

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 APPROVAL OF GRADING PLAN. THE 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 CASE ACTION LOG - BLUE SHEET

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

This sheet must 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.

Project #: 1008952 Application #: 14DRB-70138, 14DRB-70139

Project Name: NORTH ALBUQUERQUE ACRES

Agent: CONSENSUS PLANNING INC & ISAACSON AND ARFMAN P.A. Phone #:

\*\*Your request was approved on 5-21-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: addresses comments

PARKS / CIP:

PLANNING (Last to sign): Plat approved, E'ments Note SBP

**PLATS:**

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

**ALL SITE PLANS:**

3 copies of the approved site plan. Include 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 Palms 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

HEARING DATE: 11-2-11 (P:1F)

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 - 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

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS] **complete** 8-21-14
- Site Plan - Building Permit [SBP] **VS**

This sheet must 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.

Project #: 1008952 Application #: 14DRB-70138, 14DRB-70139  
Project Name: NORTH ALBUQUERQUE ACRES  
Agent: CONSENSUS PLANNING INC & ISAACSON AND ARFMAN P.A. Phone #:

\*\*Your request was approved on 8-21-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA: address comments
- PARKS / CIP:
- PLANNING (Last to sign): plat approval, E-mail note on SBP

**PLATS:**

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

**ALL SITE PLANS:**

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

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP] > Done 10/14

This sheet must 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.

Project #: 1008952 Application #: 14DRB-70138, 14DRB-70139

Project Name: NORTH ALBUQUERQUE ACRES

Agent: CONSENSUS PLANNING INC & ISAACSON AND ARFMAN P.A. Phone #:

\*\*Your request was approved on 5-21-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: address & comments

PARKS / CIP:

PLANNING (Last to sign): plat approval, E-mail note on SBP

PLATS:

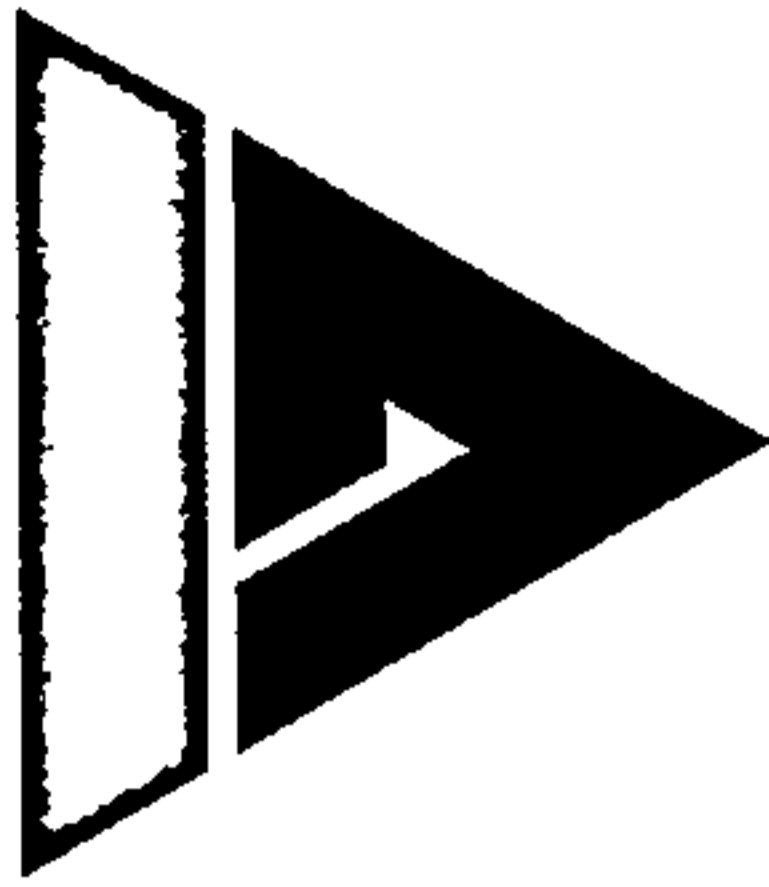
Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

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



Blue sheet

Done  
9-10-14

A Transmittal From

Isaacson & Arfman, P.A.

Consulting Engineering Associates

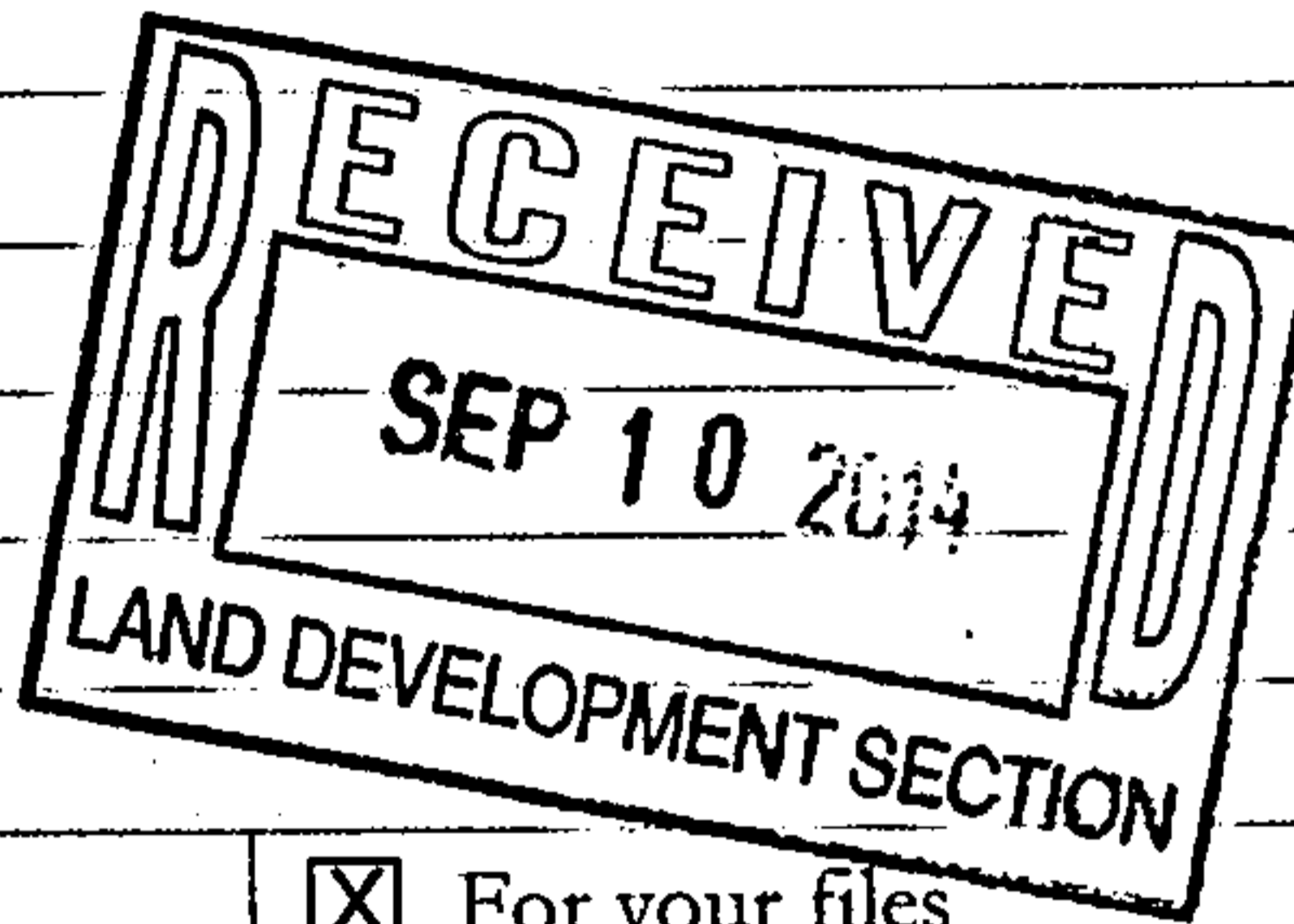
TO: Jack Cloud  
DRB Chairperson

DATE: September 10, 2014  
JOB NO: 2033

FROM: Fred C. Arfman

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

<b>WE ARE SENDING YOU ATTACHED THE FOLLOWING ITEMS:</b>	
1 Copy of Recorded Plat	
<b>THIS INFORMATION IS TRANSMITTED:</b>	
<input checked="" type="checkbox"/> As per your request	<input checked="" type="checkbox"/> For your files
<input type="checkbox"/> For your review and approval	<input type="checkbox"/> For your use
<input type="checkbox"/> For your information	<input type="checkbox"/> Please review and return
<input type="checkbox"/> For your attention	<input type="checkbox"/> For return to your files
<input type="checkbox"/> For your signature	<input type="checkbox"/> Please advise
<input type="checkbox"/>	<input type="checkbox"/>
<b>COMMENTS</b>	



RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

COPIES TO: \_\_\_\_\_

DRB CASE ACTION LOG - BLUE SHEET

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

This sheet must 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.

