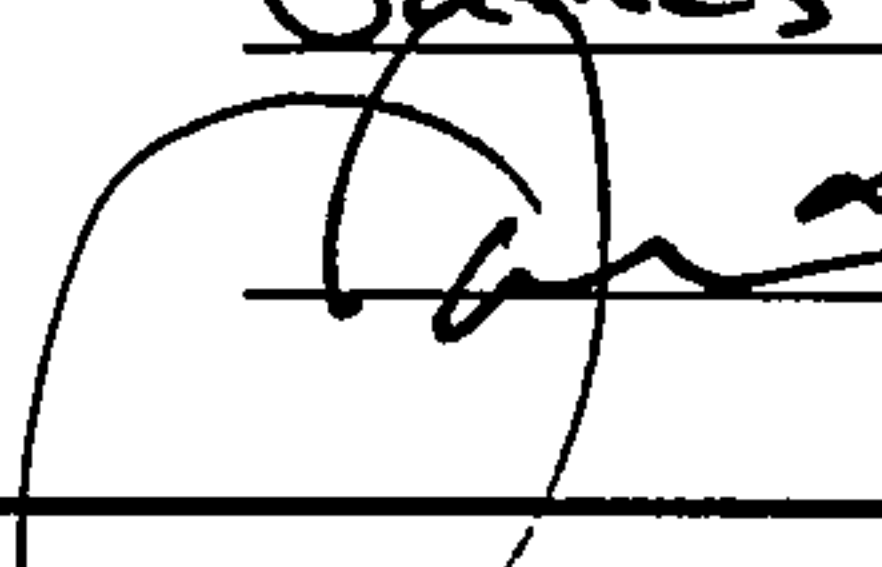
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded 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. Strozier, AICP
 Applicant name (print)

 Applicant signature / date 7/20/10

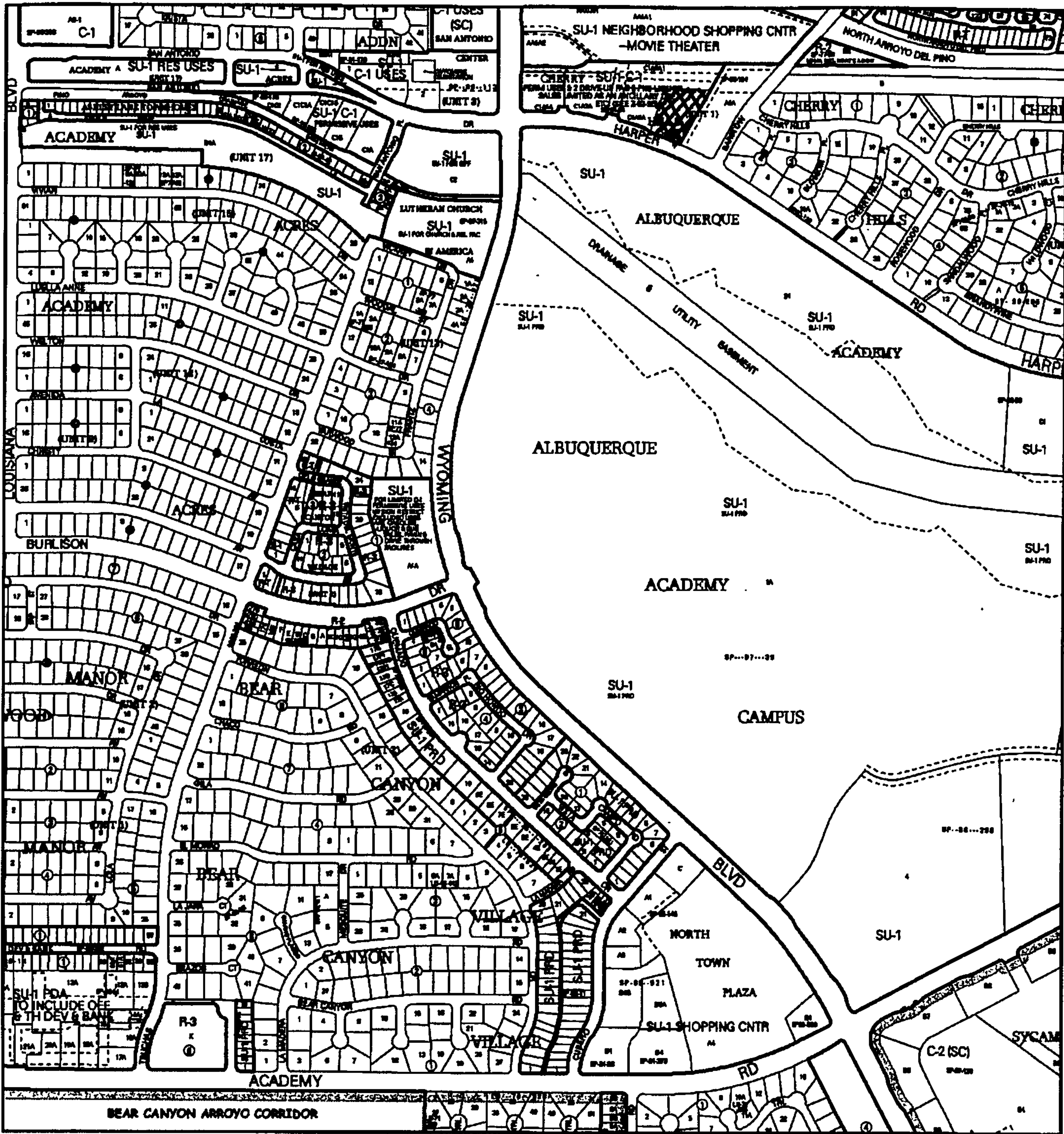


Form revised October 2007

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

Application case numbers
10DRB - 70206

Sandy Handley 07/20/10
 Planner signature / date
 Project # 1008147



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Map - City Shading
Representing Area Outside
of the City Limits

Zone Atlas Page:
E-19-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.	

0 780 1,500 Feet



April 27, 2010

Mr. Doug Peterson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Zone Map Amendment and Site Development Plan for Building Permit

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for a Zone Map Amendment and a Site Development Plan for Building Permit for the property legally described as Tract C-1-A-4A, Cherry Hills, Unit 1. The property is located on 8111 Harper Road NE, between Wyoming Boulevard NE and Barstow Street NE.

Thank you for your consideration.

