

2. Project# 1008519
14DRB-70146 EPC APPROVED SDP FOR
BUILD PERMIT
14DRB-70154 AMENDED SDP FOR
SUBDIVISION
14DRB-70155 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

GREENBERG FARROW and BOHANNAN HUSTON INC agents for BUBBA'S 33 and MOTORPLEX REAL ESTATE LTD. CO. request the above action(s) for all or a portion of Lot(s) A-1-C-1-A-1, A-1-C-1-A-2, A-1-C-1-A-3, , CRYER PROPOERTY zoned SU-1 FOR C-3 USES, located on PAN AMERICAN/ I-25 FRONTAGE RD BETWEEN MONTANO AND JEFFERSON containing approximately 5.5 acre(s). (F-17) [Deferred from 5/14/14] THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.

3. Project# 1008952
14DRB-70138 EPC APPROVED SDP FOR
BUILD PERMIT
14DRB-70139 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CONSENSUS PLANNING, INC & ISAACSON AND ARFMAN PA agent(s) for MVG DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6, 7, & 8 AND 25, 26, & 27, Block 21, Tract A, Unit A, NORTH ALBUQUERQUE ACRES, zoned SU-2 FOR O-1, located on PALOMAS AVE NE BETWEEN WYOMING BLVD NE AND PASEO DEL NORTE NE containing approximately 3.29 acre(s). (D-19) [Deferred from 5/14/14] THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR ADDITION TO EASEMENT NOTES AND FOR THE GRADING OF PLAN. APPROVAL PRELIMINARY/FINAL PLAT WAS DEFERRED TO 5/28/14.

4. Project# 1000875

14DRB-70143 EPC APPROVED SDP FOR
BUILD PERMIT

14DRB-70160 EPC APPROVED SDP FOR
SUBDIVISION

CONSENSUS PLANNING agents for INLAND GROUP request the referenced/ above action for easements on Parcels B-1 & D-1, FINELAND DEVELOPMENT zoned SU-1 for C-1/R-2, located on the north side of MCMAHON BLVD NW between UNSER BLVD NW and MONTEREY PARK DR NW containing approximately 6.648 acres. (A-11) [Deferred from 5/14/14] THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO

DRB 5/14/14

# DRB CASE ACTION LOG - BLUE SHEET - Preliminary/Final Plat [FP] - Site Plan - Subdivision [SPS] - Site Plan - Building Permit [SBP]

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

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

1	Project i	#: <u> </u>	<u>1008952</u>				Applica	tion#:	14DRB-	-70138, 1	4DRB-701	<u> 39</u>
1	Project :	Name	: NORT	H ALB	UQUEF	RQUE	E ACRES					
. 3	Agent:	CON	<b>ISENSU</b> !	S PLAN	NING I	NC &	z ISAACS	ON AN	ID ARF	MAN P.A	1. Phone	#:
*:	*Your recollowing	quest v depa	was appro rtments -	oved on outstand	521. ding con	nment	by the less to be ac	ORB with	h delega d**	tion of sig	gnature(s) t	o the
	TRAN	ISPOR	TATION:									
_	<u></u>					•						
	ABCV	VUA:					·					
<u>,                                    </u>									- A-O			
<b>W</b> _	CITY E	NGINE	ER / AMA	<u>\FCA</u> :	-ac	(Q)	<b>√√√</b> →		~ Me	<del>で ノ</del>	<u> </u>	
_												
	PARK	S / CIP	•									
										<u> </u>	Λ	
<b>/</b> _	PLAN	NING (	Last to si	<u>gn</u> ):	Pat	G	1) Proved		F 1	1e+#5	/ leste	<u> </u>
_		<del></del>				<u></u>	<u> </u>					
												<u>-</u> .
PL.	ATS: Plai	nnina ı	must raca	ard this r	slaf Pla	260 61	ubmit the	followin	na itame:			
	·	· · · ·	nust reco	na tino p	nat. I ic	ase si	ubillit tile		ig itellis.			•
			_		_	• •	or the Cou	inty Cle	rk.			
	•	_	certificate		-		asurer. ne County	Clark)	RECOR	DED DAT	<b>'</b> =-	
			printout fr	•	•			Oleikj.	ILCOIL	DED DAI	<b>—</b> •	
			•	_	gnature	must l	be obtain	ed prior	to the re	cording o	of the plat	
	Prone		ith County		atura mi	iet ha	ohtainad	nrior to	Dlanning	n Donartn	nent's signa	afiira
	-	_	ile approv	_		ist DC	Julanieu	prior to	ı ıaııııı	y Departi	ient a aigne	atui Ç.
	Сору	of rec	orded plat	•								
<u>AL</u>	L SITE P		<b>-</b>	ـ 4! ـ امـمر،		- 11 -	. <u> </u>					
	ലാ cop	ies of	tne appro	vea site	pian. Ir	icinae	all pages					

#### City of Albuquerque Planning Department Inter-Office Memorandum

TO:

Jack Cloud, DRB Chair

FROM:

Kym E. Dicome, Current Planning Manager

(Originally Chris Glore's EPC cases)

SUBJECT:

Project # 1008952 - Morningstar

DATE:

May 12, 2014

On April 10, 2014, the Environmental Planning Commission approved Project #1008952 / 14EPC-40009, a Site Development Plan for Subdivision and 14EPC-40010, a Site Development Plan for Building Permit, for a portion of lots 6,7,8,25,26,&27, of Tract A Units, Block 21, North Albuquerque Acres, located on Palmos Avenue NE between Wyoming Blvd. and Paseo Del Norte, containing approximately 3.5 acres.

The applicant has generally satisfied the EPC conditions of approval for the Site Development Plan for Subdivision as well as the Site Development Plan for Building Permit. Current Planning has the following comments regarding the first submittal to DRB:

14EPC-40009, a Site Development Plan for Subdivision:

- 1. Condition 5 has been addressed. A note was added to the plan to reflect the FAR of. 0.65.
- 2. Condition 6 will be addressed during the DRB process with the concurrent platting action.

14EPC-40010, a Site Development Plan for Building Permit:

- 1. Condition 6 has been addressed. A sidewalk connection has been added to the plan that connects to the sidewalk on Paseo Del Norte.
- 2. Condition 7 will be addressed during the DRB process with the concurrent platting action.
- 3. Condition 8, the note has been added to the plan. The clear site triangles are shown on the site plan and the landscape plan but need to be labelled. That will be done prior to DRB approval.

If you have any questions regarding this case, please do not hesitate to call me at 924-3814.

Thank you.

#### 10. Project# 1008447 11DRB-70302 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

GPS LLC agent(s) for BALTAZAR BUZMAN CO WAYNE G CHEW request(s) the above action(s) for all or a portion of Tract(s) D-1, CANYON ACRES SUBDIVISION zoned C-2 (SC), located on CENTRAL AVE NE BETWEEN TRAMWAY BLVD NE AND FIGUEROA ST NE containing approximately 3.5512 acre(s). (L-22) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.

#### 11. Project# 1008952 11DRB-70305 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THE SURVEY OFFICE LLC agent(s) for ESMAIL HAIDARI & GHAMOUR A FIROZ VAGH & JABEEN VAGH request(s) the above action(s) for all or a portion of Lot(s) 6-8 &25-27, Block(s) A, Tract(s) A, NORTH ALBUQUERQUE ACRES Unit(s) A, zoned SU-2 O-1, located on PASEO DEL NORTE BETWEEN WYOMING AND BARSTOW containing approximately 3.2309 acre(s). (D-19)INDEFINITELY DEFERRED.

#### 12. Project# 1009035 11DRB-70306 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ROBERT LOCKMAN request(s) the above action(s) for all or a portion of Tract(s) B, NORTHFIELDS ADDITION TO THE CITY OF ALBUQUERQUE, zoned C-3, located on 4TH ST BETWEEN MILDRED AND MATTHEW containing approximately 2.1653 acre(s). (G-14) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.

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

## 13. Project# 1001523 11DRB-70304 SKETCH PLAT REVIEW AND COMMENT

BENJAMIN D GAMMIE agent(s) for ANNIE DURAN request(s) the above action(s) for all or a portion of Tract(s) 1, LADERA BUSINESS PARK Unit(s) 2, zoned SU-1, located on VISTA ORENTE ST NW BETWEEN UNSER BLVD NW AND LA MORADA PL NW containing approximately 5.2172 acre(s). (H-9)THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED TO APPLICANT.

#### 14. Project# 1009030 11DRB-70299 SKETCH PLAT REVIEW AND COMMENT

VILLA FIRENZE HOME OWNERS ASSOC request(s) the above action(s) for all or a portion of VILLA FIENZE LANE NE, zoned R-D, located on CORONA AVE NE WEST OF VENTURA AVE NE containing approximately .6031 acre(s). (C-20) THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED TO APPLICANT.

#### CITY OF ALBUQUERQUE PLANNING DEPARTMENT November 2, 2011 DRB Comments

ITEM # 11

PROJECT # 1008952

**APPLICATION # 11-70305** 

RE: Lots 6-8 and 25-27, Block 21, Tract A, Unit A, North Albuquerque Acres

The Plat Title is incomplete as it does not include the Block number. Adjoin lots on the plat need to be updated to show current legal descriptions.

The plat is not consistent with the Subdivision Notes – there should only be 2 lots, with the northern remnants combined with each southern counterpart. The northern lots as shown are undevelopable and therefore unsuitable for subdivision.

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

•

.

•

•

•

.

•

•

•

•

.

•

•

•

•

#### 7. Project# 1008954

11DRB-70228 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL RIO GRANDE ENGINEERING agent(s) for FREDERICK REED request(s) the above action(s) for all or a portion of located on JEFFERSON SE BETWEEN COAL AVE SE AND ZUNI BLVD SE containing approximately .43 acre(s). THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND TO SHOW ADEQUATE RIGHT-OF-WAY AND TO PLANNING FOR AGIS DXF AND OWNERS INITIAL IF MORE RIGHT-OF-WAY IS DEDICATED.

8. Project# 1002202 11DRB-70177 MINOR - PRELIMIN

11DRB-70177 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HUITT- ZOLLARS, INC agent(s) for WINROCK PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, WINROCK CENTER ADDITION, zoned SU-3 MU-UPT, located on LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19)[Deferred from 7/20/11] DEFERRED TO 8/31/11 AT THE AGENTS' REQUEST.

9. Project# 1008311 10DRB-70270 MINOR - FINAL PLAT APPROVAL JACK D'AMBROSIO request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) 4, Tract(s), FOUR HILLS VILLAGE Unit(s) 14, zoned R-1, located on HIDEAWAY LANE BETWEEN STAGE COACH RD HIDEAWAY LANE containing approximately 1.4 acre(s). [REF: ] (M-23) THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.

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

10. Project# 1008952

11DRB-70226 SKETCH PLAT REVIEW AND COMMENT

THE SURVEY OFFICE, LLC agent(s) for ESMAIL HAIDARI & GHAMAR AZGHARZEDEN, FIROZ VAGH & JABEEN VAG request(s) the above action(s) for all or a portion of Lot(s) 25, & 1/2 OF LOT 26, PORTIONS OF LOTS 7 & 8, Block(s) 21, NORTH ALBUQUERQUE ACRES TRACT A, UNIT A Unit(s) A, zoned SU-2/O-1, located on PASEO DEL NORTE BETWEEN WYOMING AND BARSTOW (D-19)THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.

11. Project# 1008953

11DRB-70227 SKETCH PLAT REVIEW AND COMMENT

STEVEN SCHUMANN request(s) the above action(s) for all or a portion of Lot(s) C, SANDIA ADDN zoned C-3, located on SAN MATEO BETWEEN OSUNA AND MCLEOD (F-17) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED. THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.

12. Other Matters: 1004607 – Amended infrastructure list was approved.

ADJOURNED: 10:15

### CITY OF ALBUQUERQUE PLANNING DEPARTMENT

August 24, 2011 DRB Comments

ITEM # 10

PROJECT # 1008952

**APPLICATION # 11-70226** 

RE: Portions of Lots 7,8,25, & Lot 26, Block 21, North Albuquerque Acres, Tract A Unit A

Unless there has been a recent replat, North Albuquerque Acre lots extend to the middle of the street, which is a roadway easement not a right of way; this would need to be dedicated as right of way with this plat.

'Portions of' lots must be documented prior to 1973 Subdivision Ordinance or through government acquisition; copies of these documents must be provided with preliminary plat and referenced on the plat.

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

# DRB CASE ACTION LOG - BLUE SHEET Dreliminary/Final Plat [FP] Site Plan - Subdivision [SPS] Complete 8-31-14 Site Plan - Building Permit [SBP]

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

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

$P\gamma$	oject #:	1008952	-	Application	#: 14DRB-70138,	14DRB-70139	
PY	oject N	same: NORTH Al	LBUQUERQUI	E ACRES		,	·
Ag	gent:	CONSENSUS PL	ANNING INC 8	& ISAACSON	AND ARFMAN P	.A. Phone #:	
<u> </u>				<u> </u>			
**Y fol	our req lowing	uest was approved departments - outst	on S21 VIZ anding commen	by the DRB	with delegation of s sed**	signature(s) to the	
· 🖳	TRANS	SPORTATION:					•
<u> </u>	ABCW	Ι1Δ·				· · · · · · · · · · · · · · · · · · ·	
	ADOTT	<u></u>				<u> </u>	
	CITY EN	IGINEER / AMAFCA	add	ر حول ک	CC/N MCX3	· · · · · · · · · · · · · · · · · · ·	
<b>'</b>							
	PARKS	/ CIP:				, <b>•</b>	
		<u> </u>		· · · · · · · · · · · · · · · · · ·			•
	PLANN	IING (Last to sign):	plas	approva	( ) me	J réle or	JBI
<del></del> -		· · · · · · · · · · · · · · · · · · ·				· · · · · · · · · · · · · · · · · · ·	
PLA U	TS: Plan	ning must record th	is plat. Please s	submit the follo	wing items:		
		-The original plat ar -Tax certificate from	• • • •	•	Clerk.		•
		-Recording fee (che	_		k). RECORDED DA	ATE:	
		-Tax printout from t	•		riar ta tha racardine	a of the plat	
		-County Treasurer's with County Cle	•	be obtained p	nor to the recording	g of the plat	
	•	rty Management's s		e obtained prio	r to Planning Depar	rtment's signature.	
		DXF File approval re of recorded plat for	-				
<u>ALL</u>	SITE PI	•	~	•			
j	□3 copi	es of the approved	site plan. Includ	le all pages.			