Project #: 1008952

Application #: 13DRB-70139

Project Name: NORTH ALBUQUERQUE ACRES

Agent: ISAACSON & ARFMAN PA

Phone #:

**\*\*Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\***

TRANSPORTATION:  
\_\_\_\_\_  
\_\_\_\_\_

ABCWUA:  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: - ~~COMMENTS (ON VASATON)~~  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**PLATS:**

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

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

**DRB CASE ACTION LOG - BLUE SHEET**

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

This sheet must 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.

*Project #:* 1008952

*Application #:* 13DRB-70139

*Project Name:* NORTH ALBUQUERQUE ACRES

*Agent:* ISAACSON & ARFMAN PA

*Phone #:*

**\*\*Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\***

- TRANSPORTATION:** \_\_\_\_\_  
\_\_\_\_\_
- ABCWUA:** \_\_\_\_\_  
\_\_\_\_\_
- CITY ENGINEER / AMAFCA:** \_\_\_\_\_  
\_\_\_\_\_
- PARKS / CIP:** \_\_\_\_\_  
\_\_\_\_\_
- PLANNING (Last to sign):** \_\_\_\_\_  
\_\_\_\_\_

**PLATS:**

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

**ALL SITE PLANS:**

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

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

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

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

**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 project acceptance and close out by the City.

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

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

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

**NOTES**

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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

**AGENT / OWNER**

Fred C. Arfman, PE  
NAME (print)

Isaacson & Arfman, P.A.  
FIRM

*Fred C. Arfman* 07-30-14  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
PARKS & GENERAL RECREATION - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: (505) 268-8828  
 ADDRESS: 128 Monroe Street NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: MVG-MS (Morning Star ABQ) PHONE: \_\_\_\_\_  
 ADDRESS: P.O. Box 18970 FAX: \_\_\_\_\_  
 CITY: Denver STATE CO ZIP 80218 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

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

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

Lot or Tract No. Lots 25, 26, 27 & Southerly Portions of Lots 6, 7, 8 Block: 21 / Tract A Unit: A  
 Subdiv/Addn/TBKA: North Albuquerque Acres (tbka Tracts A & B, Morningstar at Palomas)  
 Existing Zoning: SU-2/O1 Proposed zoning: Same MRGCD Map No NA  
 Zone Atlas page(s): D-19 UPC Code: Lot 25 - 101906338849510508; Lot 26 - 101906336149510507  
Lot 27 - 101906335649510506; Lots 6, 7, 8 - 101906337349910516

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 6 No. of proposed lots: 2 Tracts Total site area (acres): 3.2344  
 LOCATION OF PROPERTY BY STREETS: On or Near: Palomas Ave NE  
 Between: Wyoming Blvd. NE and Barstow Street NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Fred C. Arfman DATE 05-05-14  
 (Print Name) Fred C. Arfman Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70139</u>	<u>P/F</u>	_____	<u>\$285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$305.00</u>

Hearing date May 14, 2014

[Signature]

5-6-14  
Staff signature & Date

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.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

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

- NA 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- NA Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- NA Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- NA Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required. FORTHCOMING

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Fred C. Arfman

*Fred C. Arfman* Applicant name (print)  
*Fred C. Arfman 05-05-14* Applicant signature / date



Form revised October 2007

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

Application case numbers  
 14DRB- \_\_\_\_\_ -701389

*Ken* 5-6-14  
 Planner signature / date  
 Project # 01008952



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: (505) 268-8828

ADDRESS: 128 Monroe Street NE FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: MVG-MS (Morning Star ABQ) PHONE: \_\_\_\_\_

ADDRESS: P.O. Box 18970 FAX: \_\_\_\_\_

CITY: Denver STATE CO ZIP 80218 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

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

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

Lot or Tract No. Lots 25, 26, 27 & Southerly Portions of Lots 6, 7, 8 Block: 21 / Tract A Unit: A

Subdiv/Addn/TBKA: North Albuquerque Acres (tbka Tracts A & B, Morningstar at Palomas)

Existing Zoning: SU-2/O1 Proposed zoning: Same MRGCD Map No. NA

Zone Atlas page(s): D-19 UPC Code: Lot 25 - 101906338849510508; Lot 26 - 101906336149510507  
Lot 27 - 101906335649510506; Lots 6, 7, 8 - 101906337349910516

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No

No. of existing lots: 6 No. of proposed lots: 2 Tracts Total site area (acres): 3.2344

LOCATION OF PROPERTY BY STREETS: On or Near: Palomas Ave NE

Between: Wyoming Blvd. NE and Barstow Street NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Fred C. Arfman DATE 05-05-14

(Print Name) Fred C. Arfman Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>14DRB - 70139</u>	<u>PPF</u>	___	<u>\$285.00</u>
<input checked="" type="checkbox"/>	All fees have been collected	_____	<u>CMF</u>	___	<u>\$20.00</u>
<input checked="" type="checkbox"/>	All case #s are assigned	_____	_____	___	\$ _____
<input checked="" type="checkbox"/>	AGIS copy has been sent	_____	_____	___	\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed	_____	_____	___	\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	___	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	___	Total
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	___	<u>\$305.00</u>

Hearing date May 14, 2014

5-6-14  
Staff signature & Date

Project # 1008932

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

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

- NA 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- NA Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- NA Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- NA Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required. FORTHCOMING

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE:** There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Fred C. Arfman

*Fred C. Arfman* Applicant name (print)  
*Fred C. Arfman* 05-05-14 Applicant signature / date