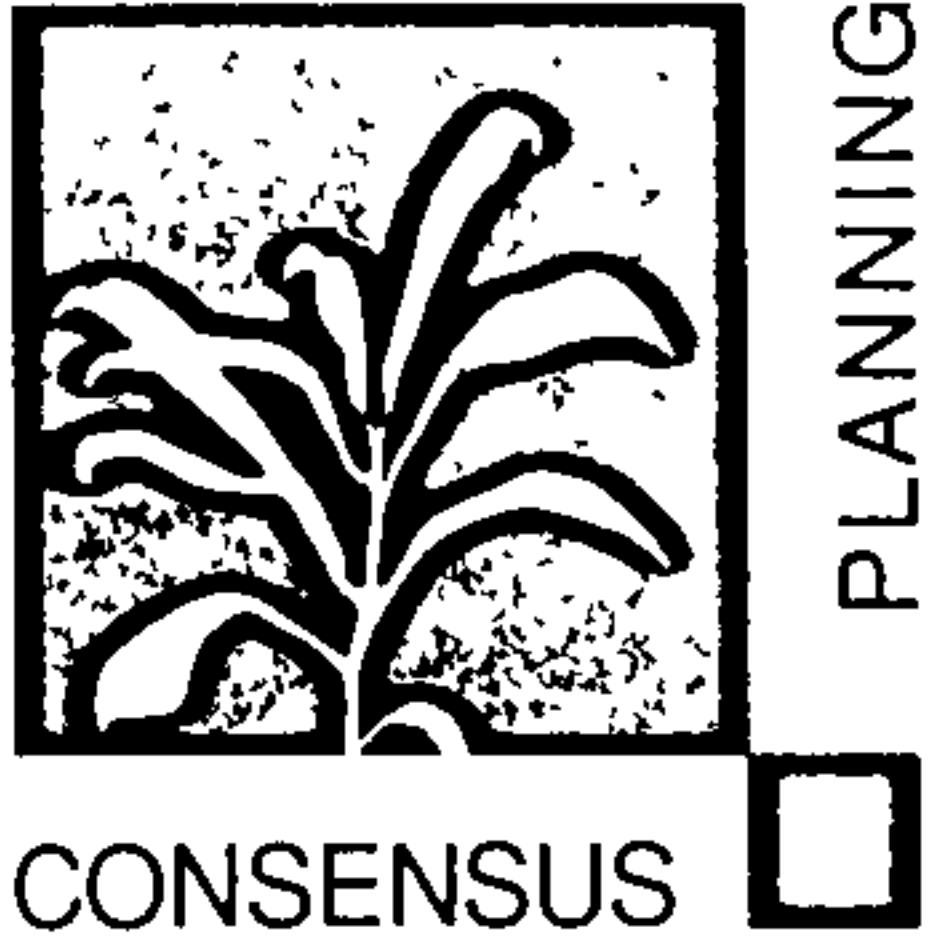
Sincerely,

A handwritten signature in black ink, appearing to be "J. [unclear]", written over a horizontal line.

Southwest Federal Credit Union

Your Best Interest is Our Business

PO Box 2247 Albuquerque, NM 87103-2247 • Phone 800.880.7974 • Fax 505.243.5604



July 15, 2010

Jack Cloud, AICP, Chairman
Development Review Board
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

RE: Request for Final Sign-Off for Southwest Federal Credit Union

Landscape Architecture
Urban Design
Planning Services

Dear Chairman Cloud,

302 Eighth St. NW
Albuquerque, NM 87102

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

On behalf of the applicants, we request a final DRB sign-off for the property legally described as. On June 10, 2010, the Environmental Planning Commission conditionally approved a Site Development Plan for Building Permit. This document outlines how each EPC condition has been met. Conditions are in normal text; *applicant responses are italicized.*

Site Development Plan for Building Permit

On June 10, 2010 the Environmental Planning Commission voted to approve Project 1008147/10EPC-40026, a Site Development Plan for Building Permit, for Tract C1A4A Cherry Hills Unit 1, based on 13 Findings and subject to the following 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 approval.

Agreed.

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.

A meeting was held with Carol Toffaleti on July 12, 2010 and July 15, 2010.

3. The applicant shall demonstrate, through the addition of a note or Notes on the site development plan, how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan is furthered.

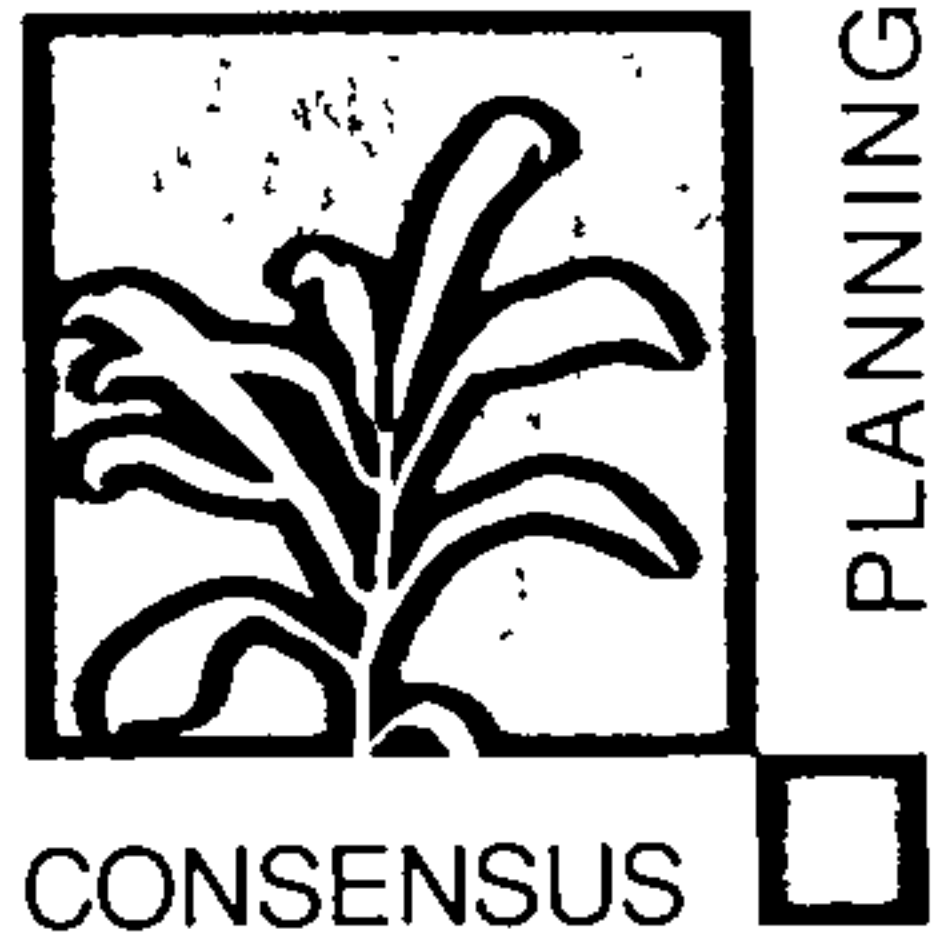
PRINCIPALS

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

Sheet 1 of the Site Plan was amended to include General Note #7 that addresses this condition.

ASSOCIATES

Jacqueline Fishman, AICP



4. Site Data:

- a. Correct the language for the existing zoning to provide the complete and accurate zoning of the site.
The existing zoning language was amended to provide the complete zoning description.
- b. Add the maximum building height of 26 ft. and the minimum setback of 20 ft.
Sheet 1 was amended to include these restrictions.

5. Add a general note stating that the site development plan shall comply with the approved site development plan for subdivision for tracts C1A1A through C1A5A (Z-93-95).

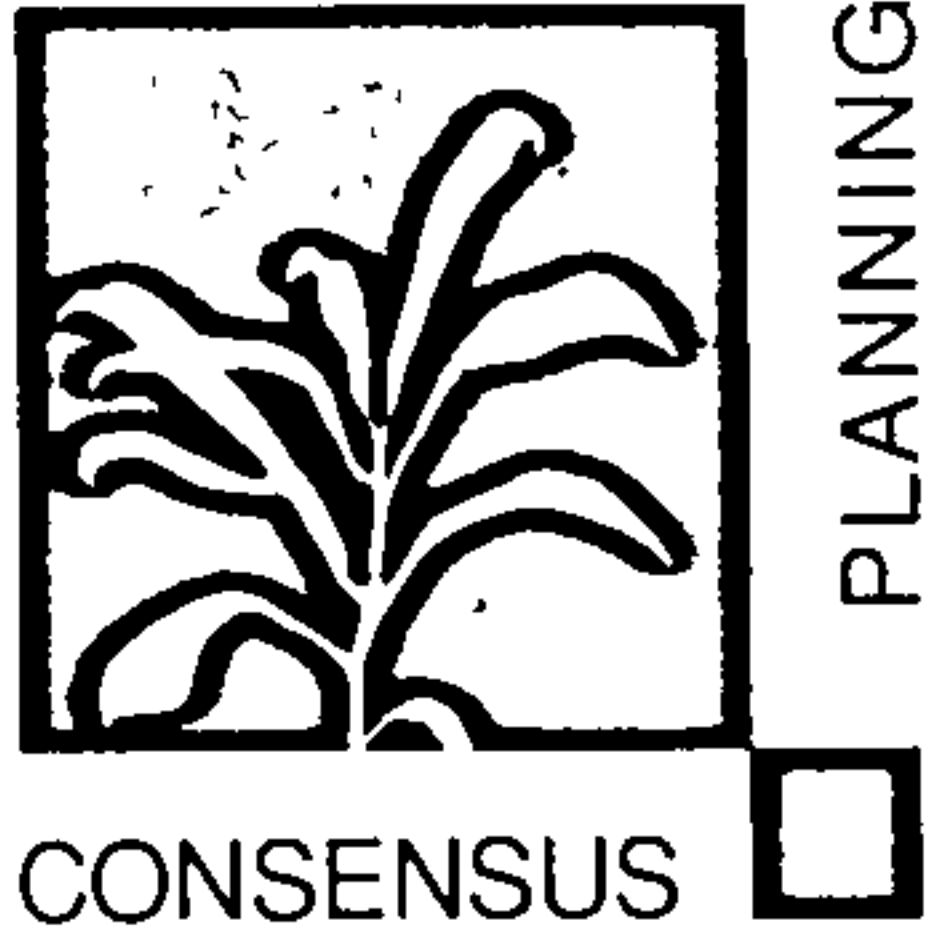
Sheet 1 of the Site Plan was amended to include General Note #8 that addresses this condition.