#### DRB CASE ACTION LOG - BLUE SHEET

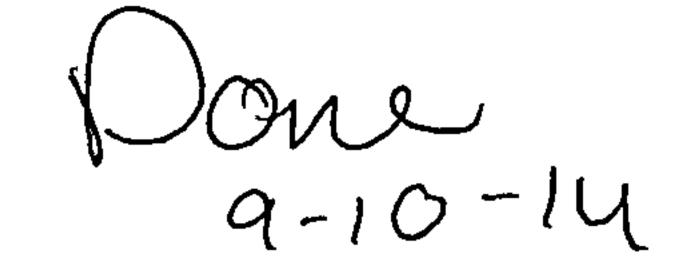
| Preliminary/Final Plat [FP] Site Plan - Subdivision [SPS] \ Site Plan - Building Permit [SBP]

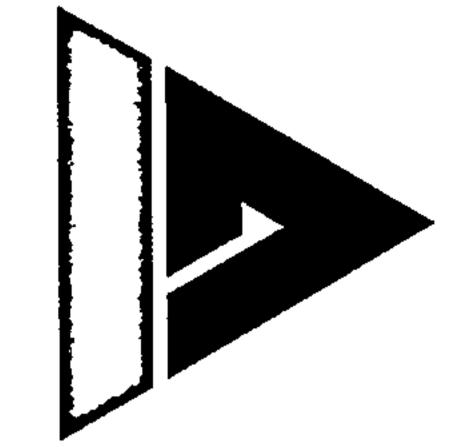
This sheet <u>must</u> accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

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

Proj	ect#:	1008952	Application #: 14DRB-70138, 14DRB-70139
Proj	ect Nan	ne: NORTH A	LBUQUERQUE ACRES
Agei	nt: Co	ONSENSUS PL	ANNING INC & ISAACSON AND ARFMAN P.A. Phone #:
**You follow	ur reques	st was approved partments - outs	on <u>\( \sigma\) \( \lambda\) by the DRB with delegation of signature(s) to the tanding comments to be addressed**</u>
<u> </u>	RANSPO	DRTATION:	
<u></u>	BCWUA TY ENGI	NEER / AMAFCA	address comments
——————————————————————————————————————	ARKS / C	: <u>IP:</u>	
P	LANNIN	G (Last to sign):	plat approval, E ment note on J
DIATO	······································		
PLAIS	<u>Plannin</u>	g must record t	his plat. Please submit the following items:
	-Ta -Re -Ta	x certificate from cording fee (chex printout from	nd a mylar copy for the County Clerk. In the County Treasurer. In the County Treasurer. In the County Treasurer. In the County Treasurer. In the County Assessor. In the County Assessor. In the Signature must be obtained prior to the recording of the plat
		with County Cle	erk.
	AGIS DXF	Management's s File approval recorded plat for	
ALL SI	TE PLAN	<u>\S:</u>	
🗆 3	copies (	of the approved	site plan. Include all pages.

## Blue Sheet





#### A Transmittal From

#### Isaacson & Arfman, P.A.

Consulting Engineering Associates

TO: Jack Cloud

DRB Chairperson

DATE: September 10, 2014

**JOB NO: 2033** 

FROM: Fred C. Arfman

REFERENCE: Tracts A & B, Morningstar at Palomas -- Project No. 1008952

Copy of Recorded Plat	
	SEP 10 2614   LAND DELAND DE
THIS INFORMATION IS TRANSMITTED:	LAND DEVELOPMENT SECTION
As per your request	X For your files
For your review and approval	For your use
For your information	Please review and return
For your attention	For return to your files
For your signature	Dlease advise
COMMENTS	
ECEIVED BY:	
ATE:	TIME:
OPIES TO:	

# DRB CASE ACTION LOG - BLUE SHEET \*\*Preliminary/Final Plat [FP] \*\*Site Plan - Subdivision [SPS] \*\*Site Plan - Building Permit [SBP]

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

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

$\mathcal{P}$	roject #:	1008952		Application #	: 13DRB-70139
$\mathcal{P}$	roject Na	me: NORTH	ALBUQUERQUE	ACRES	
$\mathcal{A}$	lgent: ISI	IACSON & AI	RFMAN PA	Phone #:	
	_	•	ed ontstanding comment	_ by the DRB with des to be addressed**	elegation of signature(s) to the
<b>_</b>	TRANSP	ORTATION:			
<u> </u>	ABCWUA	<u>.</u>			
<b>#</b>	CITY ENG	NEER / AMAFC	:A:	MI CHINACA	
_ 	PARKS /	CIP:			
 	PLANNIN	IG (Last to sign	):		
	ATS:				
	Planni	ng must record	this plat. Please s	ubmit the following is	tems:
	-T	ax certificate fro ecording fee (c	om the County Trea	e County Clerk). RE	ECORDED DATE:
		ounty Treasure	•		the recording of the plat
	AGIS DX Copy of	F File approval recorded plat for	signature must be required.	obtained prior to Pla	anning Department's signature.
<u>ALI</u>	L SITE PLA □3 copies		d site plan. Include	all pages.	

#### <u>DRB CASE ACTION LOG - BLUE SHEET</u>

- Preliminary/Final Plat [FP]
- 🗆 Site Plan Subdivision [SPS]
- Site Plan Building Permit [SBP]

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

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

F	roject #:	1008952	Application #: 13DRB-70139
F	roject Nat	me: NORTH ALBUQUE	ERQUE ACRES
9	Agent: ISI	LACSON & ARFMAN	PA Phone #:
		st was approved onepartments - outstanding co	by the DRB with delegation of signature(s) to the comments to be addressed**
<b>_</b> _	TRANSP	ORTATION:	
<u> </u>	ABCWUA		
<b>_</b>	CITY ENGI	NEER / AMAFCA:	
_ 	PARKS / C	CIP:	
_ 	PLANNIN	G (Last to sign):	
<u>PL/</u>	ATS:		
<b>L</b>	Plannir	ng must record this plat. P	Please submit the following items:
		•	r copy for the County Clerk.
		ax certificate from the Cour ecording fee (checks payal	ble to the County Clerk). RECORDED DATE:
		ax printout from the County	
	-C(	ounty Treasurer's signatur with County Clerk.	re must be obtained prior to the recording of the plat
	•	Management's signature n	must be obtained prior to Planning Department's signature.
		F File approval required.	
Q ALI	L SITE PLAI	recorded plat for Planning. NS:	
		of the approved site plan.	Include all pages.

Current DRC		
Project Number:	796784	

#### FIGURE 12

Date Submitted:	April 30, 2014
Date Site Plan Approved:	
Date Preliminary Plat Approved:	
Date Preliminary Plat Expires:	
DRB Project No.:	•

DRB Application No.:

#### INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

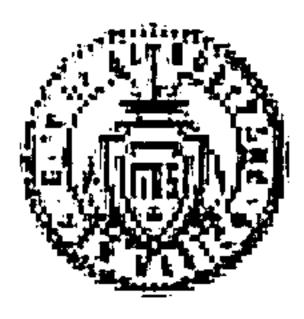
TRACTS A & B, MORNINGSTAR AT PALOMAS	
PROPOSED NAME OF PLAT	
LOTS 25, 26, & 27 AND PORTION OF LOTS 6, 7, & 8, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES	
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION	

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

Financially Guaranteed	nce and close out be Constructed Under	y the City. Size	Type of Improvement	Location	From	To	Const Priv Inspector	 City Cnst Engineer
DRC # 796784	DRC # 796784	5' WIDE	PCC SIDEWALK	PALOMAS AVE	WEST PROP LINE	EAST PROP LINE		
796784	796784	8" H	STD PCC CURB & GUTTER	PALOMAS AVE	WEST PROP LINE	EAST PROP LINE		 
796784	796784	20' CL-LIP	ASPHALT PAVMENT	PALOMAS AVE	WEST PROP LINE	EAST PROP LINE	/	 
796784	796784	6" DIA	134 LF PVC WATERLINE FOR FH	PUBLIC WL EASEMENT	PALOMAS AVE	NORTH ON SITE		 
796784	796784	6" DIA	205 LF PVC WATERLINE FOR FH'S	PUBLIC WL EASEMENT	PALOMAS AVE	NORTH ON SITE		 
				<u> </u>				 
				<u> </u>		<u>.                                    </u>		 

listing. The Ite	ms listed below a	re subject to the s	standard SIA requirements.		<u> </u>					al of this
Financially	Constructed	· · · · · · · · · · · · · · · · · · ·							truction Cer	
Guaranteed	Under	Size	Type of Improvement	Location	From	То	<u> </u>	Priv		City Cnst
DRC#	DRC#						lns	spector	P.E	Engineer
·									•	,
		<del></del>								
								1	1	1
<u> </u>					Approval of Credi	table Items:	Ap	proval of	Creditable	ltems:
					Impact Fee Admir	istrator Signature	Date C	ity User l	Dept. Signat	ure Date
				NOTES					•	
		If the site is lo	ocated in a floodplain, then the financia	al guarantee will not be	released until the LOM	R is approved by FE	MA.			
			Street ligh	its per City requirement	<b>5.</b>					
1						. <u></u>				
	·									
2										<u> </u>
									<u></u>	
3										
					<u> </u>		·			
				DEVEL ORMENT	REVIEW BOARD MEME	ER APPROVALS				
	AGENT / OWNER			DEACTOLMICIAL	VEALER DOVING MEM	EIVALITOTALO				
Fred C. Arf										
	NAME (print)					S& GENERAL REC	REATION	- date		
_			DRB CHA	AIR - date	PARi	S & GENERAL RECI	REATION	- date		
leageeon &	Arfman PA		DRB CHA	\IR - date	PARi	S & GENERAL RECI	REATION	- date		
Isaacson 8	Arfman, P.A.			AIR - date DEVELOPMENT - date	PARi	S & GENERAL RECI		- date		
	FIRM				PAR			- date		
	FIRM		TRANSPORTATION D	EVELOPMENT - date	PARI	AMAFCA - da	ate	- date		
			TRANSPORTATION D		PAR	AMAFCA - da		- date		
	FIRM		TRANSPORTATION D	EVELOPMENT - date	PARI	AMAFCA - da	ate	- date		
	FIRM		TRANSPORTATION DEVEL	EVELOPMENT - date	PAR	AMAFCA - da	ate	- date		
	FIRM		TRANSPORTATION DEVEL	DEVELOPMENT - date	PAR	AMAFCA - da	ate	- date		
	FIRM		TRANSPORTATION DEVEL	DEVELOPMENT - date  OPMENT - date  NEER - date		AMAFCA - da	ate	- date		
	FIRM		TRANSPORTATION DEVEL	DEVELOPMENT - date		AMAFCA - da	ate	- date		
	FIRM SIGNATURE - date		TRANSPORTATION DEVEL	DEVELOPMENT - date  OPMENT - date  NEER - date		AMAFCA - da	ate			
	FIRM	04-30-14	TRANSPORTATION DEVELOR OF THE PROPERTY OF THE	DEVELOPMENT - date  OPMENT - date  NEER - date	VISIONS	AMAFCA - da	date			
	FIRM SIGNATURE - date	04-30-14 DATE	TRANSPORTATION DEVELOR OF CITY ENGINEERS OF CHAIR	DEVELOPMENT - date  OPMENT - date  NEER - date	VISIONS	AMAFCA - da	date			

## Acity of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supple	emental F	Form (SF)			
	SUBDIVISION	•	S	• •	G & PLANNING		
	Major subdivision act				Annexation		
	X Minor subdivision act Vacation	ion	V		Zone Map Amendr	nent (Establish or Chang	re
	Vacation  Vacation  Variance (Non-Zoning	g)	V	-	•	oning within Sector	,•
		 	<b>D</b>		Development Plans	•	
	SITE DEVELOPMENT PLA for Subdivision	AN	٢		•	2 or 3 Plan or similar o Adopted Rank 1, 2 or 3	3
	for Building Permit					de, or Subd. Regulation	
	Administrative Amend	dment/Approval (AA)					
	IP Master Developme	•	D		Street Name Chan	ge (Local & Collector)	
	Cert. of Appropriaten	ess (LUCC)	L	A APPEA	L / PROTEST of.		
	STORM DRAINAGE (Form	•				EPC, LUCC, Planning  E, Board of Appeals, other	or.
	Storm Drainage Cost			_	•		
PRIN	NT OR TYPE IN BLACK INK C	ONLY. The application 60	nt or age	ent must subn	nit the completed	application in person	to the
	ning Department Development s must be paid at the time of ap						
		phoadon. Telefolio	заррісіті		. oabiiiitai ioqana		
	LICATION INFORMATION:		•			(EOE) OOO OO	00
F	Professional/Agent (if any): <u>lsaac</u>	son & Arfman, P.A	١.	<u>-</u>		PHONE: (505) 268-88	28
-	ADDRESS: 128 Monroe Stree	t NE		·		FAX:	
	CITY: Albuquerque		TE NM	7IP 87108	F-MAII: fre	da@iacivil.com	
`	0						
,	APPLICANT: MVG-MS (Mornin	ng Star ARO)			DHUNI	<b>_,</b>	
	<del></del>	ig Clai / LDG/		<u>.</u>		_ • - • - •	<u> </u>
- 1	ADDRESS: P.O. Box 18970	· · · · · · · · · · · · · · · · · · ·					
(	CITY: Denver	STA	TE <u>CO</u>	ZIP_80218	E-MAIL:		<del></del>
F	Proprietary interest in site:Owne	er	List <u>s</u>	all owners:			
DESC	CRIPTION OF REQUEST: Minor S	Subdivision Prelim	inary/Fi	nal Plat Appr	roval		
		····	<u></u>			<u> </u>	
	Is the applicant seeking incentives pur	rsuant to the Family Hou	ising Deve	lopment Progran	m? Yes <del>X</del> _No	<b>).</b>	
SITE	INFORMATION: ACCURACY OF TH	HE EXISTING LEGAL D	ESCRIPT	ION IS CRUCIAI	L! ATTACH A SEPA	RATE SHEET IF NECESS.	ARY.
I	Lot or Tract No. Lots 25, 26, 27 &	& Southerly Portio	ns of Lo	ots 6, 7, 8	Block: 21 / Tra	act A Unit: A	
	Subdiv/Addn/TBKA: North Albuqu						
				ng: Same		MRGCD Map No NA	
	Existing Zoning: SU-2/O1			_		•	
7	Zone Atlas page(s): D-19	<del></del>	-		-	<u>Lot 26 - 10190633614</u> 8 - 101906337349910	-
CASI	E HISTORY:	LOL	27 - 101	3003330 <del>4</del> 331	0300, E013 0, 7,	0 - 101300337343310	510
l	List any current or prior case number	that may be relevant to	your appli	cation (Proj., App	o., DRB-, AX_,Z_, V_,	S_, etc.):	
				<u> </u>			
CASI	E INFORMATION:	`		<b>.</b>			
1	Within city limits? X Yes	Within 1000FT of a	landfill? _	NO			
	No. of existing lots: 6	_ No. of <b>proposed l</b> o	ts: 2 Tra	icts Total sit			
1					te area (acres):	3.2344	
	LOCATION OF PROPERTY BY STRE	EETS: On or Near:		s Ave NE	te area (acres):	3.2344	
	LOCATION OF PROPERTY BY STRE		Paloma	s Ave NE		3.2344	
	Between: Wyoming Blvd. NE		Paloma and	s Ave NE Barstow St	treet NE		
(			Paloma and	s Ave NE Barstow St	treet NE		
	Between: Wyoming Blvd. NE  Check if project was previously review		Paloma and	s Ave NE Barstow St	treet NE ew Team(PRT) □.	Review Date:	4
	Between: Wyoming Blvd. NE		Paloma and	s Ave NE Barstow St	treet NE ew Team(PRT) □.		4
SIGN	Between: Wyoming Blvd. NE  Check if project was previously review		Paloma and	s Ave NE Barstow St	treet NE ew Team(PRT) □.	Review Date:	4
SIGN	Check if project was previously review  NATURE		Paloma and	s Ave NE Barstow St	treet NE ew Team(PRT) □.	Review Date:  TE OS-OS-  plicant:   Agent:	
SIGN	Between: Wyoming Blvd. NE  Check if project was previously review  NATURE		Paloma and	s Ave NE Barstow St	treet NE ew Team(PRT) □.	Review Date:	
SIGN	Check if project was previously review (Print Name) Fred C. Arfman  OFFICIAL USE ONLY  NTERNAL ROUTING		Paloma and or Pre-	s Ave NE  Barstow St  application Revie	treet NE ew Team(PRT) □.	Review Date:  TE OS-OS-  pplicant:   Revised: 4/201  S.F. Fees	2
SIGNOR (	Check if project was previously review NATURE	ved by: Sketch Plat/Plan	Paloma and or Pre-	s Ave NE  Barstow State application Revie	treet NE  ew Team(PRT)   DA  Ap	Review Date:  TE OSTOST  Oplicant:   Revised: 4/201  S.F. Fees  \$285.00	2
SIGNOR (	Between: Wyoming Blvd. NE Check if project was previously review NATURE Fred C. Arfman OFFICIAL USE ONLY NTERNAL ROUTING All checklists are complete All fees have been collected	ved by: Sketch Plat/Plan	Paloma and or Pre-	s Ave NE  Barstow St  application Revie	ew Team(PRT)  DA	Review Date:  TE OS-OS-  pplicant:   Revised: 4/201  S.F. Fees	2
SIGN OR O	Check if project was previously review NATURE  (Print Name) Fred C. Arfman  OFFICIAL USE ONLY  NTERNAL ROUTING  All checklists are complete All fees have been collected All case #s are assigned	ved by: Sketch Plat/Plan	Paloma and or Pre-	s Ave NE  Barstow St  application Revie	ew Team(PRT)  DA  Action  Action	Review Date:  TE OSTOST  Oplicant:   Revised: 4/201  S.F. Fees  \$285.00	2
SIGN OR O	Check if project was previously review NATURE  (Print Name) Fred C. Arfman  OFFICIAL USE ONLY  NTERNAL ROUTING All checklists are complete All fees have been collected All case #s are assigned AGIS copy has been sent	ved by: Sketch Plat/Plan	Paloma and or Pre-	s Ave NE  Barstow St  application Revie	ew Team(PRT)  DA  Action  Action	Review Date:  TE OSTOST  Oplicant:   Revised: 4/201  S.F. Fees  \$285.00	2
SIGN OR O I A I A I A	Check if project was previously review NATURE  (Print Name) Fred C. Arfman  OFFICIAL USE ONLY  NTERNAL ROUTING  All checklists are complete All fees have been collected All case #s are assigned	ved by: Sketch Plat/Plan	Paloma and or Pre-	s Ave NE  Barstow St  application Revie	ew Team(PRT)  DA  Action  Action	Review Date:  TE OSTOST  Oplicant:   Revised: 4/201  S.F. Fees  \$285.00	2
SIGN OR IN A A A IN A A IN A IN A A IN A IN A A IN A IN A A IN A IN A IN A	Check if project was previously review (Print Name) Fred C. Arfman  OFFICIAL USE ONLY  NTERNAL 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	Application ca	Paloma and or Pre-	S Ave NE  Barstow St  application Reviews	ew Team(PRT)  DA  Action  PFF  CMF	Review Date:  TE OSTOST  Oplicant:   Revised: 4/201  S.F. Fees  \$285.00	2
SIGN OR IN A A A IN A A IN A IN A A IN A IN A A IN A IN A A IN A IN A IN A	Check if project was previously review (Print Name) Fred C. Arfman  OFFICIAL USE ONLY  NTERNAL 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	Application ca	Paloma and or Pre-	S Ave NE  Barstow St  application Reviews	ew Team(PRT)  DA  Action  PFF  CMF	Review Date:	
SIGN OR IN A A A IN A A IN A IN A IN A IN A IN	Check if project was previously review (Print Name) Fred C. Arfman  OFFICIAL USE ONLY  NTERNAL 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	Application ca	Paloma and or Pre-	S Ave NE  Barstow St  application Reviews  3 4 9	ew Team(PRT)  DA  Action  PFF  CMF	Review Date:  TE OS-OS-  Oplicant:   Revised: 4/201  S.F. Fees  \$285.00  \$70.00  \$\$  Total	
SIGN OR IN A A A IN A A C S IN A A C S IN A A C S	Check if project was previously review (Print Name) Fred C. Arfman  OFFICIAL USE ONLY  NTERNAL 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	Application ca	e number	S Ave NE  Barstow St  application Reviews	ew Team(PRT)  DA  Action  PFF  CMF	Review Date:  TE OS-OS-  Oplicant:   Revised: 4/201  S.F. Fees  \$285.00  \$70.00  \$\$  Total	

