



### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

- ☒ for Subdivision  
☐ for Building Permit  
☐ Administrative Amendment (AA)  
☐ Administrative Approval (DRT, URT, etc.)  
☐ IP Master Development Plan  
☐ Cert. of Appropriateness (LUCC)

### STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

### Supplemental Form (SF)

### 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): Consensus Planning Inc. PHONE: 505 764 9801  
 ADDRESS: 302 8<sup>th</sup> Street NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com  
 APPLICANT: Vientecillo LLC PHONE: \_\_\_\_\_  
 ADDRESS: 5995 Alameda Blvd. NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: City of Albuquerque is a contract purchaser.

### DESCRIPTION OF REQUEST:

final sign-off of Site Development Plan for subdivision

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. Tracts A,B,C Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Cibola Loop Subdivision  
 Existing Zoning: R2, SUI for Comm. Fac., S Proposed zoning: SUI for CI pers. uses MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): A13 UPC Code: 101306628916940305/101306627511940306/101306634315240310.

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1003570 / 1010895

### CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? No  
 No. of existing lots: 3 No. of proposed lots: 4 Total site area (acres): 26  
 LOCATION OF PROPERTY BY STREETS: On or Near: Ellison Drive NW  
 Between: W. Cibola Loop NW and Cibola Loop NW  
 Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: \_\_\_\_\_

### SIGNATURE

Jacqueline Fishman DATE 12/28/2016  
 (Print Name) JACQUELINE FISHMAN, AICP Applicant: ☐ Agent: ☒

### FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input 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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date \_\_\_\_\_

Project # \_\_\_\_\_

Staff signature & Date \_\_\_\_\_

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

N/A 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

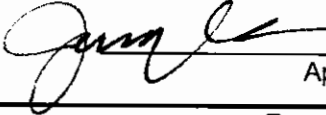
N/A Infrastructure List, if relevant to the site plan

N/A 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.
- JACQUELINE FISHMAN

Applicant name (print)



12/28/2016

Applicant signature / date
- 
- Form revised October 2007
- ☐ Checklists complete

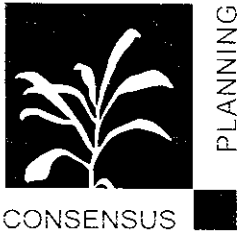
☐ Fees collected

☐ Case #s assigned

☐ Related #s listed

Application case numbers
- Planner signature / date

Project #



December 28, 2016

Jack Cloud, Chair  
Development Review Board  
600 Second Street NW  
Albuquerque, NM 87102

**Re: Project # 1010895, Case # 16EPC-40046 and 16EPC-40048 Site Development Plan for Subdivision for Cibola Loop**

Landscape Architecture  
Urban Design  
Planning Services

Dear Mr. Chairman:

322 Eighth St. NW  
Albuquerque, NM 87102  
(505) 764-9801  
Fax 505-542-5495  
cp@consensusplanning.com  
www.consensusplanning.com

The purpose of this letter is to explain how we have addressed the Environmental Planning Commission's (EPC) Conditions of Approval for Project # 1010895, Case # 16EPC-40046 and 16EPC-40048, for Final Sign-Off by the Development Review Board (DRB) of the Site Development Plan for Subdivision for the Cibola Loop site. The Environmental Planning Commission recommended approval of the Site Development Plan for Subdivision for the Cibola Loop site on October 13, 2016. The Sector Development Plan Zone Map Amendment was approved by the City Council on Monday December 19<sup>th</sup>, 2016.

This application is being submitted concurrently with a subdivision plat and bulk land variance by Mark Goodwin and Associates. The City of Albuquerque will be purchasing 16 acres of this property for development of a Multigenerational Center, Library, and Swimming Pool.

**Conditions of Approval**

**16EPC-40048:**

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 condition.*

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.