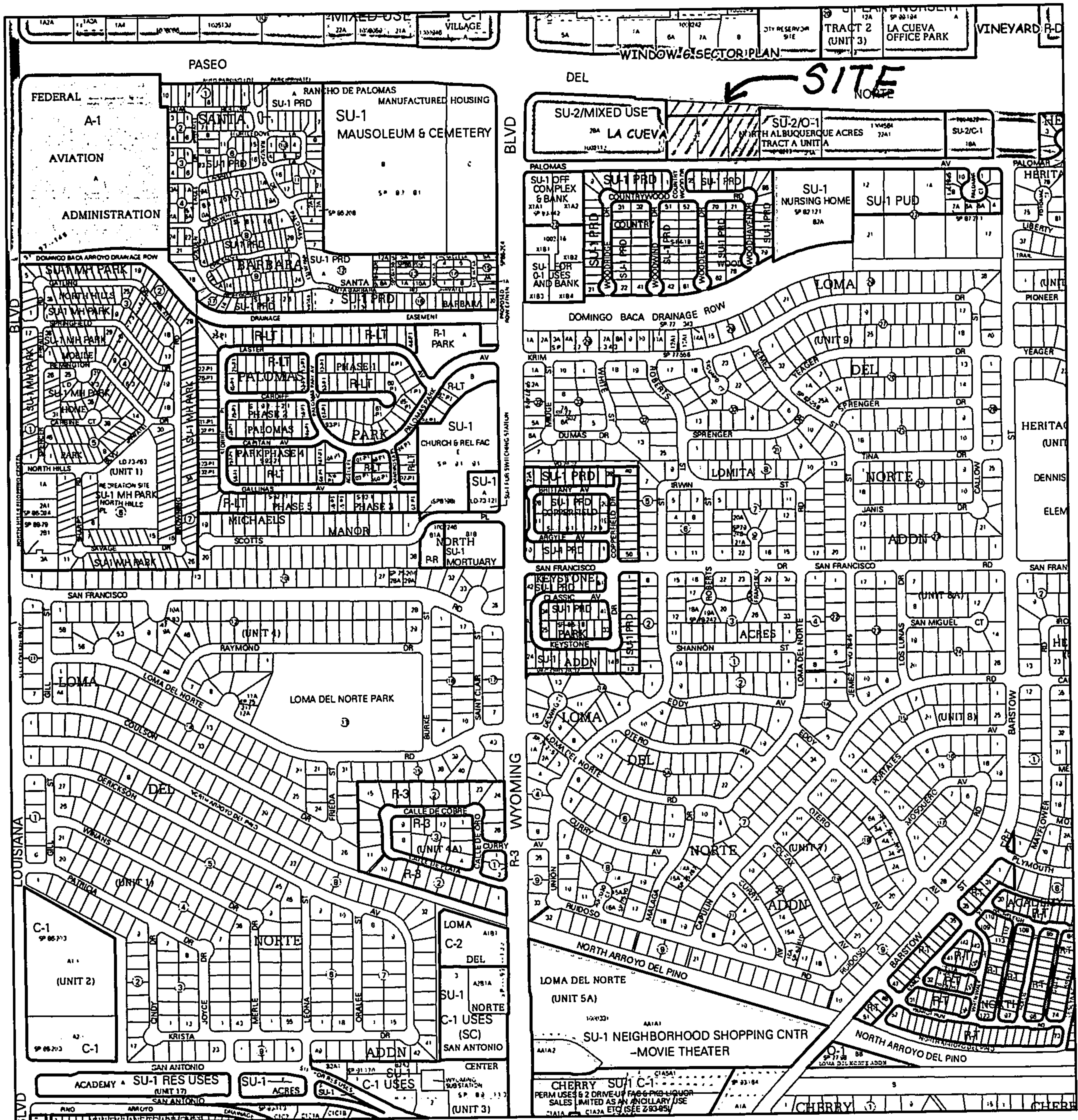


Form revised October 2007

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

Application case numbers  
 14DRB-701389

*Yen* 5-6-14  
 Planner signature / date  
 Project # 1008952



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/10/2013

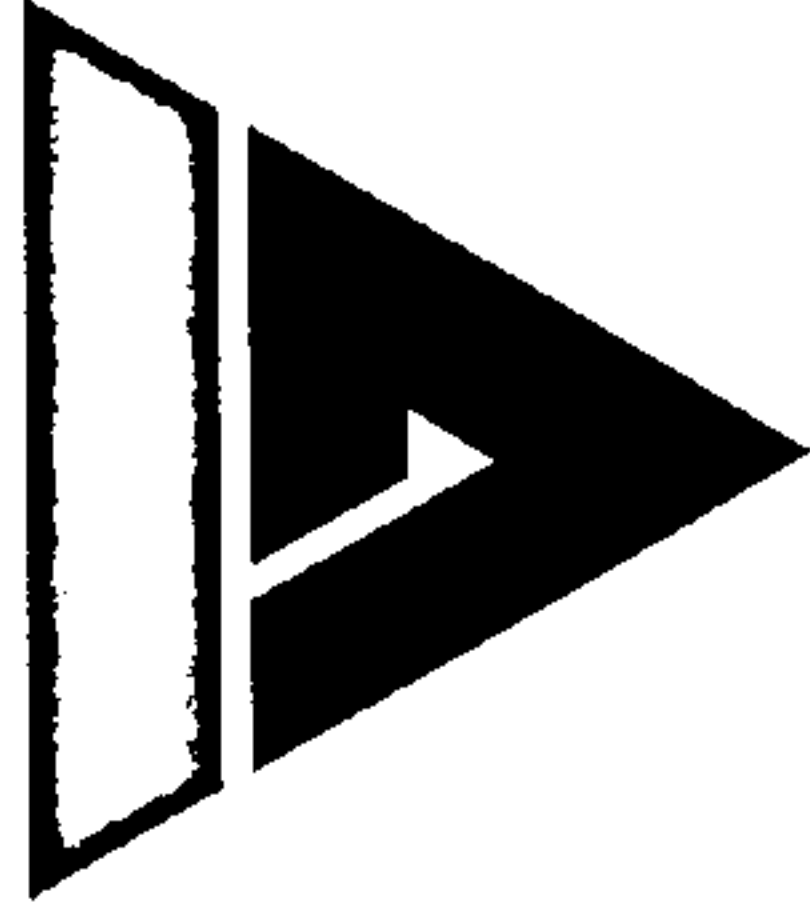
Zone Atlas Page:  
**D-19-Z**

Selected Symbols


0 750 1500 Feet

North Arrow

Note: Grey Shading Represents Area Outside of the City Limits



# 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



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision for DRB Final Sign-off
- for Building Permit for DRB Final Sign-off
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 764-9801  
 ADDRESS: 302 Eighth Street NW FAX: (505) 842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: MVG Development PHONE: (303) 573-6500 ext 5193  
 ADDRESS: 1509 York Street, 3rd Floor FAX: (303) 573-6503  
 CITY: Denver STATE CO ZIP 80206 E-MAIL: jreinsma@mvgdev.com

Proprietary interest in site: owner List all owners: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** DRB Final Sign-Off of Site Development Plan for Subdivision and Site Development Plan for Building Permit

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

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

Lot or Tract No. Tract A; A portion of Lots 6,7, and 8 and Lots 25, 26, and 27 Block: 21 Unit: A  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: SU-2 for O-1 Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): \_\_\_\_\_ UPC Code: 101906335649510506; 10906336149510507; 101906338849510508; 10906337349910516

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): Project # 1008952  
14EPC-40009 and 14EPC-40010

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 6 No. of proposed lots: 2 Total site area (acres): 3.29

LOCATION OF PROPERTY BY STREETS: On or Near: Palomas Ave NE  
 Between: Wyoming Blvd NE and Paseo Del Norte NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 12-10-13

SIGNATURE [Signature] DATE 4/28/14  
 (Print Name) James K. Struzian, AICP Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70138</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>SPS</u>	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>14 DRB - 70160</u>	<u>SPS</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>0</u>

Hearing date May 14, 2014

[Signature]  
 Staff signature & Date

Project # 1008952

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

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

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
  - 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 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.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Solid Waste Management Department signature on Site Plan for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application

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

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

James K. Strozian AICP  
 Applicant name (print)  
[Signature] 4/28/14  
 Applicant signature / date  
 Form revised October 2007  
[Signature] 5-6-14  
 Planner signature / date  
 Project # 1008952



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 14DRB - 70138



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision for DRB Final Sign-off
- for Building Permit for DRB Final Sign-off
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 764-9801  
 ADDRESS: 302 Eighth Street NW FAX: (505) 842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: MVG Development PHONE: (303) 573-6500 ext 5193  
 ADDRESS: 1509 York Street, 3rd Floor FAX: (303) 573-6503  
 CITY: Denver STATE CO ZIP 80206 E-MAIL: jreinsma@mvgdev.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** DRB Final Sign-Off of Site Development Plan for Subdivision and Site Development Plan for Building Permit

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

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

Lot or Tract No. Tract A; A portion of Lots 6,7, and 8 and Lots 25, 26, and 27 Block: 21 Unit: A  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: SU-2 for O-1 Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): \_\_\_\_\_ UPC Code: 101906335849510508; 10906336149510507; 101906338849510508; 10906337349910516

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): Project # 1008952  
14EPC-40009 and 14EPC-40010

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 6 No. of proposed lots: 2 Total site area (acres): 3.29  
 LOCATION OF PROPERTY BY STREETS: On or Near: Palomas Ave NE  
 Between: Wyoming Blvd NE and Paseo Del Norte NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 12-10-13

SIGNATURE [Signature] DATE 4/28/14  
 (Print Name) James K. Strozio, AICP Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>14DRB 70138</u>	<u>SSP</u>	—	\$ <u>0</u>
<input checked="" type="checkbox"/>	All fees have been collected	—	<u>SPS</u>	—	\$
<input checked="" type="checkbox"/>	All case #s are assigned	—	<u>CMF</u>	—	\$
<input checked="" type="checkbox"/>	AGIS copy has been sent	—	—	—	\$
<input checked="" type="checkbox"/>	Case history #s are listed	—	—	—	\$
<input type="checkbox"/>	Site is within 1000ft of a landfill	—	—	—	\$
<input type="checkbox"/>	F.H.D.P. density bonus	—	—	—	Total
<input type="checkbox"/>	F.H.D.P. fee rebate	—	—	—	\$ <u>0</u>

Hearing date May 14, 2014

[Signature]  
 Staff signature & Date 5-6-14

Project # 1008952



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

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

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** Maximum Size: 24" x 36"
  - 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 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.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Solid Waste Management Department signature on Site Plan for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application

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

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

James K. Strozier AICP  
 Applicant name (print)  
[Signature] 4/28/14  
 Applicant signature / date