#### 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.

	Site sketch with measure	cosed subdivision plat (folderments showing structures, per is any existing land use (fearly clearly clearly clearly and justifying the	ed to fit into an 8.5" by 14 barking, Bldg. setbacks, folded to fit into an 8.5" b outlined e request	adjacent rights-of-way and street
	Copy of DRB approved in Copy of the LATEST Office.	to 8.5" x 11" entire property(ies) clearly of explaining, and justifying the office of approval elated file numbers on the contact of the con	request for Preliminary Plat Extension	Your attendance is ension request
	<ul> <li>Signed &amp; recorded Final</li> <li>Design elevations &amp; cros</li> <li>Zone Atlas map with the</li> <li>Bring original Mylar of pla</li> <li>Copy of recorded SIA</li> <li>Landfill disclosure and E</li> </ul>	ed to fit into an 8.5" by 14" pere-Development Facilities as sections of perimeter wall entire property(ies) clearly out to meeting, ensure property to signature line on the My elated file numbers on the contract of the file numbers on the file numbers of the file numbers on the file numbers on the file numbers of the file numbers of the file numbers of the file numbers on the file numbers of th	Fee Agreement for Resolution of the Second S	eyor's signatures are on the plat
	ensure property own  NA Signed & recorded Final  NA Design elevations and cr  NA Site sketch with measure improvements, if the  X Zone Atlas map with the  X Zone Atlas map with the  Letter briefly describing,  R Bring original Mylar of plandill disclosure and E  X Fee (see schedule)  List any original and/or recorded.	inal Plat (folded to fit into an er's and City Surveyor's signature) Pre-Development Facilities coss sections of perimeter was ments showing structures, pre is any existing land use (entire property(ies) clearly dexplaining, and justifying the explaining, and justifying the ext to meeting, ensure proper HD signature line on the My elated file numbers on the cored (verify with DRB Engineer)	18.5" by 14" pocket) 6 chatures are on the plat property for Responsible to the plat property is within a cover application (18.5") by 17" maximum and City Surviver application (18.5") by 18.5" by 18.5	copies for unadvertised meetings rior to submittal idential development only n) 3 copies adjacent rights-of-way and street by 14" pocket) 6 copies
	PLEASE NOTE: There are ramendments. Significant characteristics. Significa	no clear distinctions between anges are those deemed by iminary Plat, Infrastructure Land/or Comming property (ies) clearly committee property (ies) clearly committee property (ies) clearly committee to meeting, ensure proper elated file numbers on the committee of the committe	the DRB to require publist, and/or Grading Plan Grading Plan (folded to finance) e request ty owner's and City Surpover application	hanges with regard to subdivision lic notice and public hearing. (folded to fit into an 8.5" by 14" t into an 8.5" by 14" pocket) 6 copies  veyor's signatures are on the plat
info wit	the applicant, acknowledge to formation required but not so the this application will likely to ferral of actions.	ubmitted	Appl	pplicant name (print)  O5-05-14  icant signature / date
加密包図		Application case numbers		vised October 2007

## Albuquerque



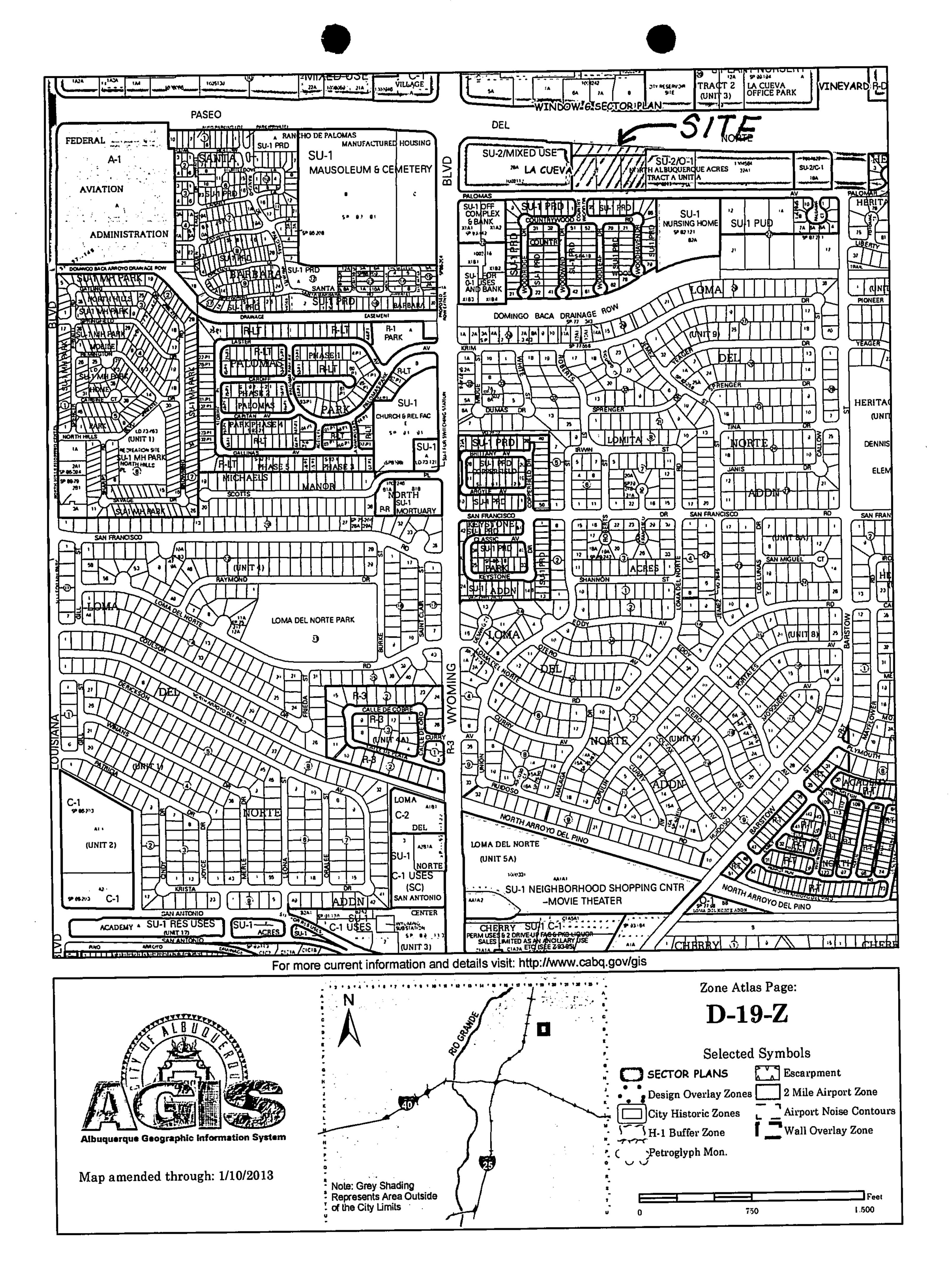
### DEVELOPMENT/ PLAN REVIEW APPLICATION

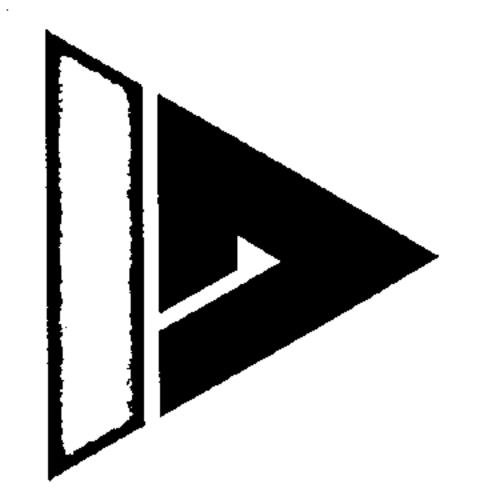
			Supplem	ental F	Form (	SF)				
	SUBD	IVISION		S	Z	ZONING	& PLANNING			
	X	Major subdivision action Minor subdivision action					Annexation			
		Vacation		V			Zone Map Amend	•	_	
		Variance (Non-Zoning)					Zoning, includes 2 Development Plar	_	in Sector	
	SITE	DEVELOPMENT PLAN		P			Adoption of Rank	2 or 3 Plar		
		for Subdivision					Text Amendment Plan(s), Zoning C	•		
		for Building Permit  Administrative Amendme	nt/Approval (AA)			•	rian(s), Zoning O	000, 01 001	od. I togulationio	
	· .	IP Master Development F		D			Street Name Cha	nge (Local	& Collector)	
		Cert. of Appropriateness		L	Α		_/ PROTEST of			
	STOR	M DRAINAGE (Form D) Storm Drainage Cost Allo					Decision by: DRB Director, ZEO, ZH	_		
דואום		PE IN BLACK INK ONL		or age	nt mi			-	• •	
lanni	ng Depa	rtment Development Sei	vices Center, 600	2 <sup>nd</sup> Str	reet N	IW, Albud	querque, NM 87	102.	on an percent to and	
ees r	nust be i	paid at the time of applic	ation. Refer to sup	pleme	ental f	forms for	submittal require	ements.		
APPLIC	ATION IN	FORMATION:								
Pro	ofessiona	VAgent (if any): Isaacson	& Arfman, P.A.	<del></del>				_PHONE: <u>_(</u>	505) 268-8828	-
AD	DRESS:_	128 Monroe Street N	<u> </u>			· ·		_FAX:	<u> </u>	_
CIT	ΓY:	Albuquerque	STATE	<u>NM</u>	ZIP_	87108	E-MAIL: fre	eda@iaci	vil.com	
					_	<u>-</u> .				
AP	PLICANT	: MVG-MS (Morning S	tar ABQ)				PHON	IE:		
AD	DRESS:	P.O. Box 18970					FAX:_		<u></u>	
		Denver	STATE	СО	ZIP	80218	E-MAIL:			_
	•	nterest in site: Owner								,
		F REQUEST: Minor Sub						•		•
JESUK	IP HON U	r REQUEST. TIMES CODE	210101011111111111111111111111111111111	y						•
_	-									•
		int seeking incentives pursuar								
		ION: ACCURACY OF THE E								
		No. Lots 25, 26, 27 & S							Jnit: A	
Su	bdiv/Addn/	TBKA: North Albuquero	<u>ue Acres (tbka T</u>	racts	<u>A &amp;</u>	<u>B, Morni</u>	ingstar at Paloi	mas)	· <del></del> -	
Exi	isting Zoni	ng:_SU-2/O1	Propose	ed zonin	ıg: Sa	ame	<u> </u>	_ MRGCD N	Map No <u>NA</u>	
Zo	ne Atlas pa	age(s):D-19	UPC C	ode: <u>Lo</u>	t 25 -	1019063	38849510508;	Lot 26 - 1	019063361495105	07
	ilSTORY:		Lot 27	- 1019	90633	35649510	506; Lots 6, 7,	8 - 10190	06337349910516	
		ent or prior case number that	may be relevant to yοι	ır applic	ation (	Proj., App.,	DRB-, AX_,Z_, V_	, S_, etc.): _		,
		· 		, ,						
-	NFORMAT			LENO	Na					
Wit	thin city lin		Within 1000FT of a lan					2.0044		
No	. of existin	ng lots: 6	No. of <b>proposed lots</b> :				area (acres):	<u>3.2344</u>		
LO	CATION (	OF PROPERTY BY STREETS	: On or Near: Pa	lomas	s Ave	NE		<del></del>		-
Be	tween: <u>V</u>	Vyoming Blvd. NE		and _	Bar	stow Str	<u>eet NE</u>	<del></del>		•
Ch	eck if proid	ect was previously reviewed b	v: Sketch Plat/Plan 🗀	or Pre-	applica	ntion Review	w Team(PRT) □.	Review Dat	.e:	
					-11					
SIGNAT	TURE	fact	Mysesa			<u> </u>	D <i>i</i>	ATE OS	5-05-14	•
(Pr	int Name)	Fred C. Arfman				·	A <sub>l</sub>	pplicant: 🗆	Agent: Ճ	
OB OE	EICIAL II	ICE ONI V						P	evised: 4/2012	
		JSE ONLY							_	
_		ROUTING are complete	Application case I	numbe 70	_	લ	Action	S.F.	Fees క్లవిక్రస్త్ లల	
_		been collected	4 (DICT2 -	• • • •	1 U 🗨	<u> </u>	CMF		\$ 20·00	
_		re assigned		· · · · · · · · · · · · · · · · · · ·		-	<u> </u>		\$	
_		as been sent #s are listed			•	<b>-</b>			\$	
_	-					-		_ <del></del>	<del></del>	
	is within	1000ft of a landfill				_	<del></del>		<b>\$</b>	
_	D.P. den	sity bonus		•		<b>-</b>			\$ Total	
		sity bonus	Hearing date	Mon	\ <u>1</u> 2	- 1,201-	<u></u>		\$ Total \$ <u>30వ.00</u>	
	D.P. den	sity bonus		Man	)	- 1,201- ject#	 といろうこ			

