



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
- V**  Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P**  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
- D**  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): Laurie Moye PHONE: 241.2792  
 ADDRESS: 2401 Aztec NE, MS. Z200 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: Laurie.Moye@pnm.com

APPLICANT: PNM PHONE: 241.2792  
 ADDRESS: 2401 Aztec NE, MS. Z200 FAX: 241.2363  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: new electric substation

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 E. Five A. One (E.5 A.1) Block: \_\_\_\_\_ Unit: 3  
 Subdiv/Addn/TBKA: Section 4, T9N, R2E, Town of Atrisco Grant  
 Existing Zoning: C-2 Proposed zoning: N/A MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): M.09 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.): \_\_\_\_\_  
EPC-40030 Proj# 1009290

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: N/A No. of proposed lots: N/A Total site area (acres): 1.1669  
 LOCATION OF PROPERTY BY STREETS: On or Near: Snow Vista / 99th SW  
 Between: DeAnza SW / 86th SW and Gibson SW

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

SIGNATURE Laurie Moye DATE \_\_\_\_\_  
 (Print Name) Laurie Moye Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>12DRB - 70269</u>	<u>SBP</u>	_____	\$ <u>0</u>
_____	<u>WIF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>20.00</u>

Hearing date September 5, 2012

[Signature] 8-27-12  
 Staff signature & Date

Project # 1009290

Revised: 4/2012

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** Maximum Size: 24" x 36"

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

**FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Solid Waste Management Department signature on Site Plan for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Laurie Moyer  
Applicant name (print)  
Laurie Moyer  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
12 DRB - 70269

[Signature] 8-27-12  
Planner signature / date  
Project # 1009290





August 20, 2012

Mr. Jack Cloud  
DRB Chairman  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103  
HAND DELIVERED

RE: DRB – Project #1009290 – Southwest Mesa/Snow Vista Substation

Dear Jack,

In response to EPC Conditions of Approval at the July 12, 2012 hearing, PNM's responses are below.

Condition 3, Walls/Fences:

- A. *The continuous wall cap shall provide a minimum 2 inches from the public side of the wall [§14-16-3-19(B)(2)(b), the façade subsection].*

PNM Response: On Sheet 6 and Sheet 7, the following note has been added:  
"Continuous overhang cap will project two inches from the wall."

- B. *At least one feature from §14-16-3-19(B)(2)(a), the layout subsection, is required for each wall.*

PNM Response: The substation wall contains variation in the façade surface and in the texture by complying with §14-16-3-19(B)(2)(a), 1. d., in which the wall design incorporates a two-tone multi-textured block mountain image as a decorative feature in the wall design; therefore, the wall design meets the requirement of §14-16-3-19(B)(2)(a). Vertical pilasters with a projection of 2 inches will be placed at intervals of 20 feet as noted on sheet 6 and 7.

- C. *The retaining wall block color shall be specified and shall match the Pecos Gold color of the yard wall.*

PNM Response: On Sheet 3, the following note has been added: "Retaining Wall Block, color is Pecos Gold #250 (Utility Block Company, Inc.)."

- D. *A note shall be added to the site development plan to explain the use of steel wire.*

PNM Response: In the Legend on Sheet 1 added the following: Proposed smooth 3-wire fence replaces the AMAFCA existing barbed wire property line fence.

Condition 4, Landscaping:

- A. *The landscaping plan shall be reproducible and legible in black and white.*

PNM Response: The landscaping plan, Sheet 4, has been revised to be reproducible in black and white.

B. *Indicate the quantity and mature spread/size of the trees and plants.*

PNM Response: The landscaping plan, Sheet 4, has been revised to include the quantity and mature spread/size of the trees and plants.

C. *Coverage of 75% with living, vegetative material shall be provided (trees do not count).*

PNM Response: The landscaping plan, Sheet 4, has been revised to include the identified landscape areas and calculations.