6. Label the trail and associated easement in the southeast corner of the site and along the east boundary as existing.

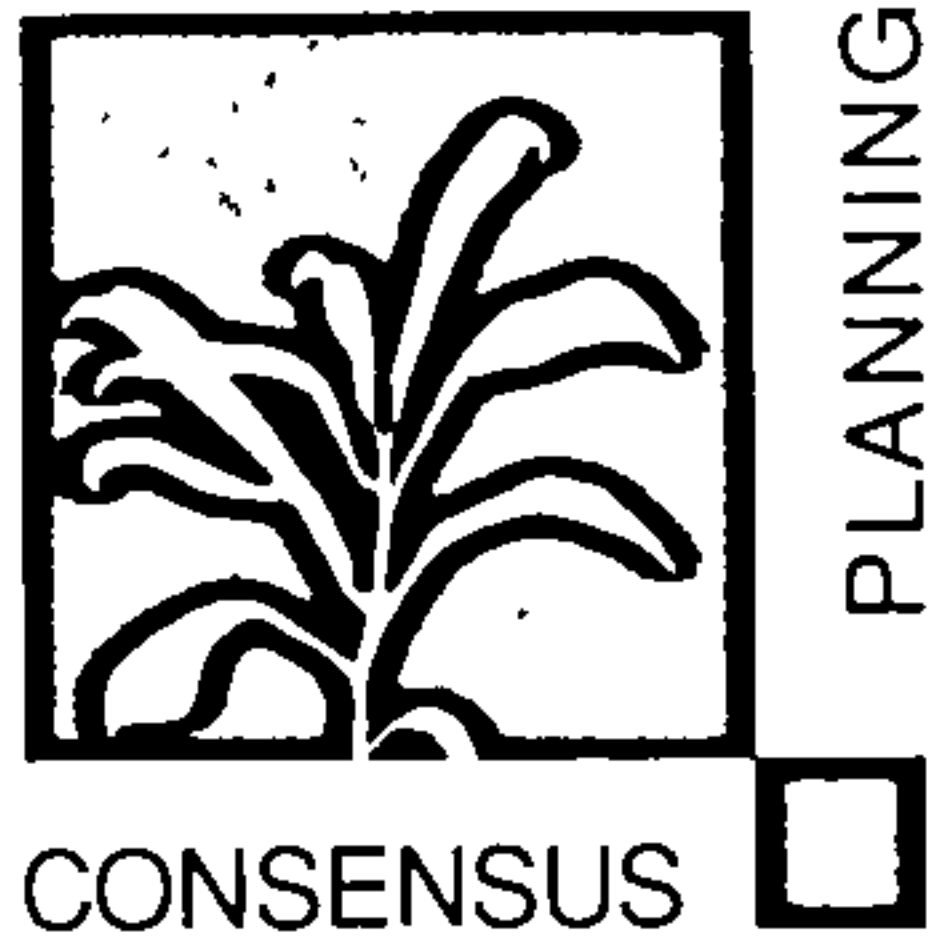
The easement was relabeled to accurately reflect the dimensions of the easement. Since all of the easements shown are existing, it was agreed that this was not necessary.

7. Lighting and Security:

- a. The height of the existing light poles shall be called out as 30 ft.
The existing light pole northeast of the building is called out at 30 ft.
- b. The height of the light pole near the southeast corner of the building shall be reduced to 20 ft.
The existing light pole near the southeast corner of the building is called out at 20 ft maximum.
- c. A typical building-mounted light shall be called out on sheet 5 of the elevations.
A detail for the wall mounted light fixture was added to sheet 5 and the specific locations for the wall mounted lights identified.
- d. Any building-mounted light fixtures at the second story level that are not illuminating signage or entryways, shall be eliminated or relocated to the first story level to illuminate walkways.
The elevations have been modified to reflect this condition.
- e. The light fixtures at the drive-through lanes shall be called out on the site plan and elevations.
The site plan and elevations have been modified to reflect this condition.
- f. Add lighting as necessary to adequately illuminate all parking areas, walkways, common areas and building entrances.
Site lighting has been reviewed and provides adequate lighting for all parking, common areas and building entrances.
- g. Video cameras shall be installed to view exterior property areas and main entrances.
Building mounted video cameras are shown on the elevation sheets.



8. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
Agreed.
 - b. Narrow drive-up exit, at east/west drive aisle, to 24'. Replace wrong way signs with exit only signs (new letter B in legend). Add left and right turn arrow pavement markings (optional).
Agreed, the exit was narrowed to 24'. Need clarification from the DRB concerning signage requirements.
 - c. For the left turn arrow pavement marking, designated with keyed note #4, remove the word "only" and add a directional arrow pavement marking.
Agreed, the site plan was modified to reflect this condition.
 - d. Delete the work "only" attached to all directional arrow pavement markings.
Agreed the site plan was modified to reflect this condition.
 - e. In legend, delete signs B, D, E and F.
Agreed, the legend was modified.
 - f. For the purpose of minimizing conflicts between vehicles parking, vehicles exiting the credit union drive-up area and vehicles entering or exiting the fueling facility to the west, the applicant should eliminate the existing 3 parking spaces fronting Harper adjacent to the existing drainage feature.
Agreed, the three parking spaces have been eliminated.
 - g. Label all existing infrastructure or note in legend the specific line type that identifies existing infrastructure.
Agreed, the utility plan has been modified to reflect this condition.
 - h. Provide applicable cross access agreements.
Cross access easements exist for the shopping center.
 - i. Site plan shall comply and be designed per DPM Standards.
Agreed.
9. A pedestrian crosswalk of the same width as the sidewalk shall be added across the site drive on Harper Road.
Agreed, the additional crosswalk has been added.
10. The Landscape buffer on Harper Road shall be widened to ensure an average of 20 feet and designed in coordination with the Traffic Engineer. Additional changes associated with the widening are:
The average landscape buffer is 30 feet 2 inches.
- a. General Note 1 shall be deleted since it is no longer relevant.
General Note 1 was eliminated.
 - b. The "20 ft" label shall be corrected on the site plan and landscape plan to begin at the property line rather than the front of curb.
The dimension labeling for the landscaping along Harper has been modified for all areas.



- c. The three car parking spaces west of the site drive shall be eliminated, which shall also be reflected in revised parking calculations.
The three parking spaces were eliminated (see condition 8.f) and the parking calculations have been revised.
- d. The three new street trees shall be placed outside the 10' PUE.
Agreed, the landscape plan has been modified to reflect this condition.

11. Ensure that trees and to the landscaping do not conflict with lighting.

While there are always conflicts between trees and lighting, the existing and proposed site lighting should provide appropriate lighting for safety and security for the building and parking area.

12. Rainwater harvesting measures, such as curb cuts and swales in the landscape buffer on Harper shall be added to the site development plan.