#### 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.

	Site sketch with measure improvements, if the Zone Atlas map with the	posed subdivision plat (folderments showing structures, re is any existing land use entire property(ies) clearly explaining, and justifying the	ed to fit into a parking, Bldg folded to fit i outlined a request	i. setbacks, adjad nto an 8.5" by 14	cent rights-of-way a	and street
	Letter briefly describing, Copy of DRB approved i Copy of the LATEST Off	to 8.5" x 11" entire property(ies) clearly explaining, and justifying the infrastructure list icial DRB Notice of approvaletated file numbers on the content of the content icial conten	e request I for Prelimina over applicat	ary Plat Extensio		ndance is
	<ul> <li>Signed &amp; recorded Final</li> <li>Design elevations &amp; cross</li> <li>Zone Atlas map with the</li> <li>Bring original Mylar of plant</li> <li>Copy of recorded SIA</li> <li>Landfill disclosure and Example List any original and/or recorded</li> </ul>	INAL PLAT APPROVAL led to fit into an 8.5" by 14" pere-Development Facilities as sections of perimeter wal entire property(ies) clearly of at to meeting, ensure prope the signature line on the My elated file numbers on the co of final plat data for AGIS is	Fee Agreem Is 3 copie butlined ity owner's a var if property over application	ent for <u>Resident</u> s  nd City Surveyor y is within a landf	's signatures are or	nly
	NA Design elevations and control NA Design elevations and control NA Site sketch with measure improvements, if the X Zone Atlas map with the X Zone Atlas map with the Letter briefly describing, Bring original Mylar of plandfill disclosure and Example X Example 2 Exa	ate of No Effect or Approvaluation of Plat (folded to fit into an er's and City Surveyor's signer's and City Surveyor's signer's and City Surveyor's signess sections of perimeter we ments showing structures, are is any existing land use entire property(ies) clearly explaining, and justifying the at to meeting, ensure property signature line on the My elated file numbers on the circle (verify with DRB Engired).	n 8.5" by 14" natures are of Fee Agreements (11" by 1 parking, Bldg (folded to fit is outlined erequest and artificates (applicates)	pocket) 6 copie on the plat prior to ent for Resident 7" maximum) 3 consistency and City Surveyor is within a landing	tial development or copies cent rights-of-way a pocket) 6 copies fill buffer	meetings  nly  and street
	Docket) 6 copies Driginal Preliminary Plat Zone Atlas map with the Letter briefly describing, Bring original Mylar of pl	no clear distinctions between anges are those deemed by liminary Plat, Infrastructure sentire property(ies) clearly explaining, and justifying the at to meeting, ensure property elated file numbers on the continuous continuous senses on the continuous senses on the continuous senses on the continuous senses s	n significant a the DRB to List, and/or G Grading Plan outlined e request rty owner's a over applicat	and minor change require public not rading Plan (fold (folded to fit into	tice and public headed to fit into an 8.5 an 8.5" by 14" poc	ubdivision ring. 5" by 14" ket) 6 copies
info wit	the applicant, acknowledge formation required but not something application will likely ferral of actions.	ubmitted	Fred C. A	Applicant	ant name (print)  05-05-//  signature / date	ALBUQUERQUE MEW MEXICO
D 内 内 内 内 内 内 内 内 内 内 内 内 内		Application case numbers	<b>₹</b> 9	Project #		ignature / date





#### Isaacson & Arfman, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE (Ret.) & LS (Ret.) \* Fred C. Arfman, PE \* Åsa Nilsson-Weber, PE

May 5, 2014

Mr. Jack Cloud, Chairman Development Review Board Planning Department City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

RE: Morningstar at Palomas (Project#1008952; 14EPC-40010)

Lots 25-27 & Excess ROW, Block 21, Tract A, North ABQ Acres, Unit A (D-19)

Dear Mr. Cloud,

Isaacson & Arfman, PA acting as the agent for MVG-MS (Morning Star ABQ), LLC request that the Preliminary/Final Plat be accepted into the DRB process and be heard at the May 14<sup>th</sup> DRB Hearing. The project is accompanied by a Site Plan for Building Permit that was conditionally approved by the EPC as Project 1008952. One of the conditions was that the Owner is to provide a replat to eliminate the interior lot lines and to grant all required easement.

The plat satisfies the EPC condition by granting the following easements:

- Two 20' wide public water line easements
- 27' wide common access easement through Tract A
- Common Private Drainage Easement at the SE corner of Tract A
- 10' wide P.U.E. along the frontage of Palomas Ave.

The plat has been signed by the City Surveyor and we are available to answer any questions on this submittal.

Sincerely,

ISAACSON & ARFMAN P.A.

Fred C. Arfman, PE

Attachment

## Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

·		Suppleme	ntal F	orm (	SF)			
	SUBDIVISION  Major subdivision action		S	•	ZÓNING & PLANN  Annexation	ING		
÷	Minor subdivision action Vacation Variance (Non-Zoning)		V		Zoning, inclu	udes Zoning with	ablish or Change in Sector	
	SITE DEVELOPMENT PLAN  for Subdivision for DRB Final Sign-off for Building Permit for DRB Final Sign-	-off	P		Text Amend	nt Plans) Rank 2 or 3 Plan ment to Adopted ing Code, or Sub	Rank 1, 2 or 3	
•	Administrative Amendment/Approval  IP Master Development Plan		D			e Change (Local		
	Cert. of Appropriateness (LUCC)  STORM DRAINAGE (Form D)		L	A	APPEAL / PROTES  Decision by:	ST of DRB, EPC, LUC	CC. Planning	
PRINT	Storm Drainage Cost Allocation Plan OR TYPE IN BLACK INK ONLY. The ap		r agei	nt <b>m</b> ı	Director, ZE	O, ZHE, Board o	f Appeals, other	<b>)</b>
Planni	ng Department Development Services Cent nust be paid at the time of application. Refe	ter, 600 2'	nd Stre	eet N	W, Albuquerque, NI	M 87102.		
	ATION INFORMATION:							
	ofessional/Agent (if any): Consensus Plann	ing, Inc.	·		<u> </u>		05) 764-9801	_
•	DRESS: 302 Eighth Street NW						50) 842-5495	_
CIT	ry: Albuquerque	STATE _	<u>NM</u>	ZIP_	<u>87102</u> E-MAI	L: cp@conse	ensusplanning.c	<u>cor</u>
	PLICANT: MVG Development					-	573-6500 ext 5	19
	DRESS: 1509 York Street, 3rd Floor		<u> </u>			FAX: (303) 5		-
	ry: <u>Denver</u>		<u>CO</u>	ZIP_	80206 E-MAI	L: jreinsma@	mvgdev.com	_
	prietary interest in site: كسك حــــــــــــــــــــــــــــــــــ				ers:			-
•	IPTION OF REQUEST: <u>DRB Final Sign-Off</u> Plan for Building Permit	t of Site	<u>Dev</u>	<u>elop</u>	ment Plan for Su	<u>ubdivision an</u>	d Site Developi	me
	•	:1 1 1 :	David		. Due anno no Mare d			-
	he applicant seeking incentives pursuant to the Fami			•	_		ET IE NECECCADY	
	FORMATION: ACCURACY OF THE EXISTING LECtor Tract No. Tract A; A portion of Lots 6,7, and							
	bdiv/Addn/TBKA: North Albuquerque Acr		LOIS	<u> </u>	o, and zi Block; zi	<b>\</b>	Jnit: <u>A</u>	<b>-</b>
	sting Zoning: SU-2 for O-1	_ Proposed	zonine		ame	MRGCD N	/lap No	-
	ne Atlas page(s):				9510506; 10906336149510507;		•	-
	IISTORY:	_ 0, 0 000	. <u>1010</u>	<u>555555</u>	1000000140010001	_101000000100100001	1,00,0007 0 100 10	•
Lis	t <b>any</b> current or prior case number that may be relevanted the control of the co	ant to your	applica	ition (	Proj., App., DRB-, AX_,Z	<u>'_,</u> V_, S_, etc.): <u>F</u>	Project # 100895	52 - 
CASE I	NFORMATION: thin city limits? Yes Within 1000F	T of a land	ill?	 No				•
	· · · · · · · · · · · · · · · · · · ·		_		Total site area (acres):	3.29		
	CATION OF PROPERTY BY STREETS: On or Near				• • • • • • • • • • • • • • • • • • • •			
	tween: Wyoming Blvd NE				eo Del Norte NE	• •		<i>-</i> -
Ch	eck if project was previously reviewed by: Sketch Pla	ıt/Plan □ oı	Pre-a	pplica	tion Review Team(PRT)			)
SIGNAT	TURE / /		<u> </u>			_ DATE	128/14	<b>-</b>
(Pr	int Name) James K. Strong	<u>-1</u>	A	10		Applicant: □	Agent: 🔽	
OR OF	FICIAL USE ONLY				•	R	evised: 4/2012	
All of Al	ERNAL ROUTING  checklists are complete ees have been collected case #s are assigned S copy has been sent e history #s are listed is within 1000ft of a landfill D.P. density bonus  Application  LYTER	on case number 7	Imber 013		Action SPS	> 	Fees \$ \$ \$ Total	
_	D.P. fee rebate  Hearing	date <u>V</u>	an	<u> </u> 기니	2014		\$ <u>\$</u>	
	(A) 5-6-	. 14	•	Pro	ject# \ ()%	5952		

Staff signature & Date

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

u	SKETCH PLAT REVIEW AND COMMENT (DRB22)  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)  N/A 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 <b>copies</b>
	<ul> <li>Zone Atlas map with the entire property(ies) clearly outlined</li> <li>Letter briefly describing, explaining, and justifying the request</li> </ul>
	Letter of authorization from the property owner if application is submitted by an agent
	Copy of the document delegating approval authority to the DRB Completed Site Plan for Subdivision Checklist
	Infrastructure List, if relevant to the site plan
	Fee (see schedule) List any original and/or related file numbers on the cover application
	Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting.
	Your attendance is required.
	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"
	N/A 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
	Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 <b>copies</b> Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. <b>6</b> 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
	<ul> <li>Copy of the document delegating approval authority to the DRB</li> <li>Infrastructure List, if relevant to the site plan</li> </ul>
	Completed Site Plan for Building Permit Checklist
	<ul><li>Copy of Site Plan with Fire Marshal's stamp</li><li>Fee (see schedule)</li></ul>
	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"
	<ul> <li>Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies</li> <li>DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies</li> </ul>
	Zone Atlas map with the entire property(ies) clearly outlined
	<ul> <li>Letter briefly describing, explaining, and justifying the request</li> <li>Letter of authorization from the property owner if application is submitted by an agent</li> </ul>
	Infrastructure List, if relevant to the site plan
	<ul> <li>Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)</li> <li>Fee (see schedule)</li> </ul>
	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)
	$\underline{\mathcal{V}}$ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) <b>6 copies</b>
	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.
ı	Your attendance is required.
inf	ormation required but not submitted
	th this application will likely result in ferral of actions.
	Applicant signature / date
_	Form revised October 2007
	Checklists complete  Application case numbers  Fees collected  Application case numbers  -70138  Blanner signature / date
区区区	Case #s assigned ————————————————————————————————————
<b>X</b>	Related #s listed ——-