D. *Another street tree shall be added near the northern end of the subject site.*

PNM Response: An additional street tree has been added near the northern end of the site on Sheet 4.

Condition 5, Design:

A. *Show the wire fencing on the eastern elevation.*

PNM Response: The wire fencing has been added to the Eastern Elevation on Sheet 3.

B. *Specify if "Brevity Brown" is light, medium or dark.*

PNM Response: Medium brown has been added to Items D and E on Sheet 6 and 7.

Condition 6, Signage: Provide a detail for the PNM sign.

PNM Response: On Sheet 7, the PNM sign details have been added.

Condition 7, Minor Clarifications:

Verify the size of the subject site and state it (Sheet 1).

PNM Response: The size of the subject site has been revised on Sheet 1 to reflect the correct acreage of 1.1669 acres.

Condition 8: The following conditions from Department of Municipal Development, Transportation Planning shall be met:

A. *Proposed site plan should be labeled 'Site Development Plan for Building Permit'.*

PNM Response: Sheet 1, Site Plan, has been labeled: Site Development Plan for Building Permit.

B. *AMAFCA approval is required for DRB Site Plan approval.*

PNM Response: AMAFCA provided the following agency comments included in the July 12, 2012 Staff Report which states their approval: "No objection to Site Plan for Building Permit. AMAFCA has previously reviewed the plan and found it to be acceptable."

I believe that the corrected sheets and this submittal letter meet all the conditions set by the EPC approval of project #1009290 Case #12 EPC-40030.

Regards,



Laurie Moyer  
Coordinator Regulatory Project and Public Participation

Enclosures



# 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

July 12, 2012

Laurie W. Moye  
PNM, Public Participation & Regulatory  
Relations, System Engineering  
Alvarado Square MS 0600  
Albuquerque, NM 87158

**Project# 1009290 \***  
12EPC-40030 Site Development Plan for  
Building Permit

### LEGAL DESCRIPTION:

for all or a portion of Tract E-5-A-1, Albuquerque South Unit 3, Section 4, T9N, R2E, NMPM, Town of Atrisco Grant, located on Snow Vista Boulevard/98<sup>th</sup> Street SW, between DeAnza Street/86<sup>th</sup> Street SW and Gibson Boulevard SW, containing approximately 2 acres. (M-9)  
Catalina Lehner, Staff Planner

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

On July 12, 2012, the Environmental Planning Commission (EPC) voted to APPROVE Project #1009290 / 12EPC-40030, a request for a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This request is for a Site Development Plan for Building Permit for a property known as Tract E-5-A-1, Albuquerque South Unit 3, Section 4, T9N, R2E, NMPM, Town of Atrisco Grant, an approximately 2 acre site located on Snow Vista Blvd./98<sup>th</sup> St. SW, between DeAnza St./86<sup>th</sup> St. SW and Gibson Blvd. SW, zoned C-2 (the "subject site").
2. The subject site is located west of and adjacent to the right-of-way of the Amole Arroyo, which contains a designated secondary trail. The subject site lies above the grade of the trail and arroyo. An existing 115kV electric transmission line runs north-south on the east side of the arroyo.
3. The applicant proposes to develop an electric substation on the southern portion of the subject site. The proposed "Snow Vista Substation" is Project #1 on the "Description of proposed electric facilities projects for 2010- 2020" (the "Project List") in the Facility Plan: Electric System