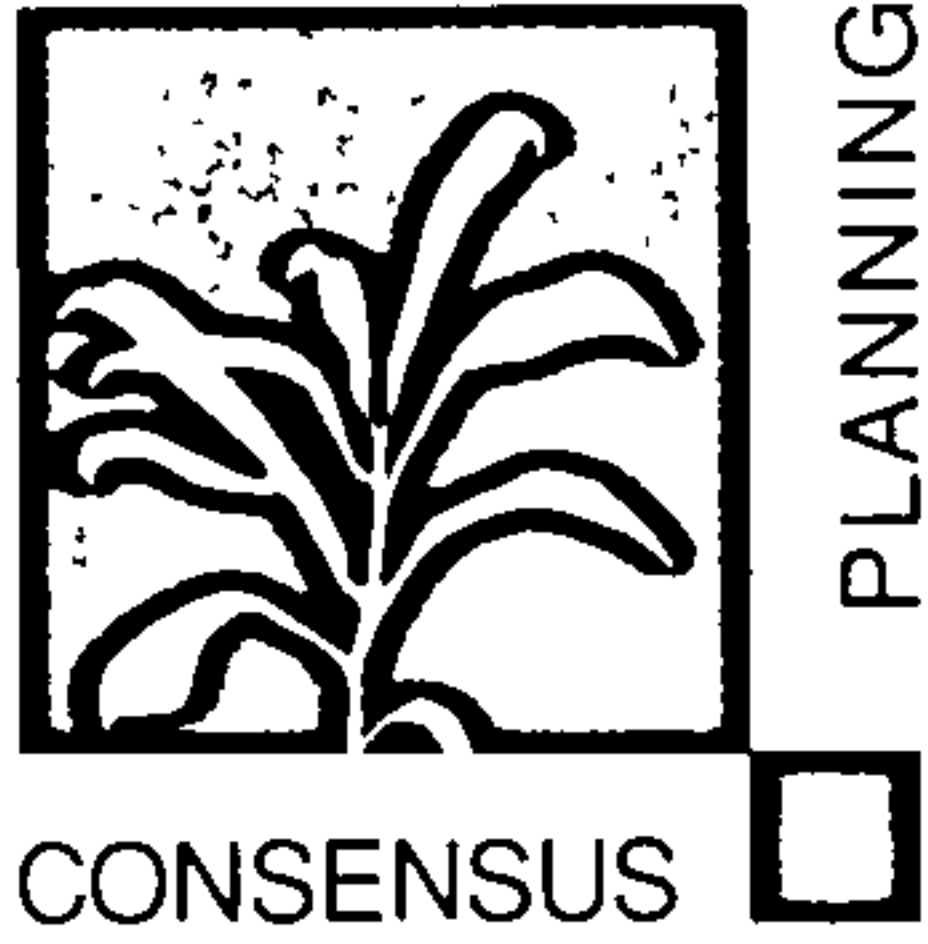
Sheet 1 of the Site Plan was amended to include General Note #11 that addresses this condition. The grading plan was also prepared with water harvesting in mind.

13. Electrical utilities:

- a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements. Any easements shall be shown on the site plan and utility plan sheets.
Agreed.
- b. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.
Agreed, this condition will be addressed once the transformer location is determined.

14. Signage:

- a. The wall signs shall be lowered to a maximum height of 16' from the average grade adjacent to each façade and shall be redesigned to consist of individual letters. Any fixtures that provide down-lighting on the signs shall comply with general area lighting and sign regulations in the Zoning Code.
The building elevations have been revised to reflect the lower sign locations to comply with this condition.
- b. Provide calculations to demonstrate that the sign area face of wall signs complies with the 6% limit of related façade area, per a General Note on the site development plan (Sheet 1).
The sign and façade area calculations are provided on the elevation sheets. The large signs are less than 3.5% of the façade area and the small signs are less than 1%.



- c. The monument sign shall be redesigned to consist of individual letters. Illumination shall comply with area lighting and general sign regulations in the Zoning Code.

The monument sign has been redesigned to comply with this condition.

15. The applicant, in coordination with the Cherry Hills Civic Association, shall request the City's Traffic Operations Division to investigate the addition of a traffic signal at the intersection of Harper Road and the central site drive into the Del Norte Shopping Center, and the undertaking of a Neighborhood Traffic Study.

A letter has been sent to the City and copied to the Civic Association. .

16. A recycle area shall be provided per Solid Waste Management Department requirements.

A meeting was held with Solid Waste staff and an option was to provide a note that describes that recycling bins shall be inside the building and that the Credit Union will maintain a contract with a private company for recycling of paper products. General Note #12 has been added to Sheet 1.

17. Approval of any parts of this application that differ from the existing site development plan (SDP) for subdivision shall be subject to approval through an administrative amendment, or if necessary an EPC approved amendment to the existing SDP for subdivision, allowing for such differentiation and, to the extent such amendment is not accomplished, this SDP for building permit shall be brought into compliance with the SDP for subdivision.

The SDP for building permit is in compliance with the SDP for subdivision.

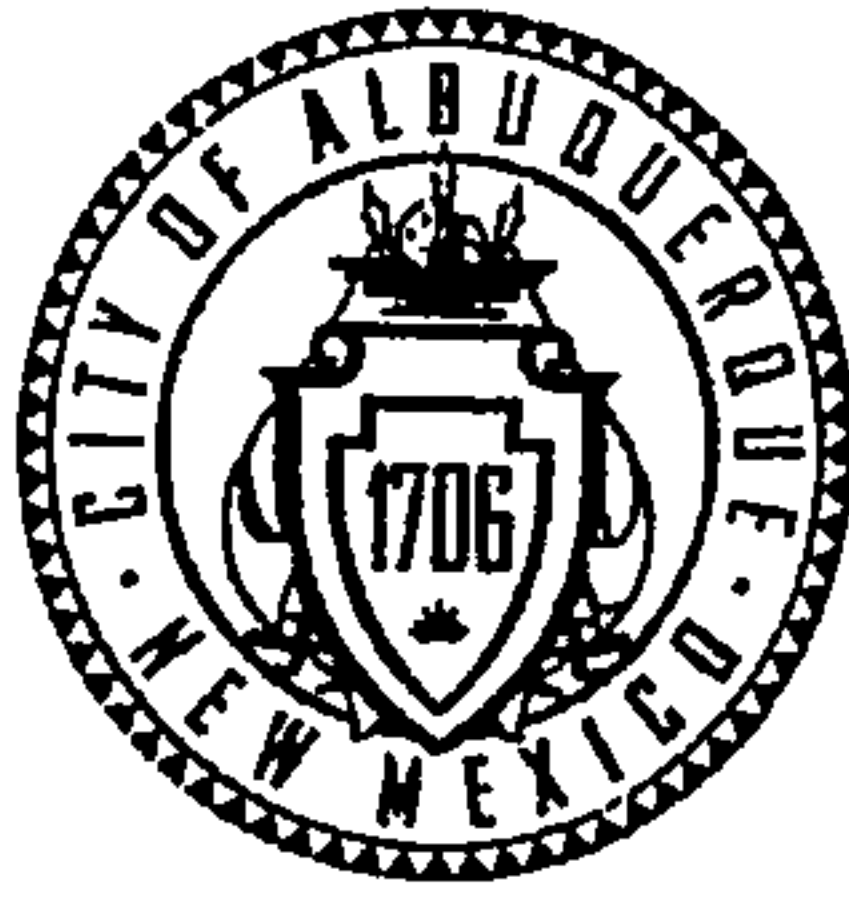
Thank you for your time and consideration of this request.

If you have any questions, do not hesitate to call me at 764-9801.