## Albuquerque

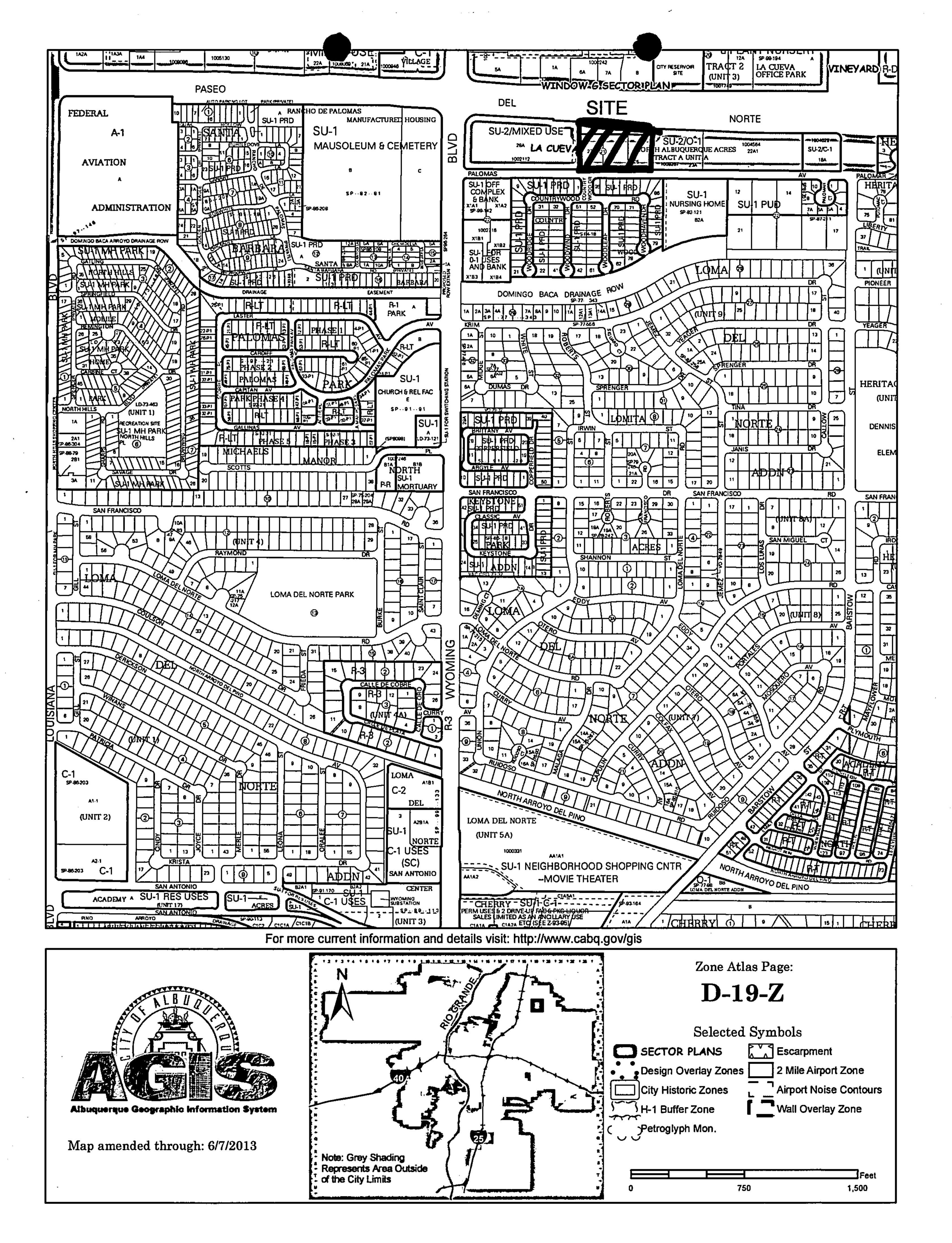


### DEVELOPMENT/ PLAN REVIEW APPLICATION

		Suppleme	ental F	orm (	SF)		
	SUBDIVISION	• •	S	Z	ZONING	3 & PLANNING	
	Major subdivision action Minor subdivision action					Annexation	
	Vacation		V			Zone Map Amendment (Establish or Change	
	Variance (Non-Zoning)					Zoning, includes Zoning within Sector Development Plans)	
	SITE DEVELOPMENT PLAN		P			Adoption of Rank 2 or 3 Plan or similar	
	for Subdivision for DRB Final Sign-off for Building Permit for DRB Final Sign					Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations	
	Administrative Amendment/Approve					Charle Name Charles (Lanct C Callector)	
	IP Master Development Plan Cert. of Appropriateness (LUCC)		D			Street Name Change (Local & Collector)	
	Storm Drainage Cost Allocation Plan	n	L	Α	<del></del>	L / PROTEST of  Decision by: DRB, EPC, LUCC, Planning  Director, ZEO, ZHE, Board of Appeals, other	
PRIN'			or age	ent m	ust subm	nit the completed application in person to the	
Plann	ing Department Development Services Cer	ter, 600 2	2 <sup>nd</sup> Str	eet N	IW, Albu	querque, NM 87102.	
	must be paid at the time of application. Ref	rer to sup	pieme	ental	rorms tor	submittai requirements.	
	CATION INFORMATION:	- <del>!</del>					
	rofessional/Agent (if any): Consensus Plani	ning, inc	<u> </u>			PHONE: (505) 764-9801	
Αl	DDRESS: 302 Eighth Street NW				<del></del>	FAX: (5050) 842-5495	
C	ry: Albuquerque	STATE	<u> </u>	ZIP.	<u>87102</u>	E-MAIL: cp@consensusplanning.co	n
						DUONE (202) E72 GE00 ovt 510	73
	PPLICANT: MVG Development				<del></del>	PHONE: <u>(303) 573-6500 ext 5</u> 19 FAX: <u>(303) 573-6503</u>	13
	DDRESS: 1509 York Street, 3rd Floor				90206		
	TY: Denver	_			80206		
	roprietary interest in site: <u>ムルトー</u>		_		iers:		
		tt of Site	<u>Dev</u>	<u>/elo</u> ţ	ment F	Plan for Subdivision and Site Developme	∌n
	Plan for Building Permit				<del></del>		
ls	the applicant seeking incentives pursuant to the Fan	nily Housing	Devel	opme	nt Program	1? Yes. \No.	
						! ATTACH A SEPARATE SHEET IF NECESSARY.	
Lo	ot or Tract No. Tract A; A portion of Lots 6,7, a	and 8 and	Lots	25, 2	26, and 2	7 Block: 21 Unit: A	
S	ubdiv/Addn/TBKA: <u>North Albuquerque Ac</u>	res					
E	xisting Zoning: SU-2 for O-1	Propose	d zonin	g: <u> </u>	ame	MRGCD Map No	
Z	one Atlas page(s):	_UPC Co	de: <u>101</u>	9063356	49510506; 10	906336149510507; 101906338849510508; 10906337349910518	
CASE	HISTORY:					D!	
Li	st any current or prior case number that may be rele	vant to you	r applic	ation	Proj., App.	., DRB-, AX_,Z_, V_, S_, etc.): Project # 1008952	
	14EPC-40009 and 14EPC-40010						
CASE	INFORMATION: fithin city limits? Yes Within 1000	ET of a land	45110	Nο			
			_		Total cita	e area (acres): 3.29	
	o, or externing lote.					alea (acres).	
	OCATION OF PROPERTY BY STREETS: On or New	ar: <u> </u>				Norte NE	
	etween: Wyoming Blvd NE	<del>.</del>	_				
C	heck if project was previously reviewed by: Sketch P	lat/Plan □	or Pre-	applic	ation Revie	w Team(PRT) 12. Review Date: 12_10-13	
SIGNA		_		•		A/2@/1A	
	TURE		<u> </u>			DATE 4/28/14	
(F	1	21 4	A	10	P		
`	Print Name) James K. Stra	212	<u> </u>	10	P	Applicant:  Agent:	
`	1	212	A	10	P		
OR O	FFICIAL USE ONLY TERNAL ROUTING  Applica	tio <u>n c</u> ase r	numbe		P	Applicant:  Applicant:  Agent:  Revised: 4/2012  Action S.F. Fees	
OR O	FFICIAL USE ONLY	tio <u>n c</u> ase r			P	Applicant: Agent: Revised: 4/2012  Action S.F. Fees  \$	
DR O	FFICIAL USE ONLY  TERNAL ROUTING  checklists are complete fees have been collected case #s are assigned  Applica	tio <u>n c</u> ase r	numbe		P	Applicant: Agent: Revised: 4/2012  Action S.F. Fees  SPS S	
DR O	FFICIAL USE ONLY  TERNAL ROUTING  checklists are complete fees have been collected case #s are assigned  SIS copy has been sent	tio <u>n c</u> ase r	numbe		-	Applicant: Agent: Revised: 4/2012  Action S.F. Fees  \$	
DR O	FFICIAL USE ONLY  TERNAL ROUTING  checklists are complete fees have been collected case #s are assigned  Applica	tio <u>n c</u> ase r	numbe		-	Applicant: Agent: Revised: 4/2012  Action S.F. Fees  SPS S	
OR OINT	FFICIAL USE ONLY  TERNAL ROUTING  checklists are complete fees have been collected case #s are assigned  SIS copy has been sent se history #s are listed e is within 1000ft of a landfill H.D.P. density bonus	tion case r	1umbe	<u></u>		Applicant: Agent: Revised: 4/2012  Action S.F. Fees SPS S S S S S S S S S S S S S S S S S S	
OR OINT	FFICIAL USE ONLY  TERNAL ROUTING  checklists are complete fees have been collected case #s are assigned  SIS copy has been sent se history #s are listed e is within 1000ft of a landfill H.D.P. density bonus	tio <u>n c</u> ase r	1umbe	<u></u>	201	Applicant: Agent: Revised: 4/2012  Action S.F. Fees SPS S S S S S S S S S S S S S S S S S S	
OR OINT	FFICIAL USE ONLY  TERNAL ROUTING  checklists are complete fees have been collected case #s are assigned  SIS copy has been sent se history #s are listed e is within 1000ft of a landfill H.D.P. density bonus	tion case r	numbe 7013	38 	) Ject #	Applicant: Agent: Revised: 4/2012  Action S.F. Fees SPS S S S S S S S S S S S S S S S S S S	

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

	SKETCH PLAT REVIEW AND COMMENT (DRB22)  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)  MA 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval  Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies  Zone Atlas map with the entire property(ies) clearly outlined  Letter briefly describing, explaining, and justifying the request  Letter of authorization from the property owner if application is submitted by an agent  Copy of the document delegating approval authority to the DRB  Completed Site Plan for Subdivision Checklist  Infrastructure List, if relevant to the site plan  Fee (see schedule)  List any original and/or related file numbers on the cover application  Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original to the meeting.  Your attendance is required.
	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24"
	x 36"  N/A 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval  Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies  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.
I, the info	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 filling deadline. Bring the original to the meeting.  Your attendance is required.  The applicant, acknowledge that any remation required but not submitted this application will likely result in application.  Applicant signature / date
	Checklists complete Fees collected Case #s assigned  Application case numbers Planner signature / date Project #
КD	Related #s listed ————————————————————————————————————



## CITY OF ALBUQUERQUE

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



#### OFFICIAL NOTIFICATION OF DECISION

April 10, 2014

MVG Development 1509 New York Street, 3<sup>rd</sup> Floor Denver, CO 80206

Project# 1008952
14EPC-40009 Site Development Plan for
Subdivision
14EPC-40010 Site Development Plan for Building
Permit

#### LEGAL DESCRIPTION:

For a portion of lots 6, 7, 8, 25, 26, & 27, of Tract A, Unit A, Block 21, North Albuquerque Acres, located on Palomas Avenue NE between Wyoming Blvd NE and Paseo Del Norte NE, containing approximately 3.5 acres.

Staff Planner: Chris Glore

PO Box 1293

Albuquerque

On April 10, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project New Mexico 871031008952, 14EPC-40009, a request for a Site Development Plan for Subdivision and 14EPC-40010, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

www.cabq.gov

#### FINDINGS – 14EPC-40009 – Site Development Plan for Subdivision:

- 1. This is a request for a Site Development Plan for Subdivision for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, containing approximately 3.29 acres of land located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection.
- 2. The subject site is in the Established Urban Areas of the Comprehensive Plan and within the area of the La Cueva Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
- 3. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

OFFICIAL NOTICE OF DECISION Project #1008952 April 10, 2014 Page 2 of 9

4. The Site Development Plan for Subdivision request furthers the following Comprehensive Plan policies:

Policy II.B.5a: The Developing Urban and Established Urban Areas allow a full range of urban land uses. The SPS and SPBP would allow infill development with multi-family residential/institutional use for specific segments of the population, within a developing area of the City.

Policy II.B.5.d: New development respects neighborhood values, environmental conditions, scenic resources. The development would provide a buffer between the existing residential neighborhoods and commercial uses along Paseo del Norte. The building and landscape design would complement adjacent residential and commercial developments.

Policy II.B.5e: New growth accommodated where vacant land is contiguous to urban facilities and the integrity of existing neighborhoods ensured. The subject site is adjacent to existing institutional-residential and commercial uses, and urban facilities exist around the site.

Policy II.B.5h: <u>Higher density most appropriate with excellent access</u>; where a mixed density pattern is already established; where a transition is needed between single-family homes and more intensive development. The development would provide an appropriate transition between the commercial and institutional development along Paseo del Norte and the existing single family residential neighborhoods to the south.

Policy II.B.5.k: <u>Land and transportation planned to minimize harmful effects of traffic.</u> The requests would result in adequate off-street parking, would not adversely impact traffic on Paseo del Norte or Wyoming Blvd. and did not trigger the requirement for a Traffic Impact Study.

Policy II.B.5.m: <u>Urban and site design which improves the quality of the visual environment encouraged</u>. The proposed SPS regulates building architecture, lighting, and landscaping through the Zoning Code and La Cueva Sector Plan. The SPBP elevations would improve the quality of the visual environment with façade articulation through wall plane projections, varied rooflines, and changes in materials.

5. The Site Development Plan for Subdivision request partially furthers the following Comprehensive Plan policy:

Policy II.B.5.1: Quality and innovation in design encouraged which is appropriate to the Plan area. The SPS does not provide standards for architecture or landscaping, referring to the Zoning Code and the La Cueva Sector Plan. Design details through the SPBP, while suitable for the site, are not innovative.

6. The Site Development Plan for Subdivision request is consistent with the following La Cueva Sector Development Plan policies:

Regulation 3R-2: Structures and on-site circulation systems minimize pedestrian/vehicle conflicts. Transportation Planning review did not note any areas of concern with the proposed on-site

OFFICIAL NOTICE OF DECISION Project #1008952 April 10, 2014 Page 3 of 9

circulation.

Regulation 6R-2: Exterior design coordinated with regard to color, types of materials, number of materials, and architectural form to achieve harmony and continuity. The proposed elevations show consistent architecture in terms of façade articulation, fenestration, varied materials and rooflines.

Regulation 6R-3: Residential building masses broken up into smaller scale components to reduce perceived height and bulk, with façade recessions or projections. Exterior elevations show design measures to provide façade interest including roofline variation, fenestration, alternation of finish materials, wall projections, canopies and trellis structures.

Regulation 9R-1: Predominant exterior building materials must be of high quality.

Regulation 9R-2: Façade colors must be of low reflecting, subtle, neutral or earth-tone colors.

Regulation 9R-3: <u>Dark-colored roofs should be prohibited</u>. <u>Pueblo-style flat roofs or pitched roofs with roof tiles are preferred</u>.

Regulation 9R-4: Trim materials and colors must blend with the predominant building materials.

Exterior elevations show façade materials including tinted stucco, stacked stone accents, and tile roof. The stucco colors would be an off-white base.

Regulation 12R-2: Parking spaces distributed on the site to minimize visual impact and must be broken up into modules separated by landscaping and other features. Parking would not be located along either of the two street frontages, at Palomas Ave. or at Paseo del Norte. Parking would be a single row of spaces on each side of the building.

Regulation 12R-3: Parking areas designed to minimize local temperature gain including light colored materials in surfaces and trees or other shading devices. The site plan does not identify materials for surface parking. The landscape plan meets the number of trees within parking lots required by the Zoning Code.

Regulation 14R-4: All outdoor lighting fixtures designed and operated as cutoff or semi-cutoff fixtures and equipped with light and motion sensors and/or automatic timing devices.

Regulation 14R-6: All outdoor lighting fixtures mounted on buildings or structures at a height no more than 16 feet above finished grade.

The proposed SPBP shows exterior lighting standards would be 16 feet in height within the parking lots, and each mounted fixture would be a 'shoe-box' design with down-directed light.

Regulation 15R-1: Loading docks, trash receptacles, and utility structures incorporated into the overall design of the building and landscaping. Screening materials the same as principal materials. The trash dumpster area would be fully enclosed by solid walls utilizing materials similar to building façade materials. Solid screen gates and a pergola roof would screen interior views.

2

OFFICIAL NOTICE OF DECISION Project #1008952 April 10, 2014 Page 4 of 9

7. The Site Development Plan for Subdivision request is partially consistent with the following La Cueva Sector Development Plan policies:

Regulation 3R-1: Sidewalks connect street sidewalks, the main entrances, transit stops, and other buildings. The proposal shows sidewalk connection to Palomas Ave. but does not show a sidewalk connection to the existing sidewalk along Paseo del Norte.

Regulation 3R-3: <u>Internal pedestrian walkways use special materials to enhance pedestrian safety</u> and the attractiveness. In parking lots, raised pathways must be provided. The plan shows two locations where a pedestrian sidewalk would cross parking and circulation, but does not specify raised crosswalk.

Regulation 3R-4: A 15-foot sidewalk along the entire entry façade and shading provided. A 19-ft. wide sidewalk is shown at the main building entrance. Elsewhere, all of the sidewalks are depicted at 6 feet in width including around the building entry facades.

Guideline 16G-1: Street Tree Ordinance and City Zoning Code apply except that Trees along the primary pedestrian walkway must be no more than 25 feet apart. The landscape plan shows tree spacing meeting the 25-feet on-center standard along Paseo del Norte; the tree spacing along Palomas Ave. would exceed the spacing maximum.