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- Transmission & Generation (2010- 2020) (the “2010 Electric System Facilities Plan”) (see Table 5, p. 24).
4. The 2010 Electric System Facilities Plan contains “Standards for the Location and Design of Transmission and Substation Facilities” with which the proposed substation is required to comply. The 2010 Electric System Facilities Plan also specifies approval processes; requests for development of projects on the Project List are required to be reviewed by the Environmental Planning Commission (EPC).
  5. The subject site is located in the Established and Developing Urban Areas of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan (WSSP), the Southwest Albuquerque Strategic Action Plan (SSAP), the Trails & Bikeways Facility Plan (TBFP), the Facility Plan for Arroyos (FPA), the Amole Arroyo Corridor Plan (AACP) and the Rio Bravo Sector Development Plan (RBSDP). The 2010 Electric System Facilities Plan also applies.
  6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan (WSSP), the 2010 Electric System Facilities Plan, the Southwest Albuquerque Strategic Action Plan (SSAP), the Trails & Bikeways Facility Plan (TBFP), the Facility Plan for Arroyos (FPA), the Amole Arroyo Corridor Plan (AACP), the Rio Bravo Sector Development Plan (RBSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
  7. The request furthers the following, applicable Comprehensive Plan Goals and Land Use policies:
    - A. Service Provision Goal (D-1). The proposed substation was included in the 2010 Electric System Facilities Plan project list, which is a mechanism to manage development of facilities in order to provide electric service.
    - B. Economic Development Goal (D-6). The proposed substation would provide additional electric capacity. The design standards in the 2010 Electric System Facilities Plan will help ensure balance with visual, ecological and land use considerations which further overarching environmental goals.
    - C. Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is contiguous to land where urban services are available. The use of existing facilities and services is unlikely to affect the integrity of the nearby neighborhood.
    - D. Policy II.B.5d-neighborhood /environmental/ resources. The proposed substation would be located in a larger area planned zoned C-2, SU-1 for R-2 & R-T and SU-1 for Mixed Use. Colors and materials proposed would be mostly compatible with the area. The applicant has coordinated with other agencies regarding the arroyo and trail to address recreational and other concerns. There is no known neighborhood opposition.
  8. The request partially furthers the following, applicable Comprehensive Plan Goal and policies:
    - A. Energy Management Goal (D-3). The proposed substation is included in the project list in the 2010 Electric System Facilities Plan, which is a tool to manage electric facilities to



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ensure availability of electrical energy. Alternative and renewable energy sources, however, are not included in this request.

- B. Policy II.B.5I-quality design/new development. The proposed substation would be a new development, of a standard PNM design that includes a yard wall, gates and gravel. The design does not lend itself to quality and innovation; this is a standard utility. However, a pattern has been incorporated into the proposed yard wall and proposed colors would be generally appropriate to the Plan area.
  - C. Policy II.C.4a- noise considerations/planning process. The proposed substation is required to comply with National Electric Manufacturer's Association (NEMA) guidelines. Noise considerations are integrated into the planning process for electric facilities to help prevent land use/noise conflicts, though a note is needed on the site development plan.
9. Regarding the West Side Strategic Plan (WSSP), the request furthers Policy 4.2. The Phasing Plan referred to (p. 158) covers 1995- 2015 and shows the Gun Club area as Priority #1 for infrastructure development. The proposed electric substation would be such a facility and would be generally consistent with the intent of the Phasing Plan.
10. The proposed electric substation meets the Goal and applicable objectives of the 2010 Electric System Facilities Plan because it would help deliver electric energy in a location where it is needed to meet current and future needs. The proposed substation is #1 on the Project List in the 2010 Plan (Objective 1), is required to be heard at the EPC (Objective 2) and is subject to design standards (Objective 3- see below). Objectives 4 and 5 do not apply to the request.
11. The request complies with Design Standard #15 in the 2010 Electric System Facilities Plan. The proposed substation would be standard PNM design. Landscaping regulations would be met and the Water Conservation Ordinance adhered to.
12. The request partially complies with the following, applicable standards in the 2010 Electric System Facilities Plan:
- A. Location Standard #9: The relevant Resource Factor, the Amole arroyo, has been given consideration in determining the proposed site layout. Fencing was designed with the arroyo in mind, though siting a substation adjacent to an open space arroyo would make it appear more visible than if it were sited elsewhere.
  - B. Design Standard #11: The proposed substation would be located on the southern portion of the subject site. A 12 foot wall and a retaining wall are proposed. A note is needed regarding compliance with NEMA noise guidelines.
  - C. Design Standard #12: The subject site is across the arroyo from the existing 115kV transmission line, so new lines would have to be extended to connect the substation.
  - D. Design Standard #13: On-site topography is addressed, though the subject site is about 10 feet above the arroyo's edge which will make it more visible than if it were located west of the arroyo. The landscape guidelines in Appendix C would be followed.