Sincerely,



James K. Strozier, AICP
Principal



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

Date: June 11, 2010

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1008147**
10EPC-40026 SITE DEVELOPMENT -
BUILDG PRMT
10EPC-40027 AMNDT TO ZONE MAP
(ZONE CHG)

Southwest Federal Credit Union
P.O. Box 2247
Albuquerque, NM 87103

LEGAL DESCRIPTION: CONSENSUS PLANNING INC. agent for SOUTHWEST FEDERAL CREDIT UNION requests the above actions for all or a portion of tract C-1-A-4A, CHERRY HILLS Unit 1 zoned SU-1 FOR C-1 PERMISSIVE USES, 2 DRIVE UP FACILITIES, AND PACKAGE LIQUOR SALES LIMITED AS AN ANCILLARY USE, ETC. to SU-1 FOR C-1 PERMISSIVE USES, DRIVE-UP RESTAURANTS, AND PACKAGE LIQUOR SALES LIMITED AS AN ANCILLARY USE, ETC. located on HARPER RD NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 1.3 acres. (E-19) Carol Toffaleti, Staff Planner

On June 10, 2010 the Environmental Planning Commission voted to accept the **WITHDRAWAL** of Project 1008147 / 10EPC-40027, a zone map amendment for all or a portion of tract C-1-A-4A, CHERRY HILLS Unit 1 zoned SU-1 FOR C-1 PERMISSIVE USES, 2 DRIVE UP FACILITIES, AND PACKAGE LIQUOR SALES LIMITED AS AN ANCILLARY USE, ETC. to SU-1 FOR C-1 PERMISSIVE USES, DRIVE-UP RESTAURANTS, AND PACKAGE LIQUOR SALES LIMITED AS AN ANCILLARY USE, ETC, based on the following Findings:

FINDINGS:

1. The zone map amendment is to rezone Tract C-1-A-4A, Cherry Hills, Unit 1, a site of approximately 1.3 acres located on Harper Rd. NE between Wyoming Blvd. and Barstow St., from "SU-1 for C-1 permissive uses, two drive-up facilities and package liquor sales as an ancillary use

limited to one retail establishment not exceeding 25% of the gross floor area, but in no case larger than 5,000 sf for Tracts C1A1 through C1A5 inclusive” to the same zoning except that “drive-up facilities” would be replaced with “drive-up restaurants”.

2. The subject site is in the Established Urban Area of the Comprehensive Plan and within the Cherry Hills Village Community Activity Center.
3. The request is accompanied by a site development plan for building permit for a credit union with a drive-in facility (10EPC-40026).
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The City’s Zoning Enforcement Division has determined that a zone map amendment is not necessary, because the proposed use is permissive in the existing zone. Drive-in facilities associated with a banking and money-lending service are permitted on the condition the vehicle movement is approved by the Traffic Engineer, per 14-16-2-16 (A)(10)(b). The vehicle movement was reviewed as part of the accompanying site development plan and is acceptable to the Traffic Engineer.
6. The applicant requested withdrawal of the zone map amendment in a letter dated June 1, 2010 as a result of the Zoning Enforcement’s determination.
7. Property-owners within 100 ft, the Cherry Hills Civic Association, North Wyoming Neighborhood Association (NA) and the District 4 Coalition of NAs were notified. A facilitated meeting took place on May 17, 2010. Concerns were raised, primarily about the loss of parking and the traffic impacts of the proposed development. Written comments were received from the North Wyoming NA and the property-owner to the south, expressing they have no objection to the request. A letter of support was received from a resident of the Cherry Hills subdivision.

On June 10, 2010 the Environmental Planning Commission voted to **APPROVE** Project 1008147 / 10EPC-40026, a site development plan for building permit for all or a portion of tract C-1-A-4A, CHERRY HILLS, Unit 1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is a site development plan for building permit (SDPBP) for Tract C-1-A-4A, Cherry Hills, Unit 1, a site of approximately 1.3 acres located on Harper Rd. NE between Wyoming Blvd. and Barstow St., zoned “SU-1 for C-1 permissive uses, two drive-up facilities and package liquor sales as an ancillary use limited to one retail establishment not exceeding 25% of the gross floor area, but in no case larger than 5,000 sf for Tracts C1A1 through C1A5 inclusive”.
2. The subject site is currently a parking lot. The proposal is to replace some of the existing parking with a 2-story building that has a drive-in facility and a total square footage of 6,336 gsf.. The new building would house a branch office, main office and the corporate headquarters of a New Mexico credit union. Some of the existing parking and landscaping around the perimeter of the site would be retained and enhanced.

3. The subject site is in the Established Urban Area of the Comprehensive Plan and within the Cherry Hills Village Community Activity Center.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. Development on the site is governed by an approved site development plan (SDP) for subdivision (Z-93-95) with minimal design standards that includes the 5 tracts on Harper. This subdivision became the southern part of the Del Norte shopping center and provides access to the northern part of the shopping center from Harper Rd.. The northern of the shopping center was zoned and developed at an earlier date (Z-72-227 and project #1000331).
6. A 10 ft trail within a 30 ft public access easement falls within the southeast corner of the subject site.
7. The request furthers a preponderance of applicable goals and policies in the Comprehensive Plan:
 - a. The location, intensity and design of the new development generally respects and complements the residential neighborhood to the northeast, without causing significant adverse effects on its environment (Established Urban Area Policies II.B.5.d, II.B.5.i)
 - b. The proposed credit union will replace unnecessary parking with a use that complements existing uses in the Community Activity Center, maximizes the cost-effectiveness of City services, and is appropriately scaled and designed to provide multi-modal access (Activity Center Goal and Policy II.B.7.a, Transportation Goal and Policy II.D.4.g.)
 - c. The request adds to the concentration of employment in the Community Activity Center, helps reduce the need to travel and supports a New Mexico-based enterprise (Economic Development Goal and Policies II.D.6.b and g)
8. The architecture of the building partially conflicts with Established Urban Area Policy II.B.5.1 because the design is somewhat incompatible with the adjacent public library and other buildings in the Del Norte shopping center. Slight changes to the design would bring it into compliance.
9. The site development plan does not include rainwater harvesting measures to further Water Management Policy II.D.2.b. . It does not demonstrate that it furthers the Energy Management section of the Comprehensive Plan (II.D.3).
10. The SU-1 site development plan does not comply with the landscape buffer and certain signage requirements of the governing SDP for Subdivision. It has other omissions and inaccuracies, which should be corrected for clarity and future enforcement by Zoning Enforcement. Conditions of approval address the deficiencies.
11. The existing parking on the site is not required to meet the needs of land uses in the northern part of the Del Norte shopping center, per an approved Administrative Amendment (#1000331, 10AA-10051, 5/11/2010).
12. The parking provided on the site is 40 spaces over standard requirements in the Zoning Code. The provision is acceptable because the additional parking may serve uses on other tracts in the Del

Norte shopping center or other adjacent properties, and is used unofficially as overflow parking by employees and patrons of the Cherry Hills public library located east of the site.

13. Property-owners within 100 ft, the Cherry Hills Civic Association, North Wyoming Neighborhood Association (NA) and the District 4 Coalition of NAs were notified. A facilitated meeting took place on May 17, 2010 and was well-attended. Concerns were raised, primarily about the loss of parking, compliance with covenants and the traffic impacts of the proposed development. As noted in Finding 12, there will still be 40 excess parking spaces. In addition, the proposed use is within the scope of the original Traffic Impact Study, conducted for the entire shopping center. It also appears that the development, as amended by conditions, would be in compliance with all applicable covenants. Written comments were received from the North Wyoming NA and the property-owner to the south, expressing they have no objection to the request. A letter of support was received from a resident of the Cherry Hills subdivision.

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 applicant shall demonstrate, through the addition of a note or notes on the site development plan, how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered.
4. Site Data:
 - a. Correct the language for the Existing Zoning to provide the complete and accurate zoning of the site.
 - b. Add the maximum building height of 26 ft. and the minimum setback of 20 ft.
5. Add a General Note stating that the site development plan shall comply with the approved site development plan for subdivision for tracts C1A1A through C1A5A (Z-93-95).
6. Label the trail and associated easement in the southeast corner of the site and along the east boundary as existing.
7. Lighting and Security:
 - a. The height of the existing lightpoles shall be called out as 30 ft.
 - b. The height of the lightpole near the southeast corner of the building shall be reduced to 20 ft.
 - c. A typical building-mounted light shall be called out on sheet 5 of the elevations.