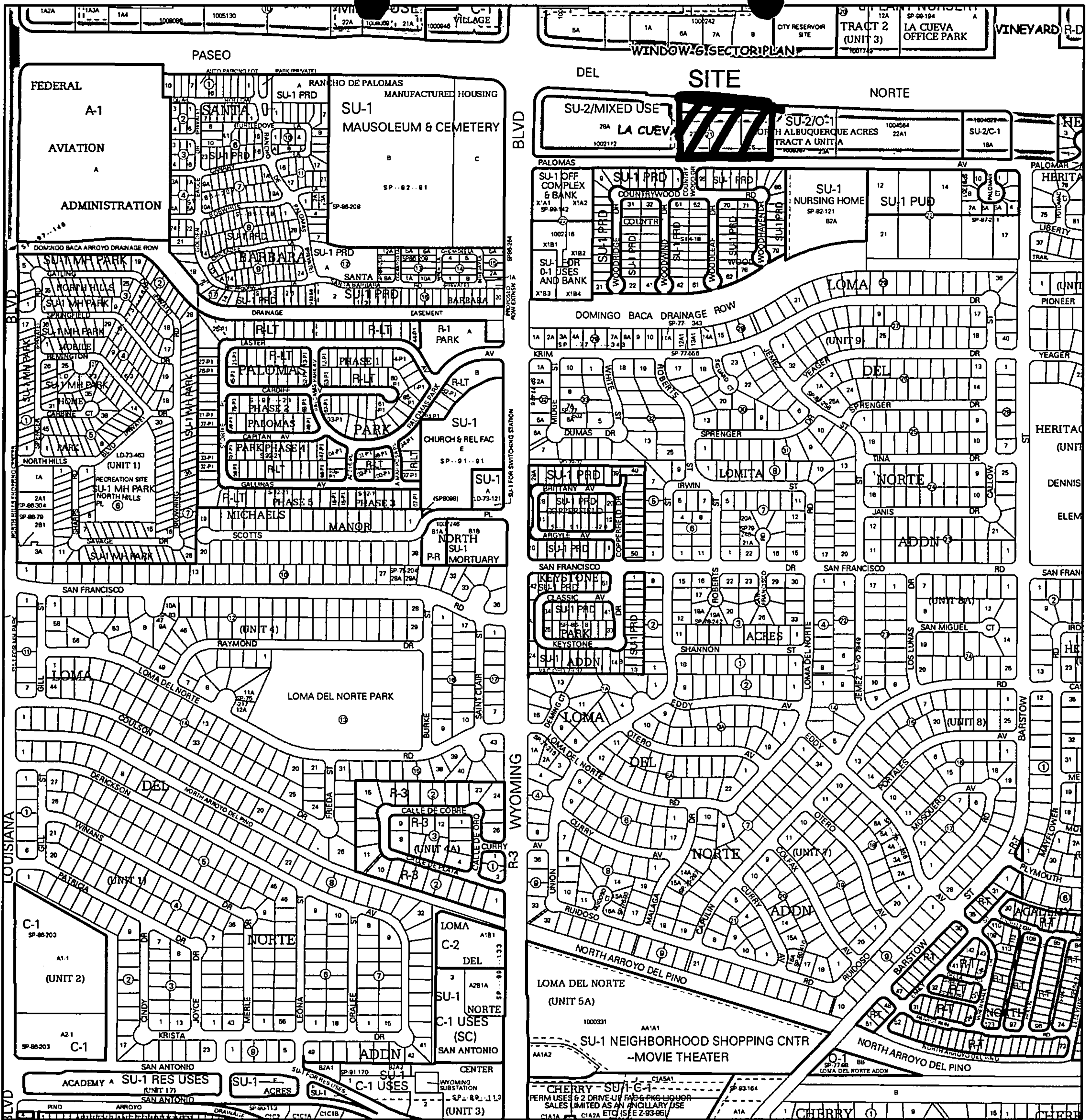


Form revised October 2007

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

Application case numbers  
 14DRB-70138

[Signature] 5-6-14  
 Planner signature / date  
 Project # 1008952



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-19-Z**

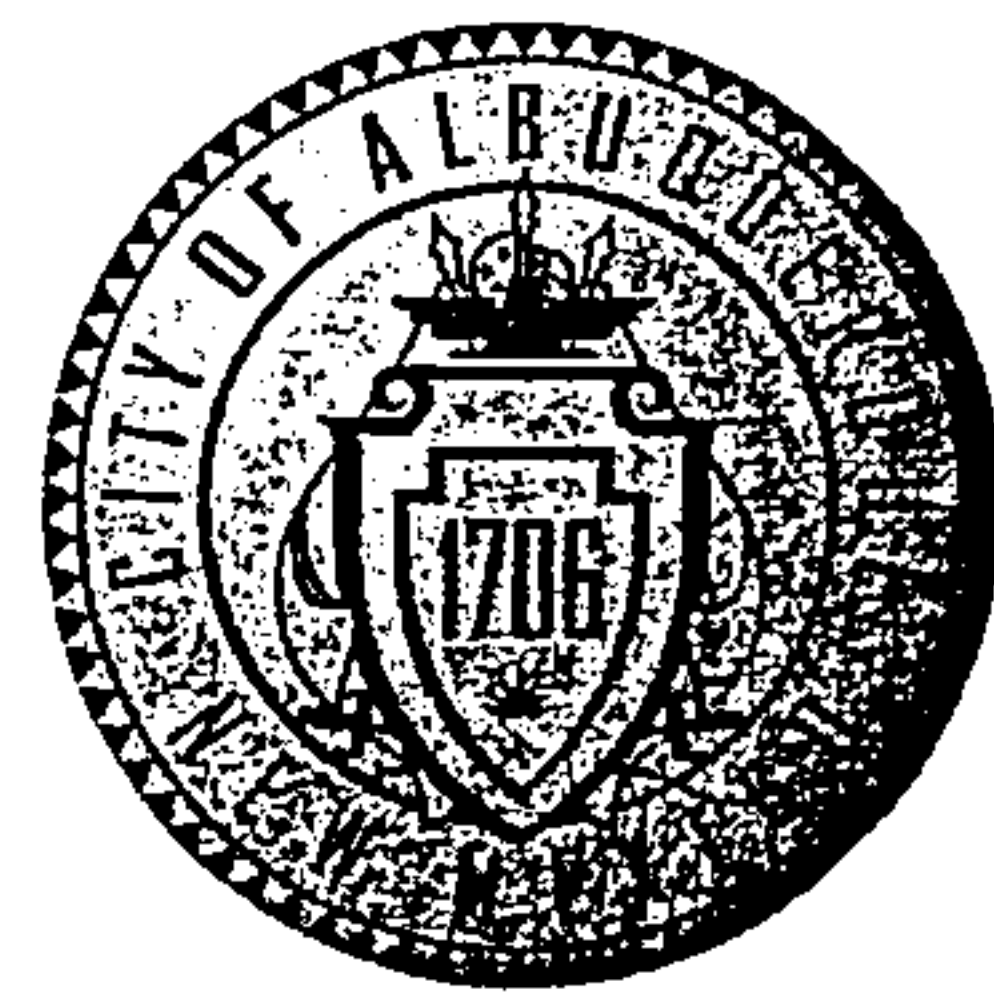
Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

# 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

New Mexico 87103 On April 10, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1008952, 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: 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. 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: Urban and site design which improves the quality of the visual environment encouraged. 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.l: 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: Dark-colored roofs should be prohibited. Pueblo-style flat roofs or pitched roofs with roof tiles are preferred.

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.

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: Internal pedestrian walkways use special materials to enhance pedestrian safety 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-foot 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: 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. 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: Urban and site design which improves the quality of the visual environment encouraged. 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: Dark-colored roofs should be prohibited. Pueblo-style flat roofs or pitched roofs with roof tiles are preferred.

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: 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 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: Internal pedestrian walkways use special materials to enhance pedestrian safety 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-foot 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

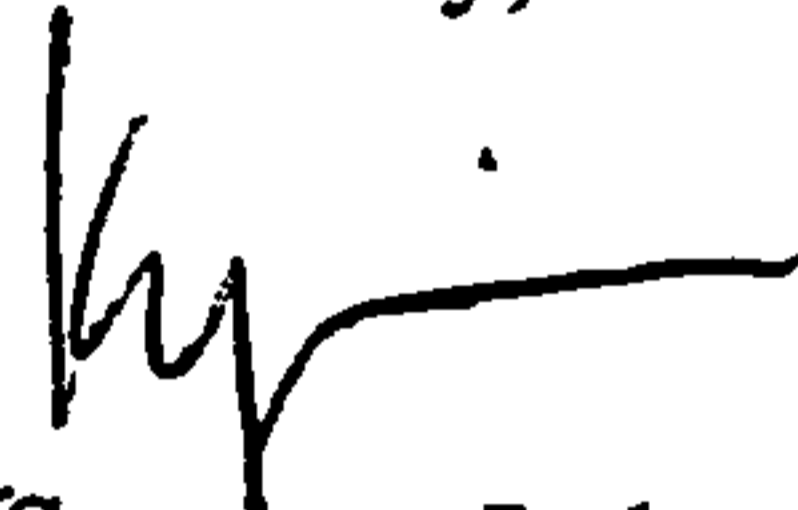
Page 9 of 9

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.

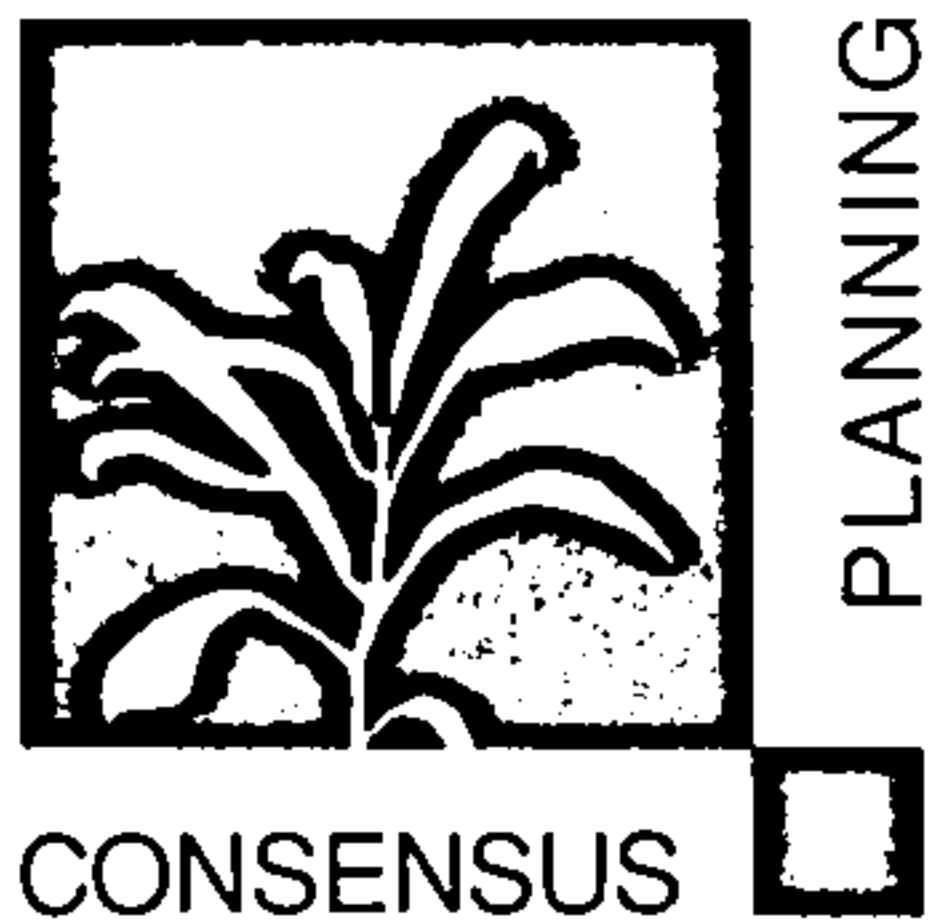
**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
Suzanne Lubar  
Planning Director