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- E. Design Standard #14: Compared to the Appendix B example, the proposed substation's profile is 20 feet shorter but its size is 9,000 sf larger. An imposing feeling could be created because the proposed location is in an open area, above the finished floor of the arroyo.
13. The Trails & Bikeways Facility Plan (TBFP) is informational and does not contain policies applicable to the request. The designated Secondary Trail, the Snow Vista Channel Trail, is often called the Amole Arroyo trail and is #405 on the TBFP data list. The Facility Plan for Arroyos (FPA) classifies the Amole Arroyo as a Major Open Space Link arroyo; however, none of the policies for Major Open Space Link arroyos apply to the request.
14. Overall, the request partially complies with applicable design guidelines in the Facility Plan for Arroyos (FPA). The proposed native vegetation and drought resistant shade tree comply with FPA Policy 1- Landscaping Adjacent to the Arroyo Right-of-Way. The request does not comply with Policy 4- Walls, because the wall proposed adjacent to the arroyo would not have a staggered setback or height variation, and the proposed material is unstuccoed block.
15. Regarding the Amole Arroyo Corridor Plan (AACP), the request partially furthers the following applicable Goal and policy and complies with the following regulation:
- A. AACP Goal 6: The proposed substation would be screened from the adjacent trail by a patterned yard wall and a retaining wall. A retaining wall, of varying heights, would also provide screening. The wire fence could be made more visually pleasing through use of color and/or a different material.
- B. AACP Policy 19b: Though the proposed substation would have a retaining wall to stabilize the subject site's eastern side, it appears that a lot of fill would be needed to level out the site.
- C. Regulation 20c: The proposed yard wall would consist of mostly split-faced with some smooth-faced block that is colored, not stuccoed. Plain CMU would not be used.
16. The request does not comply with the following, applicable regulations found in the Design Overlay Zone of the Amole Arroyo Corridor Plan (AACP):
- A. Regulation 20a: The proposed 12 foot yard wall would exceed 6 feet.
- B. Regulation 20b: Solid walls and fences are only allowed in residential zones; the subject site is zoned C-2.
- C. Regulation 20d: The proposed wire fencing would not be made of wood, chain link, pipe, wrought iron or pasture fencing.
- D. Regulation 20e: The proposed yard wall height exceeds the height of 8 feet, which is the maximum allowed in a commercial area provided 4 feet is solid and 4 feet is see-through.
17. Conditions of approval are recommended to provide clarification, ensure compliance with applicable Design Standards and improve the extent to which certain, applicable policies are



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furthered.

18. The affected neighborhood organizations are the Westgate Heights Neighborhood Association (NA), the South Valley Coalition of NAs, the Southwest Alliance of Neighbors (SWAN) and the Westside Coalition of NAs, which were notified as required. A facilitated meeting was neither recommended nor held. As of this writing, there is no known neighborhood or other opposition and Staff has not received any correspondence.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.
3. Walls/Fences:
  - A. The continuous wall cap shall protrude a minimum 2 inches from the public side face of the wall [§14-16-3-19(B)(2)(b), the façade subsection].
  - B. At least one feature from §14-16-3-19(B)(2)(a), the layout subsection, is required for each wall.
  - C. The retaining wall block color shall be specified and shall match the Pecos Gold color of the yard wall.
  - D. A note shall be added to the site development plan to explaining the use of steel wire.
4. Landscaping:
  - A. The landscaping plan shall be reproducible and legible in black and white.
  - B. Indicate the quantity and mature spread/size of the trees and plants.
  - C. Coverage of 75% with living, vegetative material shall be provided (trees do not count).
  - D. Another street tree shall be added near the northern end of the subject site.
5. Elevations:
  - A. Show the wire fencing on the eastern elevation.
  - B. Specify if "Brevity Brown" is light, medium or dark.