- d. Any building-mounted light fixtures at the second story level, that are not illuminating signage or entryways, shall be eliminated or relocated to the first story level to illuminate walkways.
 - e. The light fixtures at the drive-through lanes shall be called out on the site plan and elevations.
 - f. Add lighting as necessary to adequately illuminate all parking areas, walkways, common areas and building entrances.
 - g. Video cameras shall be installed to view exterior property areas and main entrances.
8. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. Narrow drive-up exit, at east/west drive aisle, to 24'. Replace wrong way signs with exit only signs (new letter B in legend). Add left and right turn arrow pavement markings (optional).
 - c. For the left turn arrow pavement marking, designated with keyed note #4, remove the word "only" and add a directional right turn arrow pavement marking.
 - d. Delete the word "only" attached to all directional arrow pavement markings.
 - e. In legend, delete signs B, D, E and F.
 - f. For the purpose of minimizing conflicts between vehicles parking, vehicles exiting the credit union drive-up area and vehicles entering or exiting the fueling facility to the west, the applicant should eliminate the existing three parking spaces fronting Harper adjacent to the existing drainage feature.
 - g. Label all existing infrastructure or note in legend the specific line type that identifies existing infrastructure.
 - h. Provide cross access agreements with adjacent property owners.
 - i. Site plan shall comply and be designed per DPM Standards.
9. A pedestrian crosswalk of the same width as the sidewalk shall be added across the site drive on Harper Rd.
10. The landscape buffer on Harper Rd. shall be widened to ensure an average of 20 ft and designed in coordination with the Traffic Engineer. Additional changes associated with the widening are:
- a. General Note 1 shall be deleted since it is no longer relevant.
 - b. The "20 ft." label shall be corrected on the site plan and landscape plan to begin at the property line rather than the front of curb.
 - c. The three car parking spaces west of the site drive shall be eliminated, which shall also be reflected in revised parking calculations.
 - d. The three new street trees shall be placed outside the 10' PUE.

11. Ensure that trees and other landscaping do not conflict with lighting.
12. Rainwater harvesting measures, such as curb cuts and swales in the landscape buffer on Harper, shall be added to the site development plan.
13. Electrical utilities:
 - a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements. Any easements shall be shown on the site plan and utility plan sheets.
 - b. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.
14. Signage:
 - a. The wall signs shall be lowered to a maximum height of 16' from the average grade adjacent to each façade and shall be redesigned to consist of individual letters. Any fixtures that provide down-lighting on the signs shall comply with general area lighting and sign regulations in the Zoning Code.
 - b. Provide calculations to demonstrate that the sign face area of wall signs complies with the 6% limit of related façade area, per a General Note on the site development plan (sheet 1).
 - c. The monument sign shall be redesigned to consist of individual letters. Illumination shall comply with area lighting and general sign regulations in the Zoning Code.
15. The applicant in coordination with the Cherry Hills Civic Association shall request the City's Traffic Operations Division to investigate the addition of a traffic signal at the intersection of Harper Rd. and the central site drive into the Del Norte Shopping Center, and the undertaking of a Neighborhood Traffic Study.
16. A recycle area shall be provided per Solid Waste Management Department requirements.
17. Approval of any parts of this application that differ from the existing site development plan (SDP) for subdivision shall be subject to approval through an administrative amendment, or if necessary an EPC-approved amendment to the existing SDP for subdivision, allowing for such differentiation and, to the extent such amendment is not accomplished, this SDP for building permit shall be brought into compliance with the SDP for subdivision.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY JUNE 25, 2010 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.

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).

Deferral requests by the applicant for map amendments and site development plans are subject to a \$110 fee per item (Zoning Code Section 14-16-4-1(B)). Failure of the applicant to pay such fees and provide proof of payment prior to the date the case(s) are deferred to may result in further deferral of the item(s) until the required fee(s) are paid.

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,

CMano

for Deborah Stover
Planning Director

DS/CT/ma

cc: Consensus Planning, 302 Eighth Street NW, Albuquerque, NM 87102
Amy Wasko, North Wyoming N.A., 7808 Callow NE, Albuquerque, NM 87109
Nanci Carriveau, North Wyoming N.A., 8309 Krim Dr. NE, Albuquerque, NM 87109
Howard Thomas, Cherry Hills Civic Assoc., 6809 Red Sky Rd. NE, Albuquerque, NM 87111
Paul Pieper, Cherry Hills Civic Assoc., 6801 Red Sky Rd. NE, Albuquerque, NM 87111
Amy Whitling, District 4 Coalition, P.O. Box 91343, Albuquerque, NM 87199
Erica Vasquez, District 4 Coalition, P.O. Box 92315, Albuquerque, NM 87199

8. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SHALL COMPLY WITH THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR TRACTS CIAIA THROUGH CIA5A (Z-93-95).
9. VIDEO SURVEILLANCE CAMERAS SHALL BE INSTALLED TO VIEW EXTERIOR PROPERTY AREAS AND MAIN ENTRANCES.
10. RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS AND SWALES IN THE LANDSCAPE BUFFER ON HARPER, SHALL BE PROVIDED.
11. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
12. RECYCLING CARTS SHALL BE PROVIDED IN THE BUILDING AND PICKED UP THROUGH A PRIVATE CONTRACTOR.

APD PLANS CHECKING OFFICE
 824-3611
 APPROVED/DISAPPROVED
 / HYDRANT(S) ONLY
Steve Williams 7-20-10
 SIGNATURE & DATE
 58280
 VBCost/NonSpak
 206lgpm
 2 Fire hydrants

PROJECT NUMBER: 1008147
 Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated June 10, 2010 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer <i>Joe White</i> Solid Waste Management	Date 7-19-10
DRB Chairperson, Planning Department	Date

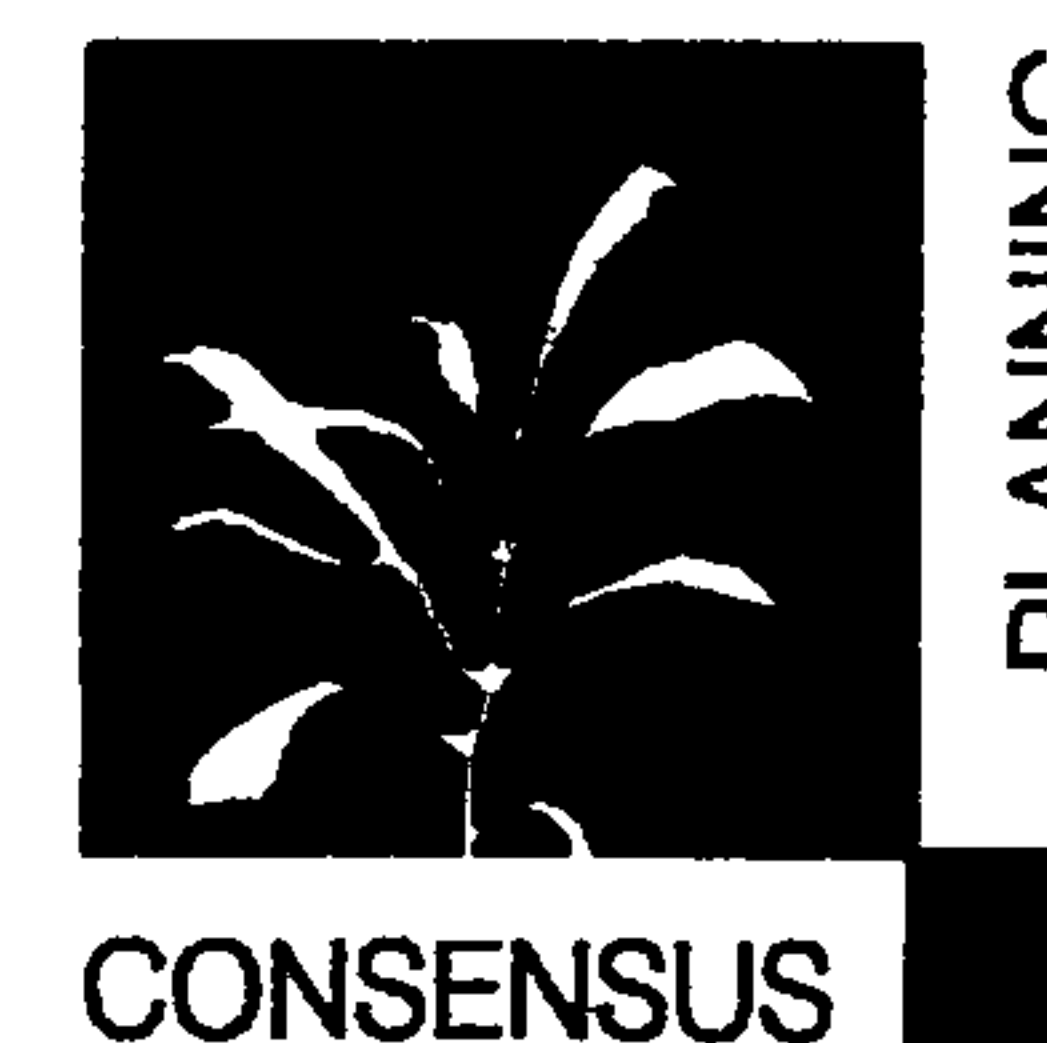
SOUTHWEST FEDERAL CREDIT UNION

SITE PLAN FOR BUILDING PERMIT

Prepared for:
 Southwest Federal Credit Union
 PO Box 2247
 Albuquerque, NM 87103-2247