SL/CG/mc

cc: Malak Hakim, Consensus Planning, Inc., 302 8<sup>th</sup> 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



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.*

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

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.*



PLANNING

CONSENSUS

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.

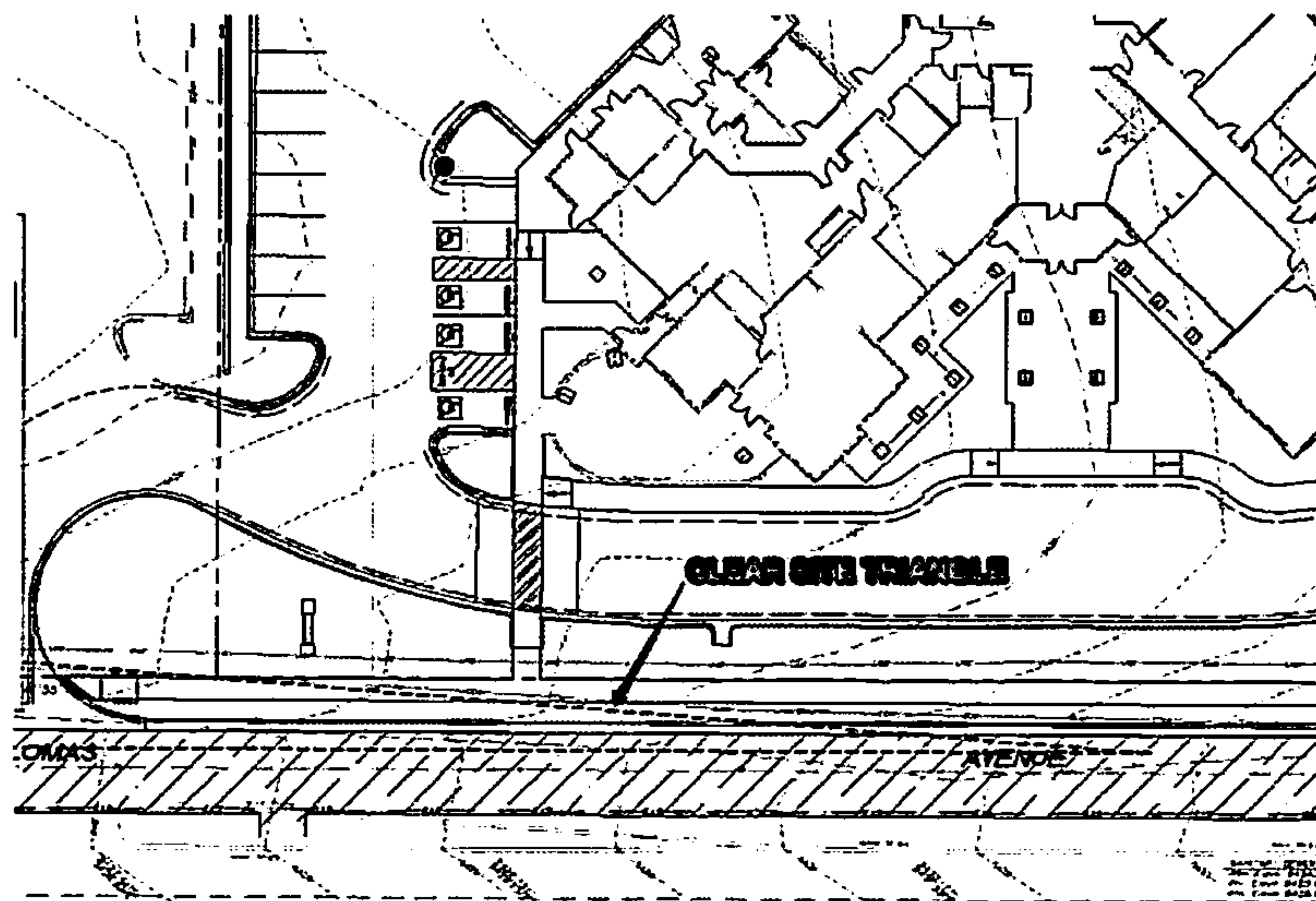
*Agreed. See revised plans and rendering below. These connections are consistent with what was presented at the EPC hearing.*

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.

Sincerely,

James K. Strozier, AICP  
Principal

\*\*\*

May 14, 2014

Pif



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

**L A APPEAL / PROTEST of...**

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): The Survey Office LLC PHONE: 998-0303  
 ADDRESS: 333 Lomas NE FAX: 998-0305  
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: Robert@TheSurveyoffice.com  
Esmail Haidari & Ghamour A  
 APPLICANT: Firoz Vagh & Jabeen Vagh PHONE: 247-9080  
 ADDRESS: 1208 Gazello Place NE FAX: 247-9109  
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: JMYERS@MOPLAW.COM  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: RE-PLAT 6 Existing lots into 4 new lots

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

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

Lot or Tract No. Lots 6, 7, 8, 25, 26 & 27 North ABQ ACRES Block: A Unit: A  
 Subdiv/Addn/TBKA: North Albuquerque Acres, Tract A, Unit A  
 Existing Zoning: SU-2 O-1 Proposed zoning: No change MRGCD Map No N7  
 Zone Atlas page(s): D19 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_  
Proj # 1005586 & Proj # 1008952

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 6 No. of proposed lots: 4 Total site area (acres): 3.2309 ACRES  
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Del Norte & Polomas Ave NE  
 Between: Wyoming and Barstow

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 8-29-2011

SIGNATURE Robert Louis DATE 10-24-11  
 (Print Name) Robert Louis, Survey Office Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>UDRB - 70305</u>	<u>P&amp;F</u>		<u>\$ 425.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Nov. 2 2011</u>			Total <u>\$ 445.00</u>

10-25-11 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.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
  - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

required.

  - Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
  - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations & cross sections of perimeter walls **3 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - List any original and/or related file numbers on the cover application
  - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
  - 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - Infrastructure list if required (**verify with DRB Engineer**)
  - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

  - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Robert Louis  
Applicant name (print)  
Robert Louis  
Applicant signature / date