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6. Signage: Provide a detail for the PNM sign.
7. Minor: Verify the size of the subject site and state it (Sheet 1).
8. The following conditions from Department of Municipal Development, Transportation Planning shall be met:
  - A. Proposed Site Plan should be labeled 'Site Development Plan for Building Permit'.
  - B. AMAFCA approval is required for DRB Site Plan approval.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JULY 27, 2012** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting a written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY 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)(11), 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 Planning Director may extend this time limit up to an additional six months.



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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 thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

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.

Sincerely,

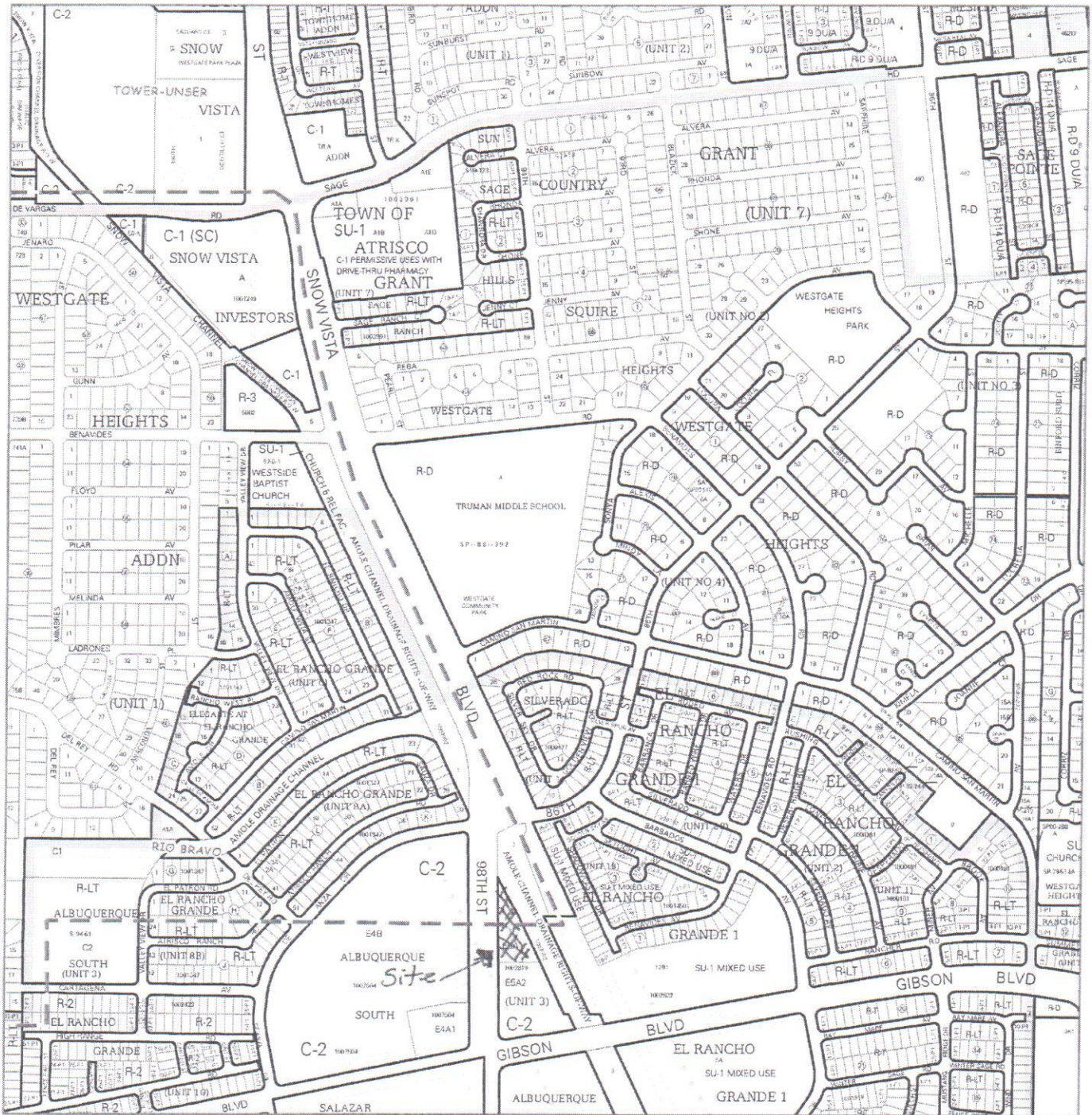


Suzanne Lubar  
Acting Planning Director

DS/CL/mc

cc: Laurie W. Moye, PNM, Public Participation & Regulatory Relations, System Engineering,  
Alvarado Square MS 0600, Albuquerque, NM 87158  
Mark Gering, 9309 Rhonda Ave. SW, Albuquerque, NM 87121  
Arthur H. Gonzales, 8704 Shone SW, Albuquerque, NM 87121  
Andres Lazo, 3220 Grasshopper Dr. SW, Albuquerque, NM 87121  
Marcia Fernandez, 2401 Violet SW, Albuquerque, NM 87105  
Klarissa Pena, 6525 Sunset Gardens SW, Albuquerque, NM 87121  
Louis Tafoya, 6411 Avalon Rd. NW, Albuquerque, NM 87105  
Jerry Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120  
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120





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

Map amended through: 1/24/2011

Zone Atlas Page:  
**M-09-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.		

Note: Grey Shading Represents Area Outside of the City Limits