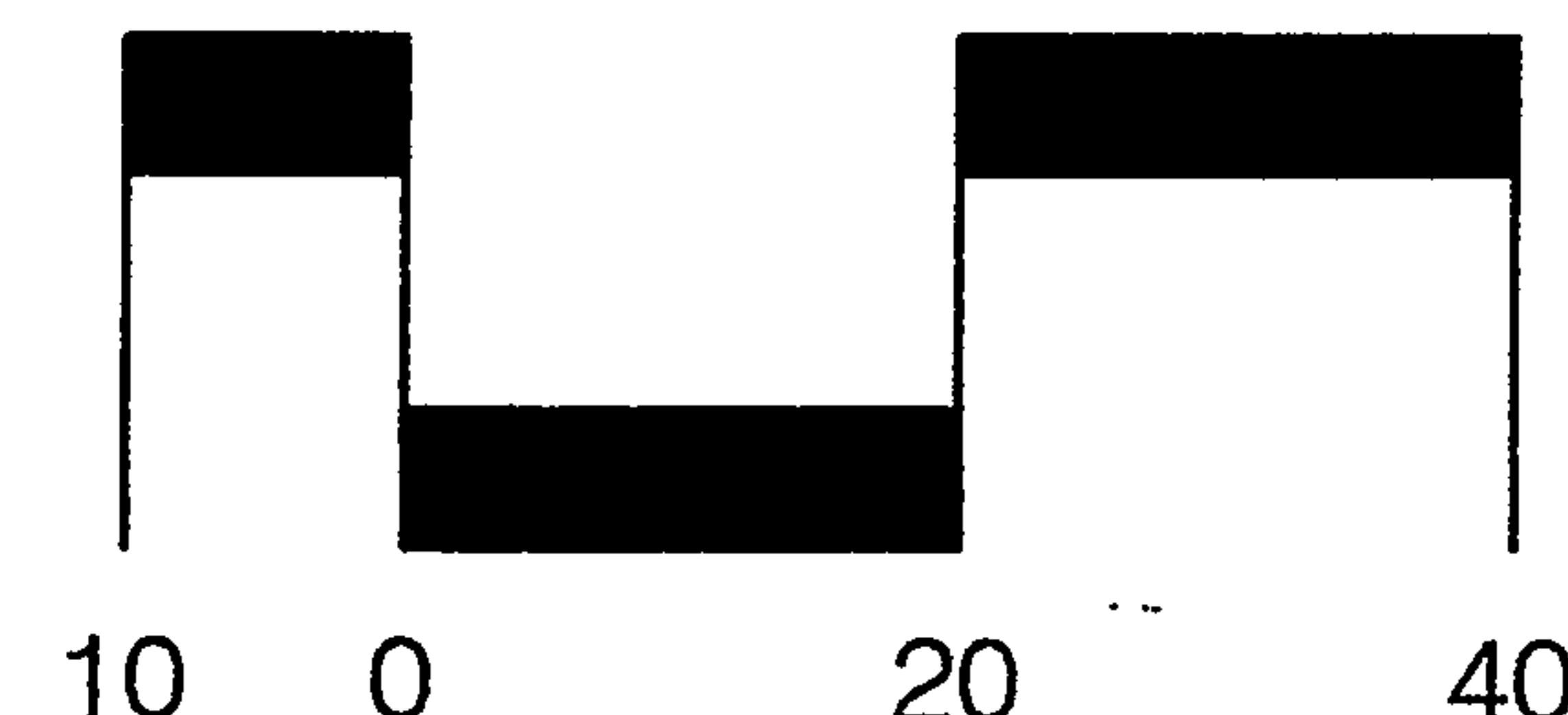
Prepared by:
 Consensus Planning, Inc.
 Miller Engineering Consultants
 NABS, Inc.

Scale: 1" = 20'



CONSENSUS

July 20, 2010



north

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|----------|----------|--|
| S | Z | ZONING & PLANNING |
| | | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> County Submittal |
| V | | <input type="checkbox"/> EPC Submittal |
| | | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) |
| P | | <input type="checkbox"/> Sector Plan (Phase I, II, III) |
| | | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan |
| | | <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs) |
| D | | <input type="checkbox"/> Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| | | <input type="checkbox"/> 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): SURITEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: Russ.Hugg@SURITEK.COM

APPLICANT: DNC, LTD. PARTNERSHIP PHONE: 858-1533
 ADDRESS: 7120 WYOMING BLVD NE FAX: _____
 CITY: ALB STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: —

DESCRIPTION OF REQUEST: MINOR SKETCH PLAT REVIEW TO ADJUST INTERIOR LOT LINE

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. TRACT C-1-A-4A, CHERRY HILLS UNIT 1 Block: _____ Unit: _____
TRACT C-1-A-5A-1, LOMA DEL NORTE UNIT 5A
 Subdiv/Addn/TBKA: TRACTS C-1-A-5A-1A AND C-1-A-4A-1, LOMA DEL NORTE UNIT 5-A
 Existing Zoning: C-1 Proposed zoning: SAME MRGCD Map No N/A
 Zone Atlas page(s): E-19 UPC Code: 101906235250210205
101906233351410203

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 3.5504
 LOCATION OF PROPERTY BY STREETS: On or Near: WYOMING BOULEVARD NE
 Between: HARPER ROAD and BARSTON

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

SIGNATURE [Signature] DATE 1.11.10
 (Print) RUSS HUGG 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
10 DRB-70010	SK	5(3)	\$0
_____	_____	_____	\$_____
_____	_____	_____	\$_____
_____	_____	_____	\$_____
_____	_____	_____	\$_____
_____	_____	_____	\$_____
Hearing date <u>01/20/10</u>			Total
			\$ <u>0</u>

Sandy Handley 01/11/10
 Planner signature / date

Project # 1008147

Form revised 4/07

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.