*We consulted with the Maggie Gould, staff planner on December 12<sup>th</sup>, 2016 to show how the conditions of approval had been met.*

**PRINCIPALS**

James K. Strozien, AICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP  
Laurie Firor, PLA, ASLA

3. The applicant shall clarify the term monument sign because this term is not defined in the zoning code.



PLANNING

CONSENSUS

*The following definition of a monument sign was added to Sheet 3, Design Standards: 10. Signage: 10.2.*

*A Monument Sign is defined as a freestanding sign where the base of the sign structure is connected to the ground and integrated into the landscape, with no clear space for the full width of the sign between the bottom of the sign and the surface of the ground.*

4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

*We agree.*

Please do not hesitate to contact me at 505 764 9801 with any questions or for any additional information you may need.

Sincerely,

Jacqueline Fishman, AICP  
Principal

## Petra Morris

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**From:** Gould, Maggie S. <MGould@cabq.gov>  
**Sent:** Monday, December 12, 2016 10:52 AM  
**To:** Petra Morris  
**Cc:** Jackie Fishman  
**Subject:** RE: Project # 101895, EPC # 16EPC-40048.

Thank you Petra,  
I think that is fine.  
I will look for this project at DRB soon.

*Maggie Gould, MCRP*  
Planner  
City of Albuquerque, Planning Department  
600 Second St. NW  
Albuquerque, NM 87102  
505-924-3910  
mgould@cabq.gov

**From:** Petra Morris [mailto:Morris@consensusplanning.com]  
**Sent:** Monday, December 12, 2016 10:49 AM  
**To:** Gould, Maggie S.  
**Cc:** Jackie Fishman  
**Subject:** Project # 101895, EPC # 16EPC-40048.


Good morning Ms. Gould,  
Per our conversation this morning, please find attached the PDF of the Design Standards for the Cibola Loop Site Development Plan for Subdivision. Per Condition of Approval #3, a definition for a monument sign has been added. This definition is based on the Volcano Heights Sector Development Plan definition of a monument sign, but has been edited a little. It is highlighted in red in this PDF for clarity. Please let me know if this definition is suitable, or if you have any edits you would like to add to the definition.  
Kind regards,

Petra Morris, AICP  
Senior Planner  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801  
F: 505.842.5495

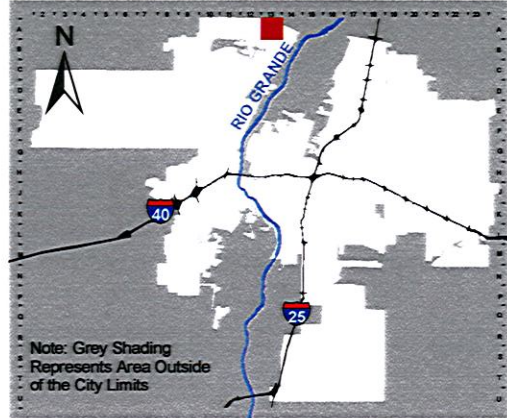




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**A-13-Z**

Selected Symbols

<b>SECTOR PLANS</b>	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



# CITY OF ALBUQUERQUE



August 1, 2016

Dear Madam Chair:

This letter provides authorization to Consensus Planning to represent the City of Albuquerque on the requests for zone map amendment, sector plan amendment, and Site Plan for Subdivision for Cibola Loop located at Ellison Drive NW and Cibola Loop NW. The City is the contract purchaser for a portion of the site.

Sincerely,

Don Britt, Manager

PO Box 1293

Albuquerque

City Real Property Division

New Mexico 87103

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

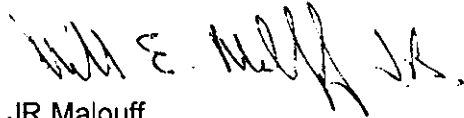
September 1, 2016

Ms. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

Dear Madame Chair,

As owners of the property legally described as Tracts A, B, and C, Cibola Loop Subdivision, located on Ellison Drive NW, I hereby authorize Consensus Planning to act as agent for all matters related to the Zone Map Amendment, Sector Plan Map Amendment, and the Site Development Plan for Subdivision application through the City of Albuquerque approval process.

Sincerely,

A handwritten signature in black ink, appearing to read "JR Malouff".

JR Malouff,  
Vientecillo LLC.  
5995 Alameda Blvd. NE  
Albuquerque NM 87113