0                      750                      1,500 Feet



# INTER-OFFICE MEMO

DATE: August 31, 2012  
TO: Jack Cloud, DRB Chair  
FROM: Catalina Lehner, Senior Planner *cel*  
RE: Project #1009290, PNM SW/Snow Vista Substation  
Site Development Plan for Building Permit

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On July 12, 2012, the EPC voted to approve a site development plan for building permit for an approx. 2 acre site located on Snow Vista Blvd./98<sup>th</sup> St. SW, between DeAnza St./86<sup>th</sup> St. SW and Gibson Blvd. SW, zoned C-2.

Staff met with the agents, Laurie Moyer and Judy Suiter, on August 20, 2012 to check for compliance with the Conditions of Approval.

Staff reviewed the July 30, 2012 version of the site development plan for building permit and found that it meets the EPC conditions of approval elaborated in the Official Notification of Decision.

If you have any questions regarding this case, please call me at 924-3935 or e-mail me at [clehner@cabq.gov](mailto:clehner@cabq.gov). Thank you.

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

Category Code **910**  
**2012 070 269**

08/27/2012 Issued By: E08375 160395

**Application Number:** 12DRB-70269, Epc Approved Sdp For Build Permit

**Address:**

**Location Description:** SNOW VISTA /98TH SW BETWEEN DEANZA SW/86TH SW AND GIBSON SW

**Project Number:** 1009290

**Applicant**  
PNM

**Agent / Contact**  
LOURIE MOYE

2401 AZTEC NE MS Z 200  
ALBUQUERQUE NM 87107  
241-2792

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ALBUQUERQUE NM 87107  
241-2792

### Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

**TOTAL: \$20.00**

City of Albuquerque Treasury  
Date: 8/27/2012 Office: AMHDX  
Sheet ID: 03000007 Cashier: TPSCCS  
Batch: 664 Trans #112  
Permit #: 2012070269  
Receipt Num: 00047415  
Payment Total: \$20.00  
0901 Conflict Mgmt Fee \$20.00  
VISA Tenders: \$20.00