#### CONDITIONS OF APPROVAL – 14EPC-40009 – Site Development Plan for Subdivision

- 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. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
- 4. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.
- 5. The SPS shall be revised to reflect an FAR of 0.65, with a proposed building of 65,465 sq. ft. on a 2.32-acre site.
- 6. The Replat and Access Agreements shall be reviewed and approved by the DRB in conjunction with the Site Development Plan for Subdivision.

OFFICIAL NOTICE OF DECISION Project #1008952 April 10, 2014 Page 5 of 9

#### FINDINGS — 14EPC-40010 - Site Development Plan for Building Permit

- 1. This is a request for a Site Development Plan for Building Permit for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, containing approximately 3.29 acres of land located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection.
- 2. The subject site is in the Established Urban Areas of the Comprehensive Plan and within the area of the La Cueva Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
- 3. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
- 4. The Site Development Plan for Building Permit request furthers the following Comprehensive Plan policies:

Policy II.B.5a: The Developing Urban and Established Urban Areas allow a full range of urban land uses. The SPS and SPBP would allow infill development with multi-family residential use for specific segments of the population, within a developing area of the City.

Policy II.B.5.d: New development respects neighborhood values, environmental conditions, scenic resources. The development would provide a buffer between the existing residential neighborhoods and commercial uses along Paseo del Norte. The building and landscape design would complement adjacent residential and commercial developments.

Policy II.B.5e: New growth accommodated where vacant land is contiguous to urban facilities and the integrity of existing neighborhoods ensured. The subject site is adjacent to existing institutional-residential and commercial uses, and urban facilities exist around the site.

Policy II.B.5h: <u>Higher density most appropriate with excellent access; where a mixed density pattern is already established; where a transition is needed between single-family homes and more intensive development.</u> The development would provide an appropriate transition between the commercial and institutional development along Paseo del Norte and the existing single family residential neighborhoods to the south.

Policy II.B.5.k: Land and transportation planned to minimize harmful effects of traffic. The requests would result in adequate off-street parking, would not adversely impact traffic on Paseo del Norte or Wyoming Blvd. and did not trigger the requirement for a Traffic Impact Study.

Policy II.B.5.m: <u>Urban and site design which improves the quality of the visual environment encouraged</u>. The proposed SPS regulates building architecture, lighting, and landscaping through the Zoning Code and La Cueva Sector Plan design standards. The SPBP elevations would improve the quality of the visual environment with façade articulation through wall plane projections, varied rooflines, and changes in materials.

OFFICIAL NOTICE OF DECISION Project #1008952 April 10, 2014 Page 6 of 9

5. The Site Development Plan for Building Permit request partially furthers the following Comprehensive Plan policy:

Policy II.B.5.1: Quality and innovation in design encouraged which is appropriate to the Plan area. The SPS does not provide standards for architecture or landscaping, referring to the Zoning Code and the La Cueva Sector Plan. Design details through the SPBP, while suitable for the site, are not innovative.

6. The Site Development Plan for Building Permit request is consistent with the following La Cueva Sector Development Plan policies:

Regulation 3R-2: Structures and on-site circulation systems minimize pedestrian/vehicle conflicts. Transportation Planning review did not note any areas of concern with the proposed on-site circulation.

Regulation 6R-2: Exterior design coordinated with regard to color, types of materials, number of materials, and architectural form to achieve harmony and continuity. The proposed elevations show consistent architecture in terms of façade articulation, fenestration, varied materials and rooflines.

Regulation 6R-3: Residential building masses broken up into smaller scale components to reduce perceived height and bulk, with façade recessions or projections. Exterior elevations show the integration of measures to provide façade variation including roofline variation, fenestration, alternation of finish materials, wall projections, canopies and trellis structures.

Regulation 9R-1: Predominant exterior building materials must be of high quality.

Regulation 9R-2: Façade colors must be of low reflecting, subtle, neutral or earth-tone colors.

Regulation 9R-3: <u>Dark-colored roofs should be prohibited</u>. <u>Pueblo-style flat roofs or pitched roofs with roof tiles are preferred</u>.

Regulation 9R-4: Trim materials and colors must blend with the predominant building materials.

Exterior elevations show façade materials including tinted stucco, stacked stone accents, and tile roof. The stucco colors would be an off-white base.

Regulation 12R-2: Parking spaces distributed on the site to minimize visual impact and must be broken up into modules separated by landscaping and other features. Parking would not be located along either of the two street frontages, at Palomas Ave. or at Paseo del Norte. Parking would be a single row of spaces on each side of the building.

Regulation 12R-3: Parking areas designed to minimize local temperature gain including light colored materials in surfaces and trees or other shading devices. The site plan does not identify materials to be used for surface parking. The provision of trees within the parking lots would meet the number required by the Zoning Code.

Regulation 14R-4: All outdoor lighting fixtures designed and operated as cutoff or semi-cutoff fixtures and equipped with light and motion sensors and/or automatic timing devices.

OFFICIAL NOTICE OF DECISION Project #1008952 April 10, 2014 Page 7 of 9

Regulation 14R-6: All outdoor lighting fixtures mounted on buildings or structures at a height no more than 16 feet above finished grade.

The proposed SPBP shows exterior lighting standards would be 16 feet in height within the parking lots, and each mounted fixture would be a 'shoe-box' design with down-directed light.

Regulation 15R-1: <u>Loading docks</u>, trash receptacles, and utility structures incorporated into the <u>overall design of the building and landscaping</u>. <u>Screening materials the same as principal materials</u>. The trash dumpster area would be fully enclosed by solid walls utilizing materials similar to façade materials. Solid screen gates would be used, and a pergola to screen the overhead view.

7. The Site Development Plan for Building Permit request is partially consistent with the following La Cueva Sector Development Plan policies:

Regulation 3R-1: Sidewalks connect street sidewalks, the main entrances, transit stops, and other buildings. The proposal shows sidewalk connection to Palomas Ave. but does not show a sidewalk connection to the existing sidewalk along Paseo del Norte.

Regulation 3R-3: <u>Internal pedestrian walkways use special materials to enhance pedestrian safety</u> and the attractiveness. In parking lots, raised pathways must be provided. The plan shows two locations where a pedestrian sidewalk would cross parking and circulation, but does not specify raised crosswalk.

Regulation 3R-4: A 15-foot sidewalk along the entire entry façade and shading provided. A 19-ft. wide sidewalk is shown at the main building entrance. Elsewhere, all of the sidewalks are depicted at 6 feet in width including around the building entry facades.

Guideline 16G-1: Street Tree Ordinance and City Zoning Code apply except that Trees along the primary pedestrian walkway must be no more than 25 feet apart. The landscape plan shows tree spacing meeting the 25-feet on-center standard along Paseo del Norte; the tree spacing along Palomas Ave. would exceed the spacing maximum.

8. The request is consistent with an accompanying Site Development Plan for Subdivision (14EPC-40009).

#### CONDITIONS OF APPROVAL — 14EPC-40010 – Site Development Plan for Building Permit

- 1. This is a request for a Site Development Plan for Building Permit for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection, and containing approximately 3.29 acres.
- 2. 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

OFFICIAL NOTICE OF DECISION Project #1008952 April 10, 2014 Page 8 of 9

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.

- 3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
- 4. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.
- 5. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
- 6. Prior to application submittal to the DRB, the Site Development Plan for Building Permit shall be revised to demonstrate a sidewalk connection to the existing sidewalk along the south side of Paseo del Norte.
- 7. The Replat and Access Agreements shall be reviewed and approved by the DRB in conjunction with the Site Development Plan for Building Permit.
- 8. Add the following note to the General Notes on sheet C1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by APRIL 25, 2014. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

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

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

OFFICIAL NOTICE OF DECISION Project #1008952 April 10, 2014 Page 9 of 9

Planning Director may extend this time limit up to an additional six months.

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

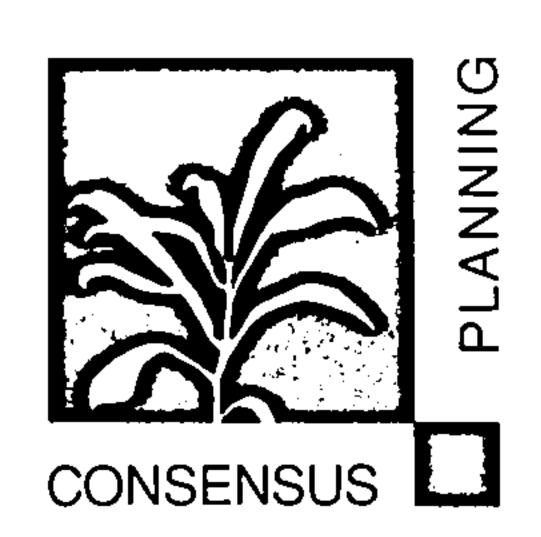
<u>DEFERRAL FEES</u>: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

Suzanne Lubar
Planning Director

#### SL/CG/mc

Cc: Malak Hakim, Consensus Planning, Inc., 302 8th St. NW, Albuquerque NM 87102 Rita Stafford, c/o HOAMCO, P.O. Box 67590, Albuquerque NM 87193-7590 Celina Stoyanof, 8111 Oso Feliz Dr. NE, Albuquerque NM 87122 Joe Yardumian, 7801 R.C. Gorman Ave. NE, Albuquerque NM 87122-2748 Nancy Carriveau, 8309 Krim Dr. NE, Albuquerque NM 87109 Erica Vasquez, P.O. Box 92315, Albuquerque NM 87199 Michael Shaw, 7900 Woodleaf NE, Albuquerque NM 87109 Dianne Martin, 8004 La Caverna NE, Albuquerque NM 87122 Jeff Peterson, 7800 Eagle Rock Ave. NE, Albuquerque NM 87122-2723 Tracy Guidry, 8330 Krim Dr. NE, Albuquerque NM 87109 Wim Kramer, 10220 Jarash Pl. NE, Albuquerque NM 87109



Landscape Architecture Urban Design Planning Services

302 Eighth St. NW Albuquerque, NM 87102

(505) 764-9801 Fax 842-5495 cp@consensusplanning.com www.consensusplanning.com May 6, 2014

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

RE: Project 1008952 14EPC-40009 and 14EPC-40010

Dear Mr. Chairman:

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) conditions of approval for Project 1008952, Case numbers 14EPC-40009 and 14EPC-40010 a Site Development Plan for Subdivision and a Site Development Plan for Building Permit which were approved on April 10, 2014.

#### SITE PLAN FOR SUBDIVISION CONDITIONS OF APPROVAL

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.

This letter satisfies this requirement.

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.

Agreed. Our Case Planner, Chris Glore, has left the department. We are coordinating a meeting with Kym Dicome to discuss these conditions of approval.

3. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.

The Site Plan is in compliance with the DPM and ADA standards.

4. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.

Agreed. The infrastructure list is attached to the Site Plan for Building Permit.

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP



5. The SPS shall be revised to reflect a FAR of 0.65, with a proposed building of 65,465 sq. ft. on a 2.32-acre site.

The FAR has been revised, see Sheet 1.

6. The Replat and Access Agreements shall be reviewed and approved by the DRB in conjunction with the Site Development Plan for Subdivision.

Agreed, the plat has been submitted in conjunction with this Site Development Plan for Subdivision.

#### SITE PLAN FOR BUILDING PERMIT CONDITIONS OF APPROVAL

1. This is a request for a Site Development Plan for Building Permit for Portion of Lots 6, 7, and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection, and containing approximately 3.29 acres.

Agreed.

2. 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.

Agreed, this letter satisfies this condition of approval.

3. Prior to application submittal to the DRB, the applicant shall meet with staff planner to ensure that all conditions of approval are met.

Agreed. Our Case Planner, Chris Glore, has left the department. We are coordinating a meeting with Kym Dicome to discuss these conditions of approval.

4. The Developer is responsible for permanent improvements adjacent to the proposed site development plan.

Agreed. The infrastructure list is attached to the Site Plan for Building Permit.

5. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.

The Site Plan is in accordance with DPM and ADA standards and requirements.



6. Prior to application submittal to the DRB, the Site Development Plan for Building Permit shall be revised to demonstrate a sidewalk connection to the existing sidewalk along the south side of Paseo del Norte.

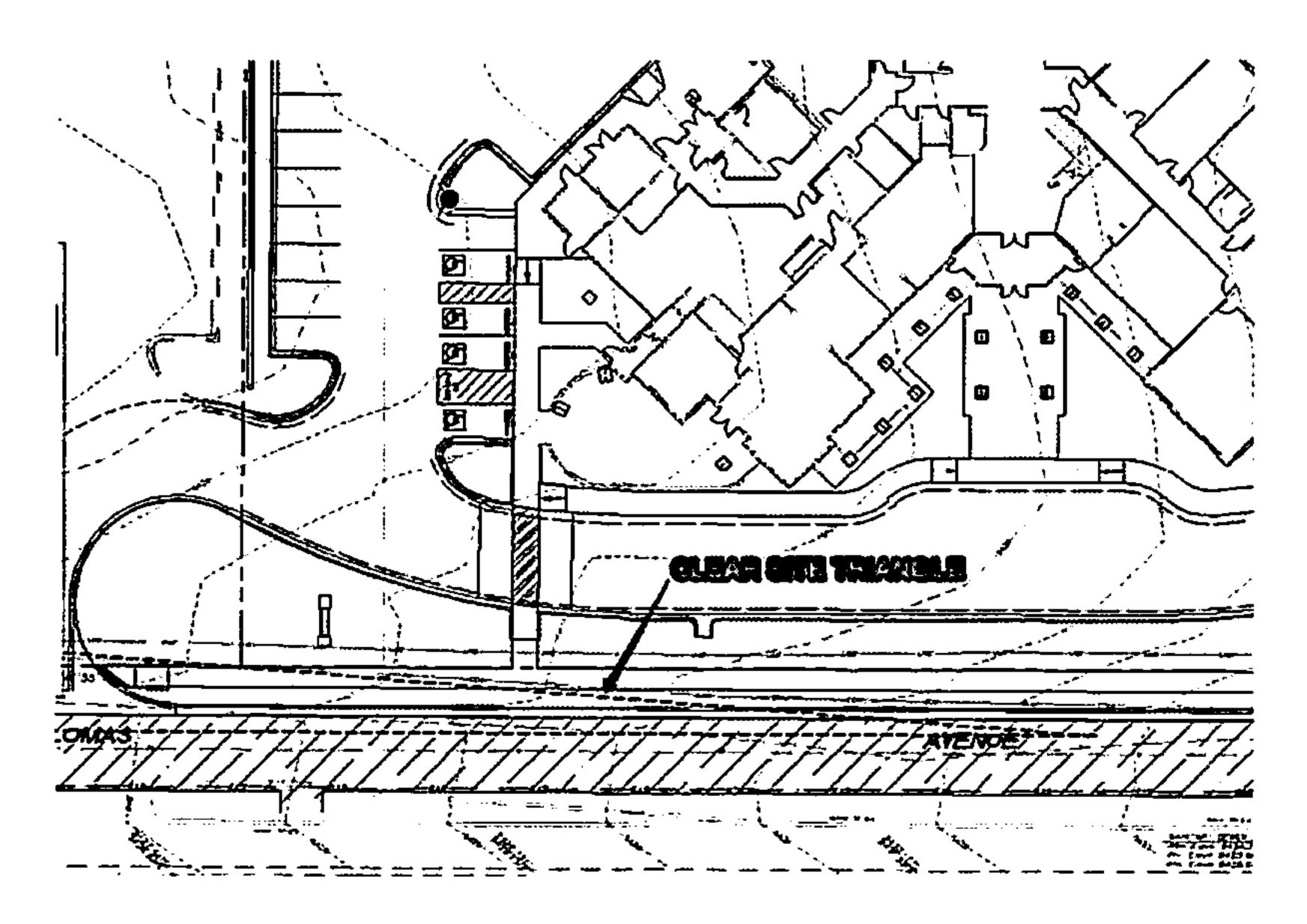
Agreed. See revised plans and rendering below. These connections are consistent with what was presented at the EPC hearing.