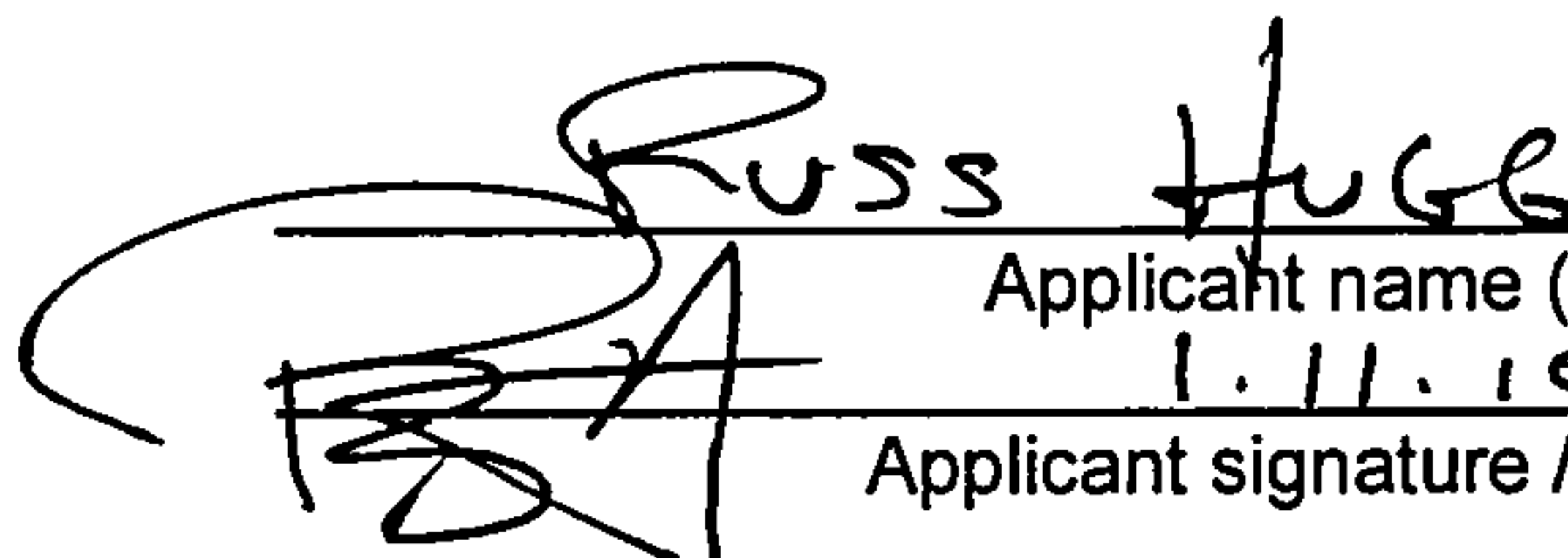
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- 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.

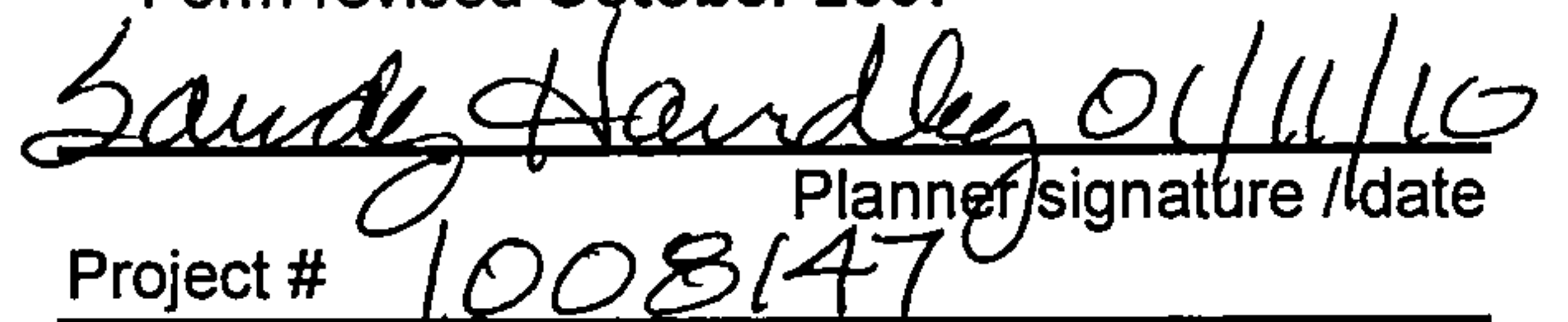

 Russ Hugg
 Applicant name (print)
 1.11.10
 Applicant signature / date



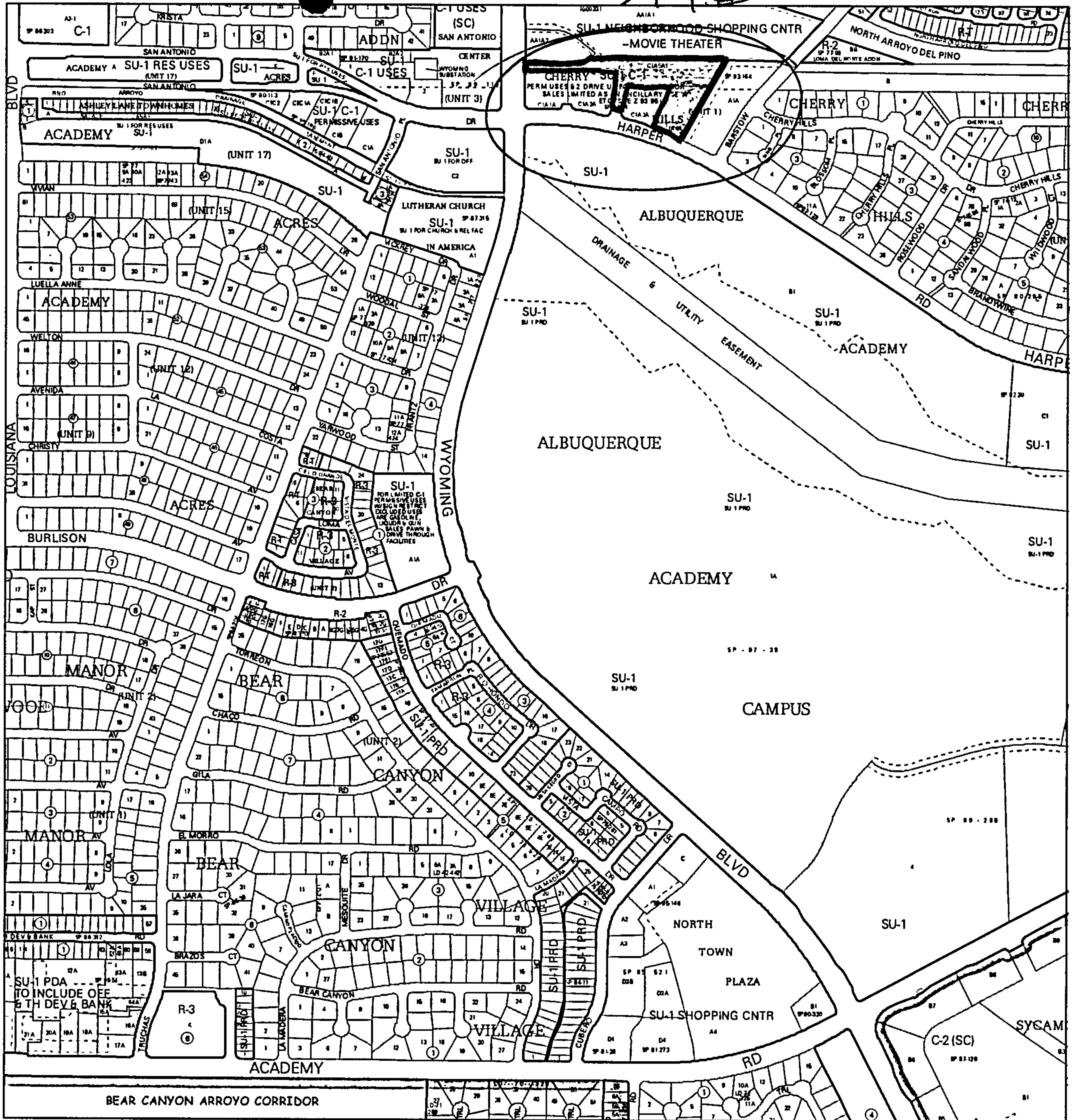
Form revised October 2007

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

Application case numbers
 10 DRB - 70010


 Sandy Handley 01/11/10
 Planner signature / date
 Project # 1008147

SITE



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-19-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

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

January 8, 2010

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: Tract C-1-A-4A, Cherry Hills Unit 1 and Tract C-1-A-5A-1A, Loma Del Norte Unit 5-A, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas Page E-19.

Dear Mr. Cloud

The owners of the above captioned property, DNC, LTD. Partnership are hereby filing application with the City of Albuquerque Development Review Board for a Minor Sketch plat review to adjust the interior Tract line between Tract C-1-A-4A, Cherry Hills Unit 1 and Tract C-1-A-5A-1A, Loma Del Norte Unit 5-A to conform to existing parking islands and parking spaces.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.