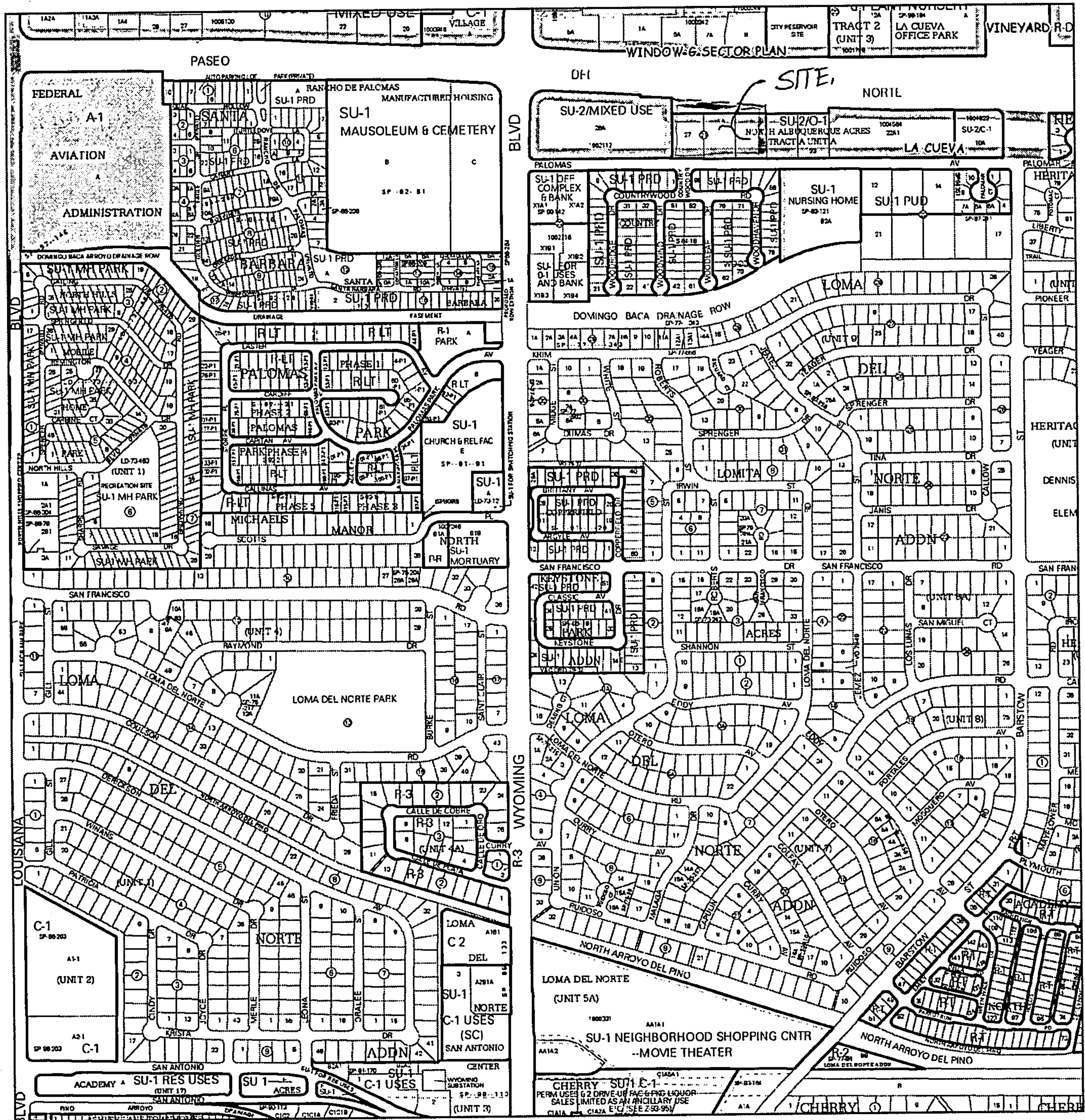


Form revised October 2007

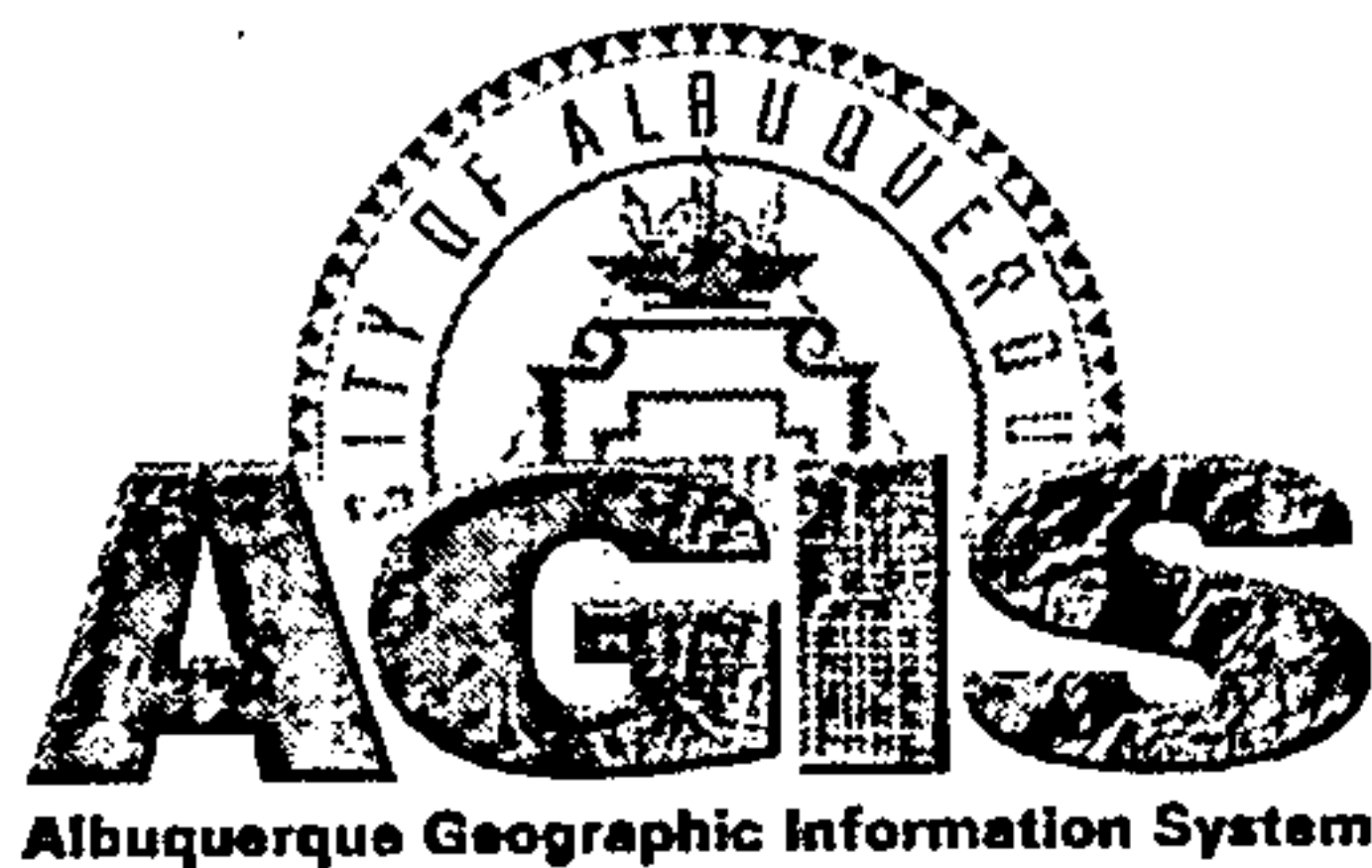
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
11DRB - 70305