7. The Replat and Access Agreement shall be reviewed and approved by the DRB in conjunction with the Site Development Plan for Building Permit.

Agreed, the plat has been submitted in conjunction with the Site Development Plan for Subdivision and Building Permit.

8. Add the following note to the General Notes on sheet C1 and Landscaping Plan: "Landscaping, fencing, and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

Please see revised Landscape Plan, sheet C1, and rendering below.



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

James K. Strozier, AICP

Principal

Sincerely,

--

•

•

-

•

# Albuquerque



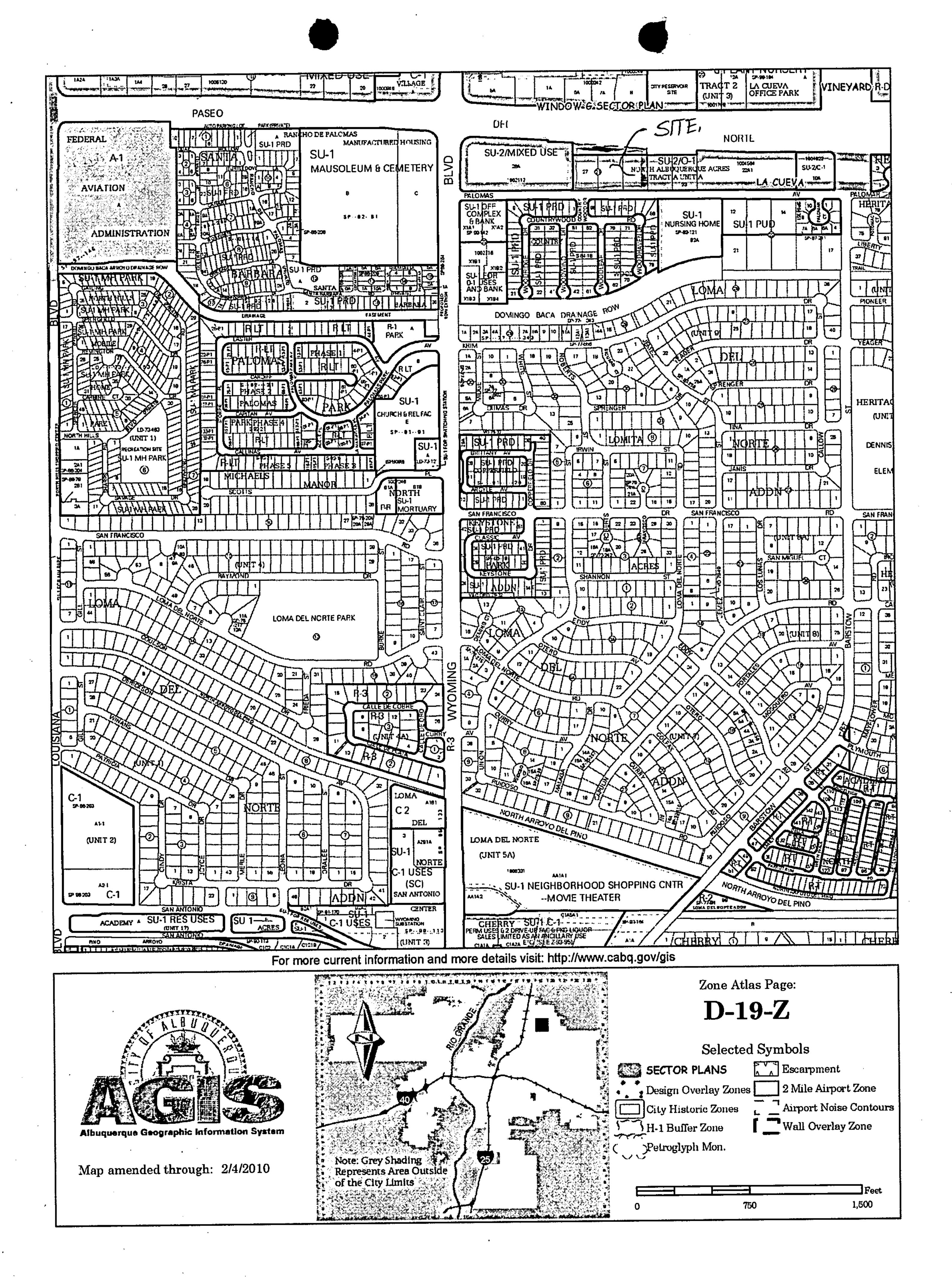
#### DEVELOPMENT/ PLAN REVIEW APPLICATION

<b></b>	· .	upplemental Form	(SF)		
SUBI	DIVISION Major exchalinision action	S Z	ZONING & PLANNIN	IG	
X	Major subdivision action  Minor subdivision action		Annexation		
	Vacation	V	Zone Map Am	endment (Establish or C	Change
	Variance (Non-Zoning)		Zoning, include	es Zoning within Sector	
SITE	DEVELOPMENT PLAN	P	Development i Sector Plan (F	Plan boundaries)	
	for Subdivision	-		Sector, Area, Facility o	or
	for Building Permit	A A 1	Comprehensiv		
	Administrative Amendment/Approval (APP) IP Master Development Plan	AVA) D		ent (Zoning Code/Sub F Change (Local & Collect	<b>U</b> ,
<del></del>	Cert. of Appropriateness (LUCC)			_ ·	.UI)
STOF	RM DRAINAGE (Form D) Storm Drainage Cost Allocation Plan	L A	<b>≖</b>	of RB, EPC, LUCC, Plann ff, ZHE, Board of Appea	
PRINIT OR T		licant ar agant r			
lanning Dep	YPE IN BLACK INK ONLY. The appartment Development Services Center paid at the time of application. Refer	r, 600 2" Street	NW, Albuquerque, NM	87102.	son to the
	NFORMATION:				
Profession	al/Agent (if any): The Survey (	Office LL		PHONE: 998-	0303
	333 Lomas NE			FAX: 998-C	2305
city: A	, -	CTATE UM 311	2 C/7102 - NAII		
	Esmail Haidari 3 Ghamour	A	P <u>47102</u> E-MAIL:		
APPLICAN	T: Firoz Vagh & Jabeen Va	gh	Ph	IONE: <u>247-909</u>	30
ADDRESS:	1208 Gazello Place N	E	F/	x: 247-9109	<i>?</i>
CITY:	ABQ	STATE NM ZI	P_8711 E-MAIL:		· · · · · · · · · · · · · · · · · · ·
	interest in site:				<u> </u>
•	OF REQUEST: RE-PLAT 6 Exi	List <u>all</u> ov		1_	
		<u> </u>			
Is the applic	cant seeking incentives pursuant to the Family	Housing Developm	ent Program? Yes	_ No.	
SITE INFORMA	TION: ACCURACY OF THE EXISTING LEG	AL DESCRIPTION	S CRUCIAL! ATTACH A S	EPARATE SHEET IF NEC	ESSARY.
Lot or Tract	t No. Lots 6,7,8,25,26327	North ARQ	ACRES Block: A	Unit: A	
	In/TBKA: North Albuquerqu		,		<del></del>
	<b>.</b>	•	•		
	ning: $SU-2$ $O-1$	_	No Chonge	MRGCD Map No	<u></u>
Zone Atlas	page(s):	UPC Code:	<del></del>	<del></del>	<del></del>
CASE HISTORY	<i>(</i> :				
	rrent or prior case number that may be releval	nt to your application	n (Proj., App., DRB-, AX_,Z_,	V_, S_, etc.):	
	1005566 3 Proj# 10				
CASE INFORMA	ATION:				
Within city I	limits? XYes Within 1000FT	of a landfill?	<u>O</u>		
No. of exist	ting lots: O No. of propose	ed lots:4	Total site area (acres):	3.2309 ACR	LES
LOCATION	OF PROPERTY BY STREETS: On or Near:	Paseo D	ol Warte 3	Polomas Au	, NE
£ .	Wyomina	and	Barstow		
	oject was previously reviewed by: Sketch Plat			2. Review Date: 8	29-2011
SIGNATURE	Lakert Down			DATE 10-24-	,
(Print Name		ruey Off		Applicant:  Agent: X	,
OR OFFICIAL				Revised: 6	1
INTERNAL			A _ 4		
-	ts are complete Application	n case numbers つへへへ	Action P3F	S.F. Fees	( () ()
_	re been collected		CMF	\$ <u>425</u>	
All case #s	are assigned	<u>-</u>	<u>CIVIF</u>	\$ <u>20.</u>	
<u> </u>	has been sent		<del></del>	- — Ф——————————————————————————————————	
<del>_</del>	y #s are listed in 1000ft of a landfill			Ψ	<del> </del>
_	ensity bonus	<del>_</del>	<u> </u>	₽ Total	
F.H.D.P. fe		late <u>Nov.</u>	2 201)	· Ular	5.00
	Hearing o		<u>~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ </u>	₽ <u>'</u> '-	<u> </u>
Y	WA-10-25-1	) P	roject # 10059	52	

# 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.

<ul> <li>SKETCH PLAT REVIEW AND COMMENT (DRB22)</li> <li>Scale drawing of the proposed subdivision plat (folded Site sketch with measurements showing structures, paimprovements, if there is any existing land use (for Zone Atlas map with the entire property(ies) clearly ou Letter briefly describing, explaining, and justifying the rule List any original and/or related file numbers on the covered to the</li></ul>	to fit into an 8.5" by arking, Bldg. setbacks blded to fit into an 8.5° tlined	Your attendance is required.  14" pocket) 6 copies  3, adjacent rights-of-way and street  " by 14" pocket) 6 copies
<ul> <li>EXTENSION OF MAJOR PRELIMINARY PLAT required.</li> <li>Preliminary Plat reduced to 8.5" x 11"</li> <li>Zone Atlas map with the entire property(ies) clearly out</li> <li>Letter briefly describing, explaining, and justifying the recopy of DRB approved infrastructure list</li> <li>Copy of the LATEST Official DRB Notice of approval for List any original and/or related file numbers on the coverence.</li> </ul>	r Preliminary Plat Ext	Your attendance is tension request
MAJOR SUBDIVISION FINAL PLAT APPROVAL (DI  — Proposed Final Plat (folded to fit into an 8.5" by 14" poc  — Signed & recorded Final Pre-Development Facilities Fee  — Design elevations & gross postions (	RB12) ket) 6 copies e Agreement for Resi a copies ined owner's and City Surv if property is within a	eyor's signatures are on the plat
MNOR SUBDIVISION PRELIMINARY/FINAL PLAT A  5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an 8.5 ensure property owner's and City Surveyor's signature Signed & recorded Final Pre-Development Facilities Feet Design elevations and cross sections of perimeter walls of Site sketch with measurements showing structures, park improvements, if there is any existing land use (folded Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the required Bring original Mylar of plat to meeting, ensure property outlined and fill disclosure and EHD signature line on the Mylar if Fee (see schedule)  List any original and/or related file numbers on the coveration frastructure list if required (verify with DRB Engineer)  DXF file and hard copy of final plat data for AGIS is required.	APPROVAL (DRB1 of by 14" pocket) 6 cores are on the plat property is within a language of the property is within a languag	opies for unadvertised meetings ior to submittal development only  ) 3 copies  idjacent rights-of-way and street y 14" pocket) 6 copies
AMENDMENT TO PRELIMINARY PLAT (with minor of PLEASE NOTE: There are no clear distinctions between sign amendments. Significant changes are those deemed by the Empropersed Amended Preliminary Plat, Infrastructure List, and pocket) 6 copies  Original Preliminary Plat, Infrastructure List, and/or Grading Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the required Bring original Mylar of plat to meeting, ensure property own List any original and/or related file numbers on the cover a Amended preliminary plat approval expires after one year	changes) (DRB03) Dificant and minor chance of the public o	inges with regard to subdivision notice and public hearing. Folded to fit into an 8.5" by 14" nto an 8.5" by 14"
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.	LAUN OR	icant name (print)  ALBEQUERQUE  NEW MEXICO
Checklists complete  Application case numbers  Fees collected  Case #s assigned  Related #s listed  Application case numbers  IDRB70305  ——————————————————————————————————		d October 2007  10-25-1/  Planner signature / date  108952



## The Survey Office

<<333 Lomas BoulevardNE<> Albuquerque, NM 87102>>
505-998-0303 Phone 505-998-0305 Fax
WWW.THESURVEYOFFICE.COM>><<ANDREA@THESURVEYOFFICE.COM</pre>

October 25, 2011

Development Review Board Members Plaza Del Sol 600 Second Street NW Albuquerque, NM 87102

RE: Lots 6, 7, 8, 25, 26, and 27 of North Albuquerque Acres, Tract A, Unit A Minor Subdivision: Eliminate a lot line between 6 existing lots creating 4 lots.

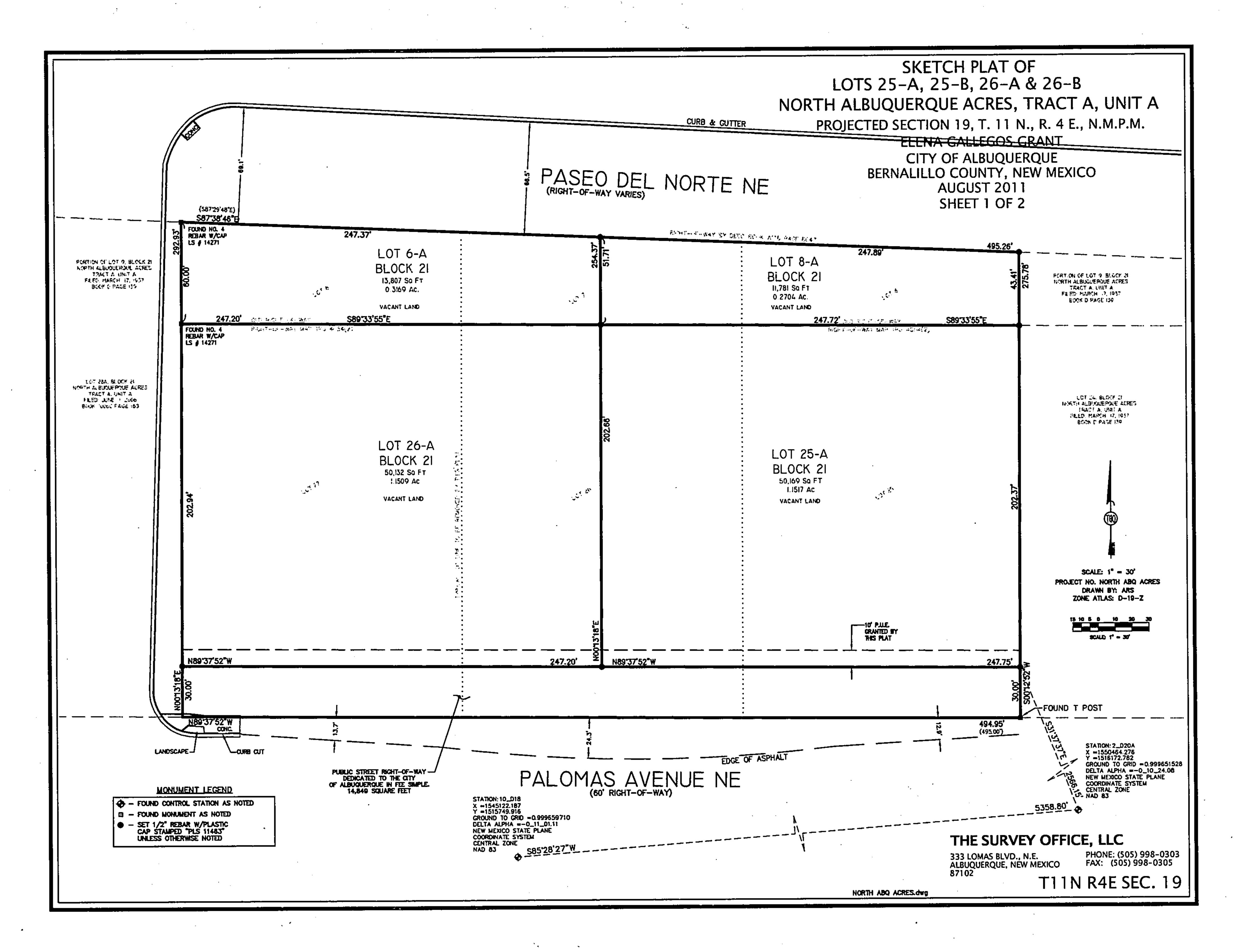
Dear Board Members,

We are requesting on behalf of our clients a lot line elimination between 6 existing lots creating 4 lots as requested by the owners for development.

Lots 6, 7, & 8 are currently remainder portions that were reduce in size by the widening of Paseo Del Norte. The owner of these lots wishes) to re-plat these 3 lots into 2 lots to match the re-plat of lots 25, 26 & 27 which adjoin to the South.

Thank you,

Robert Louis Survey Technician The Survey Office, LLC 333 Lomas Blvd NE Albuquerque, NM 87102 505.998.0303 phone 505.998.0305 fax



# A lbuquerque



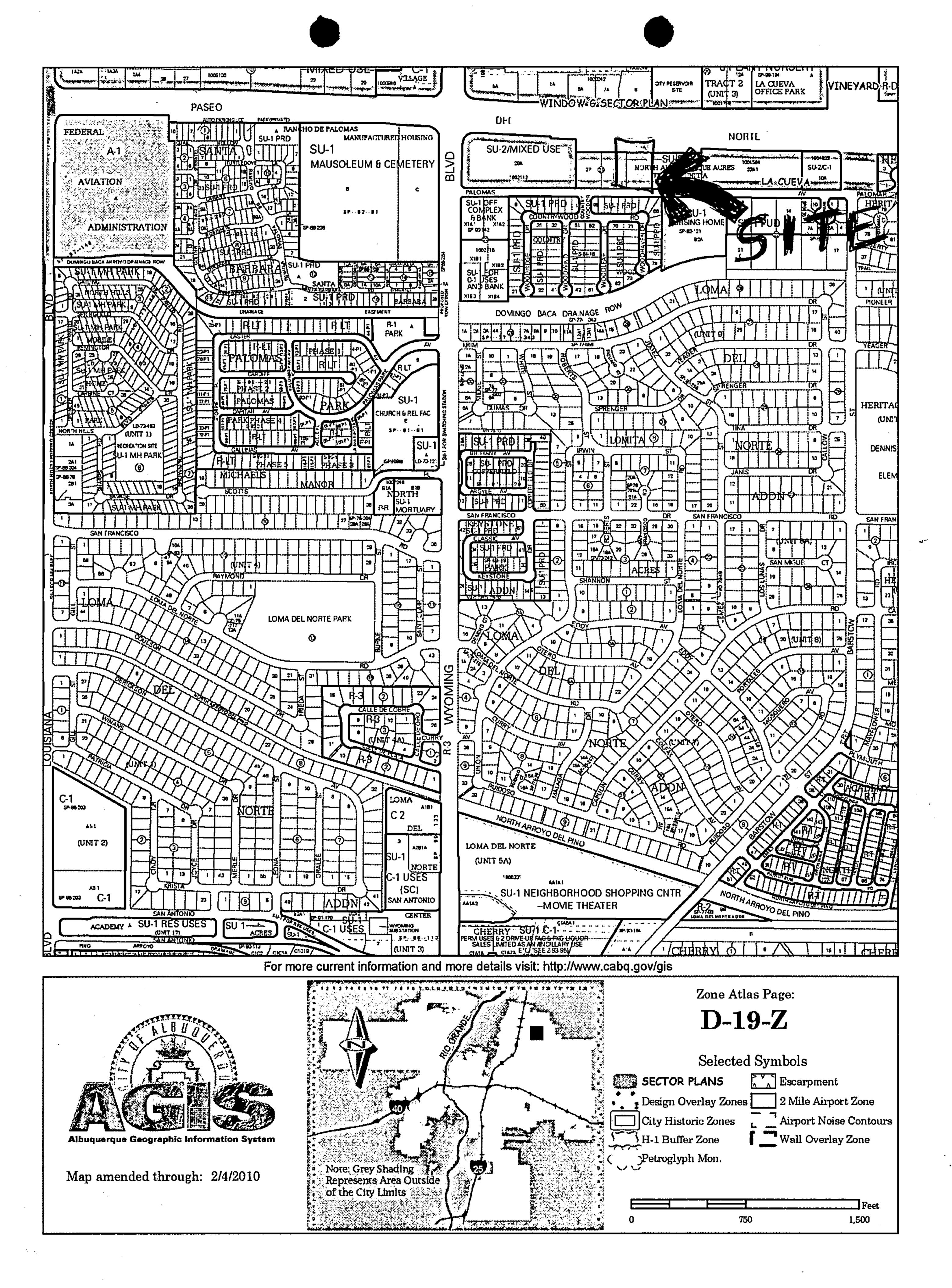
#### DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Form (S	SF)
SUBDIVISION	s z	ZONING & PLANNING Annexation
Major subdivision action	•	
Minor subdivision action	V	Zone Map Amendment (Establish or Change
Vacation Variance (Non-Zoning)		Zoning, includes Zoning within Sector  Development Plan boundaries)
		Sector Plan (Phase I, II, III)
SITE DEVELOPMENT PLAN		Amendment to Sector, Area, Facility or
for Subdivision		Comprehensive Plan
for Building Permit  Administrative Amendment/Appr	oval (AA)	Text Amendment (Zoning Code/Sub Regs)
IP Master Development Plan	Ŋ	Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC	) L A	APPEAL / PROTEST of
Storm Drainage Cost Allocation	Plan	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
	licent or agent m	ust submit the completed application in person to the IW. Albuquerque, NM 87102.
PRINT OR TYPE IN BLACK INK ONLY. In Planning Department Development Services Fees must be paid at the time of application.	Refer to supplemental	forms for submittal requirements.
APPLICATION INFORMATION:		111 DUE 909 0303
Professional/Agent (if any):	CYCY CHICE	PHONE: YOU ARAGO
	えんせ	FAX: 998.0305
ADDRESS: 100 COLUMN DE LA	STATE NM ZIE	87102_E-MAIL: andrea afthe survey of fice
camail Haidari & (	3 hamour Azana	rzeden PHONE: 247-9080
APPLICANT: FIRDE Vagh 4 J	abeen Vaah	PHONE
ADDRESS: 12008 (507210)	MAR NE	FAX: 247-9109
	STATE N/M ZII	SYIII E-MAIL: JMYers@MOPLa
CITY: ABQ		
Proprietary interest in site:	List <u>all</u> ov	mers: Courth Oviotion
Proprietary interest in site:  DESCRIPTION OF REQUEST: 21minute	10t Imes I	Setween town to the
10to creatina one	104.	
1015 CICATIO	E :: Haveing Dovelopm	ent Program? Yes. X No.
Is the applicant seeking incentives pursuant to the	e Family Housing Developing	ENCHOGRANI: 1001 4SEDADATE SHEET IF NECESSARY.
SITE INFORMATION: ACCURACY OF THE EXISTI	NG LEGAL DESCRIPTION	IS CRUCIALL ATTACH A SEPARATE SHEET IF NECESSARY.
SITE INFORMATION: ACCURACY OF THE EXIST.  Lot or Tract No. 10+25, E 1/2 10+2	Lo, Portions a	645 74 Block: 21 Unit: 4
Subdiv/Addn/TBKA: North Albugi	12100118 ACKE	5 tract A. Unit A
		N/A MRGCD Map No MA
Existing Zoning: 5U-2 0-1	Proposed zoning:_	<u>Jara                             </u>
Zone Atlas page(s): 519	UPC Code:	
		1005571
CASE HISTORY:	ne relevant to your application	n (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005586
List any current or prior case number that may to 859000000000000000000000000000000000000	11¢50- 2N08	1BIOAEA17207D
	7000	
CASE INFORMATION: Within	n 1000FT of a landfill?	<u> </u>
VAILED LES TOURS TOUR TOUR TOUR TOUR TOUR TOUR TOUR TOUR	•	Total site area (acres): 1.5924
1101 01 0110111.3	f proposed lots:	- 1010 1010 1010 1010 1010 1010 1010 10
LOCATION OF PROPERTY BY STREETS: Or	or Near: <u>+0570</u>	
Between: Wanna	and	5018tow
Check if project was previously reviewed by: Sk	etch Plat/Plan □ or Pre-apt	lication Review Team(PRT) □. Review Date:
		DATE 8/13/11
SIGNATURE MALE	2 /2 /2	
(Print Name)Andrea :	antana_	Applicant: Agent: Society
FOR OFFICIAL USE ONLY		Revised: 6/2011
	Application case numbers	Action S.F. Fees
INTERNAL ROUTING  All checklists are complete	11000 - 7023	$\sim \Lambda$
All checklists are complete  All fees have been collected	····	\$
All case #s are assigned		
AGIS copy has been sent	<u> </u>	
Case history #s are listed -		<u> </u>
☐ Site is within 1000ft of a landfill		Total
F.H.D.P. density bonus	A CARD	# August 24,204 s
☐ F.H.D.P. fee rebate	Hearing date	
	8-15-11	Project # 1008952

#### 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.

	•	* *		
Site sketch with measurer improvements, if there improvements. If there is a Zone Atlas map with the expension of the state of the stat	osed subdivision plat (folded to	fit into an 8.5" by 14" pooling, Bldg. setbacks, adjaced to fit into an 8.5" by 14" ned quest	cent rights-of-way ar	•
Letter briefly describing, e Copy of DRB approved in Copy of the LATEST Office List any original and/or re	to 8.5" x 11" entire property(ies) clearly outline explaining, and justifying the rec	ned quest Preliminary Plat Extension application	Your attendance is	s required.
Proposed Final Plat (folder Signed & recorded Final II Design elevations & cros Zone Atlas map with the II Bring original Mylar of plat Copy of recorded SIA Landfill disclosure and Electrical Electrical Plates List any original and/or reserved.	NAL PLAT APPROVAL (DRed to fit into an 8.5" by 14" pocked for the property (ies) clearly outlined to meeting, ensure property of the Mylar is lated file numbers on the Mylar is final plat data for AGIS is required.	et) 6 copies Agreement for Resident 3 copies ned wner's and City Surveyor f property is within a land r application	's signatures are on	ly
5 Acres or more: Certificate Proposed Preliminary / For ensure property own Signed & recorded Final Design elevations and credit Site sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing, Bring original Mylar of plandfill disclosure and Expression Fee (see schedule)  List any original and/or response in the Letter briefly describing, Bring original Mylar of plandfill disclosure and Expression Expression Expression Fee (see schedule)  List any original and/or response in the Letter briefly describing, Bring original Mylar of plandfill disclosure and Expression Expres	ate of No Effect or Approval ate of No Effect or Approval and Plat (folded to fit into an 8.5 er's and City Surveyor's signated Pre-Development Facilities Feet as sections of perimeter walls ements showing structures, pare is any existing land use (foldentire property(ies) clearly outle explaining, and justifying the related to meeting, ensure property at to meeting, ensure property at the signature line on the Mylar elated file numbers on the covering final plat data for AGIS is required (verify with DRB Engineer of final plat data for AGIS is required.)	5" by 14" pocket) 6 copies are on the plat prior to a Agreement for Residents (11" by 17" maximum) 3 king, Bldg. setbacks, adjusted to fit into an 8.5" by 1 ined equest owner's and City Surveyor if property is within a lander application er)	tial development or copies acent rights-of-way at pocket) 6 copies	meetings ily and street
amendments. Significant ch Proposed Amended Pre- pocket) 6 copies Original Preliminary Plate Zone Atlas map with the Letter briefly describing, Bring original Mylar of plate List any original and/or re-	MINARY PLAT (with minor no clear distinctions between stanges are those deemed by the liminary Plat, Infrastructure List, Infrastructure List, and/or Grae entire property(ies) clearly out explaining, and justifying the related file numbers on the coverage approval expires after one year	ignificant and minor change DRB to require public not, and/or Grading Plan (folded to fit intellined equest owner's and City Surveyor application	otice and public healded to fit into an 8.5 o an 8.5" by 14" poo	ubdivision ring. " by 14" ket) 6 copies
I, the applicant, acknowledge information required but not swith this application will likely deferral of actions.	submitted	Applicar	icant name (print)  It signature / date	ALEUQUERQUE NEW MEXICO
Checklists complete  K Fees collected  Case #s assigned  Related #s listed	Application case numbers - 1022	Broiget #	October 2007 Planner:	8-15-11 signature / dat



### The Survey Office

<<333 Lomas BoulevardNE<> Albuquerque, NM 87102>>
505-998-0303 Phone 505-998-0305 Fax
WWW.THESURVEYOFFICE.COM>><<ANDREA@THESURVEYOFFICE.COM</pre>

August 13, 2011

Development Review Board Members Plaza Del Sol 600 Second Street NW Albuquerque, NM 87102

RE: Lot 25 the N1/2 of lot 26 and portions of lots 7 & 8, Block 21, North Albuquerque Acres, Tract A, Unit A Minor Subdivision: Eliminate lot lines between four (4) existing lots creating one (1) lot.

Dear Board Members,

We are requesting on behalf of our clients a lot line elimination between four (4) existing lots creating one (1) lot in order to build on said property.

Best Regards,

Andrea Santana

## City of Albuquerque Planning Department

#### DEVELOPMENT AND BUILDING SERVICES

#### STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

10/25/2011

Issued By: E08375 126693

2011 070 305

**Application Number:** 

11DRB-70305, Minor - Preliminary/ Final Plat Approval

Address:

**Location Description:** 

PASEO DEL NORTE BETWEEN WYOMING AND BARSTOW

**Project Number:** 

1008952

**Applicant** 

ESMAIL HAIDARI & GHAMOUR A FIROZ VAGH &

JABEEN VAGH

1208 GAZELLO PL NE

ALBUQUERQUE NM 87111 247-9080

jmyers@moplaw.com

Agent / Contact

THE SURVEY OFFICE LLC

333 LOMAS NE

**ALBUQUERQUE NM 87102** 

998-0303

ROBERT@THESURVEYOFFICE.COM

**Application Fees** 

- 1 p p 11 0 0 11 1 0 0 1		
441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$425.00
	TOTAL:	\$445.00

City Of Albuquerque Treasury Division

LOC: ANNX 11:36AM 10/25/2011 TRANS# 0015 WS# 007 RECEIFT# 00149886-00149886 TRSYLB PERMIT# 2011070305 \$445.00 Trans Amt \$20.00 Conflict Manag. Fee \$425.00 DRB Actions \$445.00 CK \$0.00 CHANGE

Thank You