[Signature] 10-25-11  
Planner signature / date  
Project # 1008952

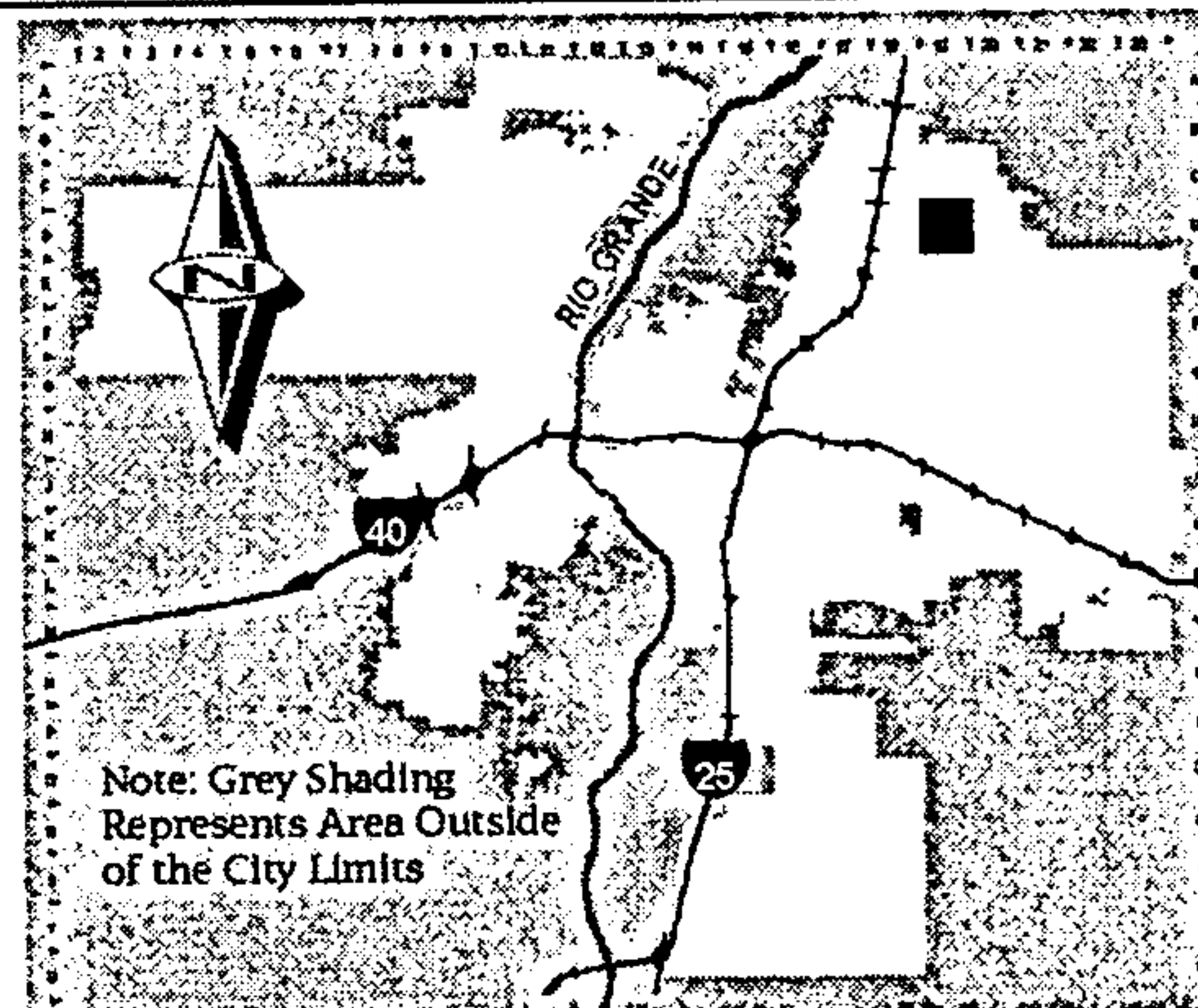


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 2/4/2010



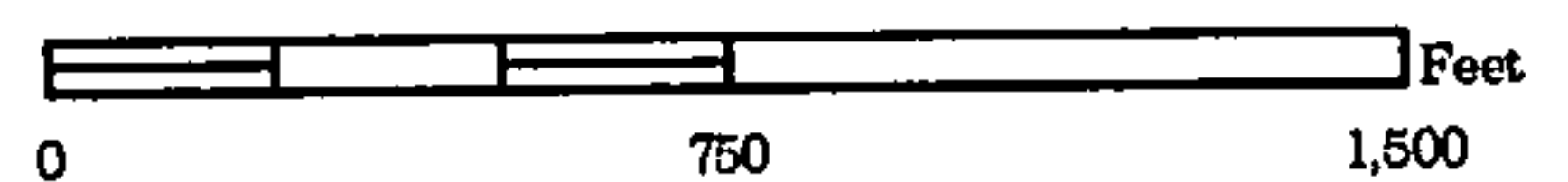
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

## D-19-Z

Selected Symbols

- |                      |                        |
|----------------------|------------------------|
| SECTOR PLANS         | Escarpment             |
| Design Overlay Zones | 2 Mile Airport Zone    |
| City Historic Zones  | Airport Noise Contours |
| H-1 Buffer Zone      | Wall Overlay Zone      |
| Petroglyph Mon.      |                        |



# The Survey Office

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

」 」 」 」 」 」 」 」 」 」 」 」 」 」 」 」 」

---

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 wish(es) 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

SKETCH PLAT OF  
 LOTS 25-A, 25-B, 26-A & 26-B  
 NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A  
 PROJECTED SECTION 19, T. 11 N., R. 4 E., N.M.P.M.  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2011  
 SHEET 1 OF 2

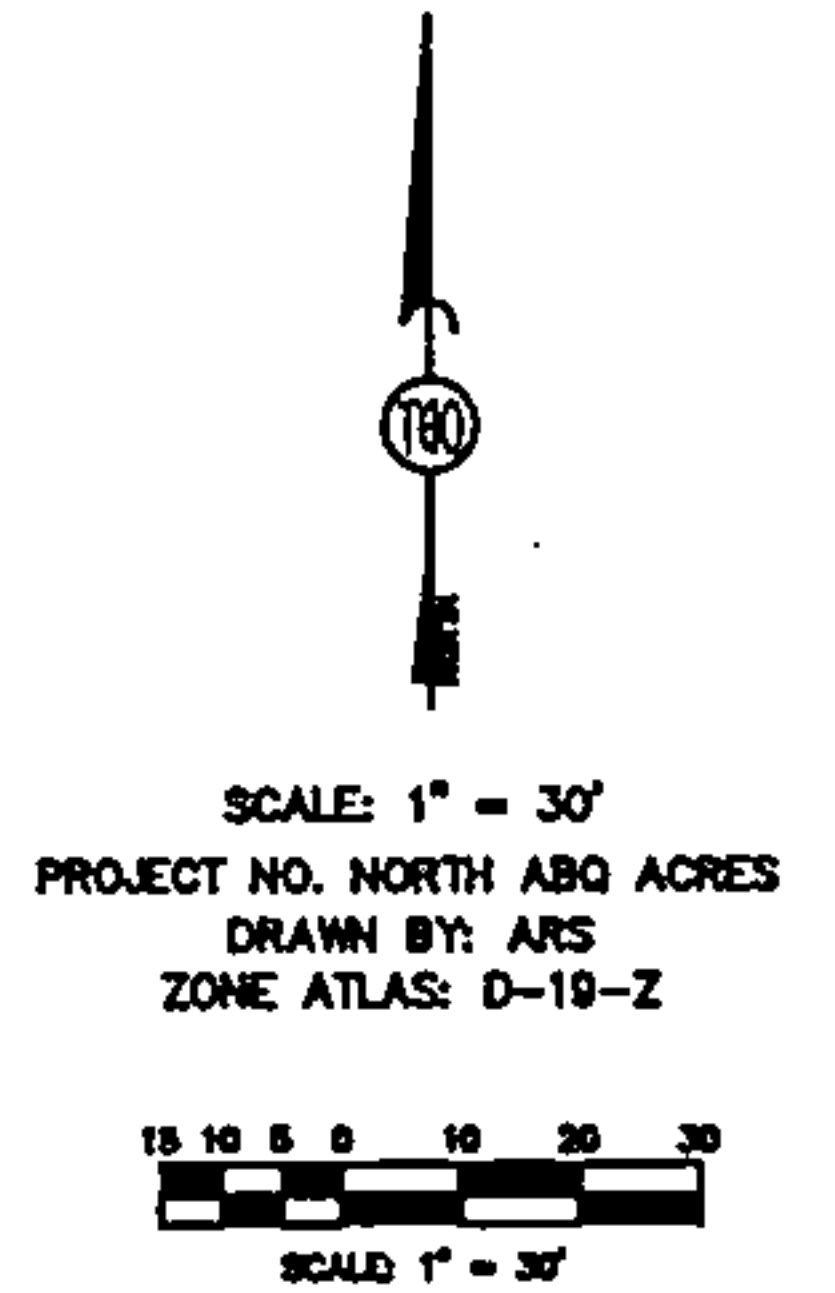
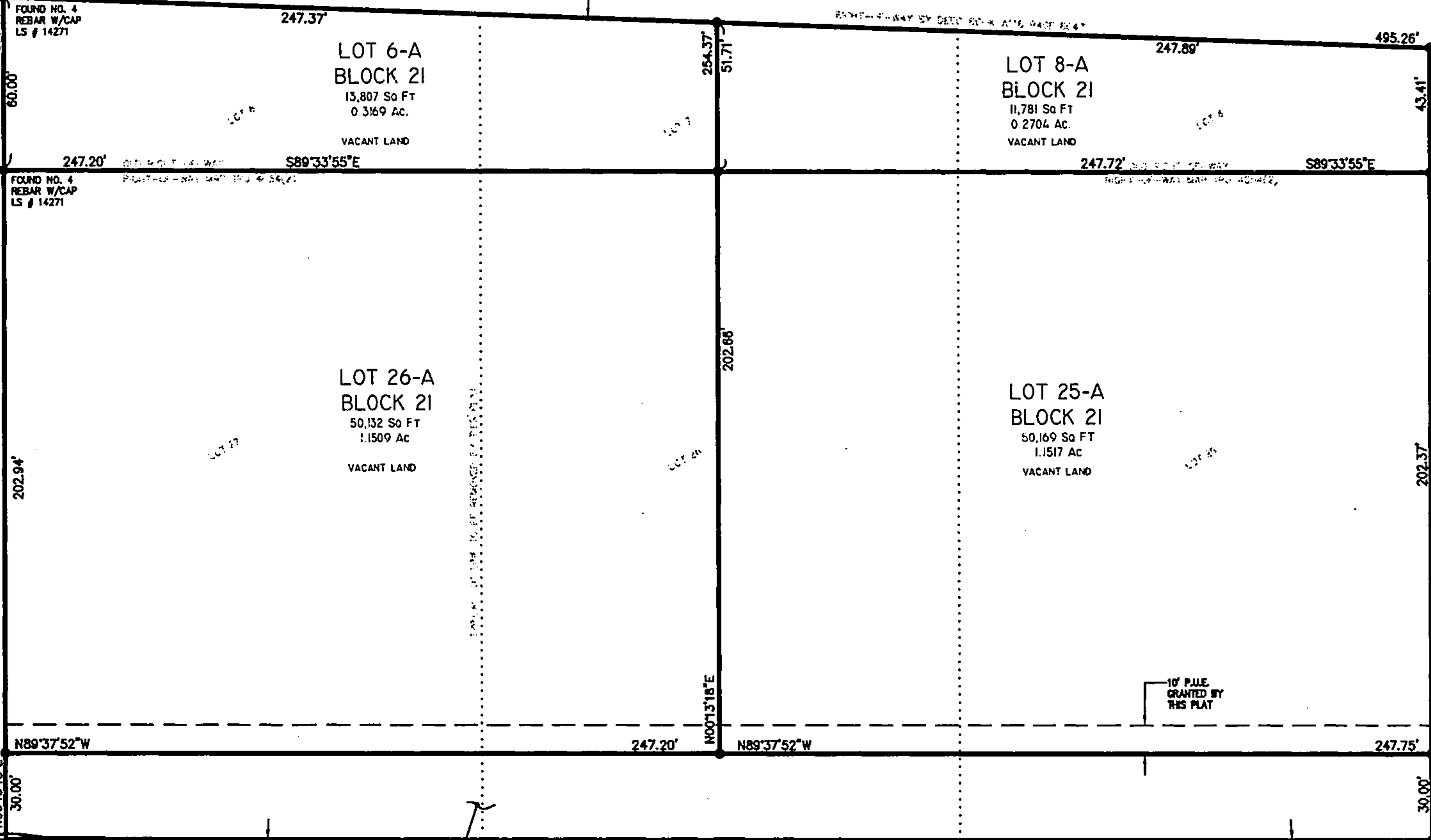
PASEO DEL NORTE NE  
 (RIGHT-OF-WAY VARIES)

PORTION OF LOT 9, BLOCK 21  
 NORTH ALBUQUERQUE ACRES  
 TRACT A, UNIT A  
 FILED MARCH 17, 1937  
 BOOK D PAGE 139

LOT 25A, BLOCK 21  
 NORTH ALBUQUERQUE ACRES  
 TRACT A, UNIT A  
 FILED JUNE 1, 2000  
 BOOK D PAGE 103

PORTION OF LOT 9, BLOCK 21  
 NORTH ALBUQUERQUE ACRES  
 TRACT A, UNIT A  
 FILED MARCH 17, 1937  
 BOOK D PAGE 139

LOT 26, BLOCK 21  
 NORTH ALBUQUERQUE ACRES  
 TRACT A, UNIT A  
 FILED MARCH 17, 1937  
 BOOK D PAGE 139



- MONUMENT LEGEND**
- ◆ - FOUND CONTROL STATION AS NOTED
  - - FOUND MONUMENT AS NOTED
  - - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11483" UNLESS OTHERWISE NOTED

PUBLIC STREET RIGHT-OF-WAY  
 DEDICATED TO THE CITY  
 OF ALBUQUERQUE IN FEE SIMPLE.  
 14,849 SQUARE FEET

STATION: 10\_018  
 X = 1545122.187  
 Y = 1515749.916  
 GROUND TO GRID = 0.999659710  
 DELTA ALPHA = -0.11\_01.11  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 83

PALOMAS AVENUE NE  
 (60' RIGHT-OF-WAY)

STATION: 2\_D20A  
 X = 1550464.276  
 Y = 1518172.782  
 GROUND TO GRID = 0.999651528  
 DELTA ALPHA = -0.10\_24.08  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 83

**THE SURVEY OFFICE, LLC**  
 333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0305

T11N R4E SEC. 19



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): The Survey Office, LLC PHONE: 998.0303  
 ADDRESS: 333 Lomas Blvd NE FAX: 998.0305  
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: andrea@thesurveyoffice.com  
 APPLICANT: Esmail Haidari & Ghamar Azgharzedeh PHONE: 247-9080  
Firoz Vagh & Jabeen Vagh FAX: 247-9109  
 ADDRESS: 12008 Gazello place NE  
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: Jmyers@MOPLaw.com

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_  
 DESCRIPTION OF REQUEST: Eliminate lot lines between four (4) existing lots creating one lot.

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

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

Lot or Tract No. lot 25, E 1/2 lot 26, Portions of lots 7+8 Block: 21 Unit: A  
 Subdiv/Addn/TBKA: North Albuquerque Acres Tract A, Unit A  
 Existing Zoning: SU-2 0-1 Proposed zoning: N/A MRGCD Map No N/A  
 Zone Atlas page(s): D19 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1005586  
859C84EB-4194-4850-8DDE TBLAEA17207D

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 4 No. of proposed lots: 1 Total site area (acres): 1.5924

LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Del Norte  
 Between: Wyoming and Barstow

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Andrea Santana DATE 8/13/11  
 (Print Name) Andrea Santana Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70226</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total \$ <u>0</u>

Hearing date August 24, 2011

8-15-11

Project # 1008952

Staff signature & Date

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

Caryn Mack  
Applicant name (print)

[Signature]  
Applicant signature / date



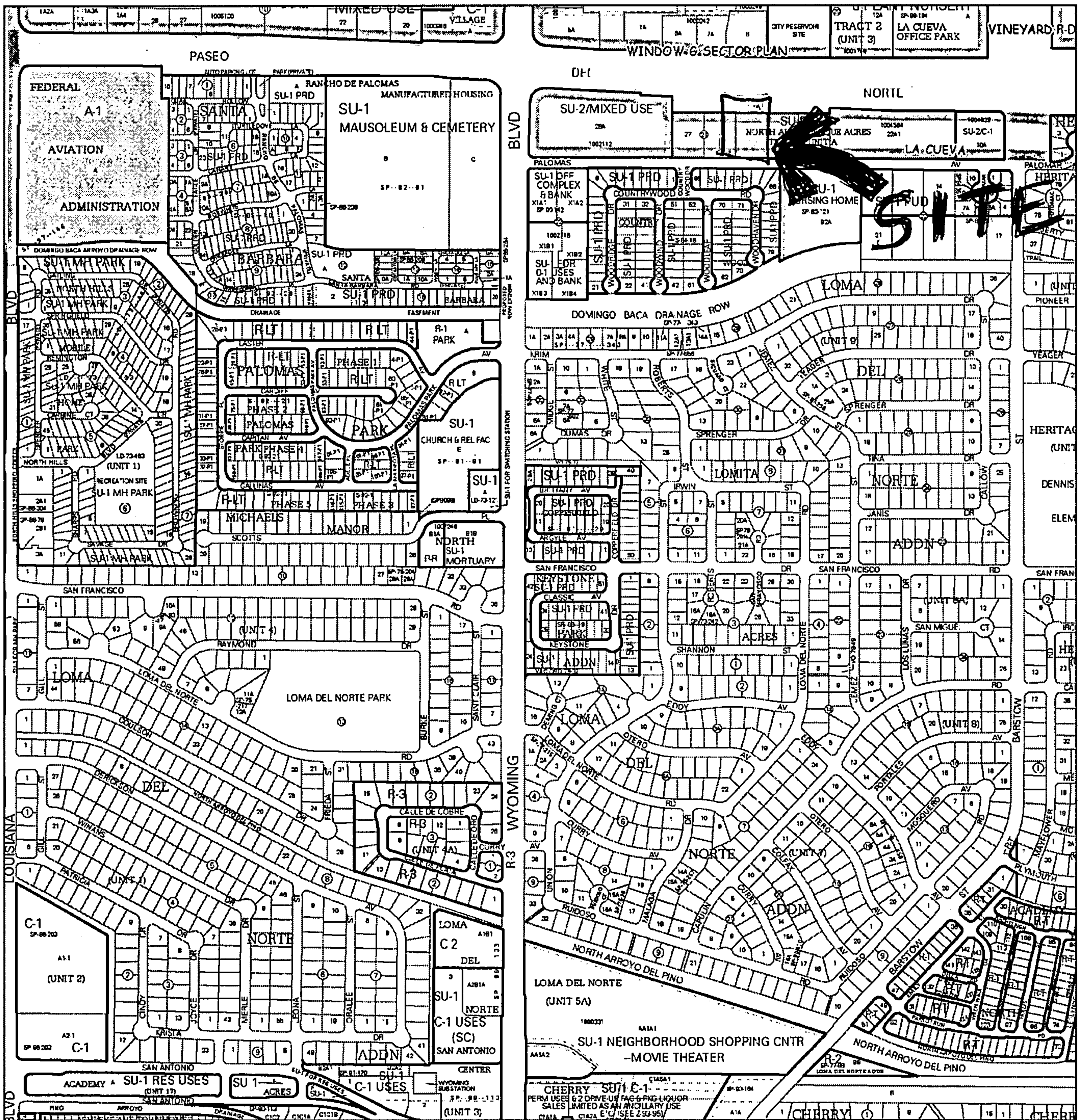
Form revised October 2007

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

Application case numbers  
110RB-70226  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 8-15-11  
 Planner signature / date

Project # 1008952



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-19-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0                      750                      1,500  
Feet

# The Survey Office

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

」 」 」 」 」 」 」 」 」 」 」 」 」 」 」 」

---

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

10/25/2011 Issued By: E08375 126693

Category Code **910**  
**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@moplav.com

#### Agent / Contact

THE SURVEY OFFICE LLC

333 LOMAS NE  
ALBUQUERQUE NM 87102  
998-0303  
ROBERT@THESURVEYOFFICE.COM

#### Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	<b>\$20.00</b>
441006/4958000	DRB Actions	<b>\$425.00</b>
<b>TOTAL:</b>		<b>\$445.00</b>

City Of Albuquerque  
Treasury Division

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

Thank You