



**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000408**  
02DRB-01930 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC request(s) the above action(s) for all or a portion of Tract(s) 490 & 491 (to be known as **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT, zoned R-D /14-DU/AC, located on SAGE RD SW, between 86<sup>TH</sup> ST SW and 82<sup>ND</sup> ST SW containing approximately 10 acre(s).REF:DRB-99-21](M-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 02DRB-01855 Major-Preliminary Plat Approval  
02DRB-01856 Minor-Sidewalk Variance  
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT #7, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] [Deferred from 1/8/03] (M-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/2/02 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

2. **Project # 1001986**  
02DRB-01927 Major-Preliminary Plat Approval  
02DRB-01928 Minor-Temp Defer SDWK  
02DRB-01929 Minor-Subd Design Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION**, TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

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

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

6. **Project # 1001760**  
03DRB-00018 Minor-SiteDev Plan  
Subd/EPC
- CONSENSUS PLANNING INC., agent(s) for MOOSE LODGE #1517 request(s) the above action for all or a portion of Tract(s) A, **LOYAL ORDER OF MOOSE ALBUQUERQUE LODGE # 1517, FRANCISCAN ACRES**, zoned SU-2 special neighborhood zone, SU-1 for NCR Uses, located on EDITH BLVD NE, between I-40 and ARVADA AV NE containing approximately 2 acre(s). [REF: Z-70-140, Z-85-37, ZA-81-89] [Juanita Vigil, EPC Case Planner] (H-15) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1000624**  
03DRB-00020 Minor-SiteDev Plan  
BldPermit
- ADVANCED ENGINEERING & CONSULT. agent(s) for MICHAEL BENAVIDEZ request(s) the above action(s) for all or a portion of Lot(s) 48, **ALAMEDA BUSINESS PARK**, zoned SU-2 special neighborhood zone, IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**

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

8. **Project # 1000126**  
03DRB-00016 Minor-Ext of SIA for Temp  
Defer SDWK
- BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2-6, 9&12-, **SAUVIGNON SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on SO. SIDE OF SAN ANTONIO DR NE, between SKY VALLEY WAY NE and LOWELL ST. NE containing approximately 16 acre(s). [REF: 02500-00032, 00410-00054] [Deferred from 1/15/03] (E-22) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

9. **Project # 1000313**  
01DRB-00661 Major-Preliminary Plat  
Approval  
**ON AGENDA IN ERROR, WILL NOT BE  
HEARD**

MARK GOODWIN & ASSOCIATES agent(s) for VASA DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot(s) N/A, Block(s) N/A, Tract(s) N/A PRELIMINARY PLAT APPROVAL/OR NEAR HIDDEN VALLEY DRIVE NE BETWEEN SAGEWOOD COURT NE & FENNEL COURT NE, **HIDDEN VALLEY**, zoned SU-1 special use zone, located on, between and containing approximately 11 acre(s). [REF: 01410 00000 00656, 01440 00000 00658, 01440 00000 00659 ] (L-22)  
**ON AGENDA IN ERROR, WILL NOT BE HEARD.**

10. **Project # 1001205**  
03DRB-00019 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for PARADISE RIDGE, LLC request(s) the above action(s) for all or a portion of Tract(s) A2A & unplatted tract, to be known as Paradise Ridge, **PARADISE BLUFF**, zoned R-LT residential zone, located on SO. OF PARADISE BLVD NW, between LYON BLVD. NW and JUSTIN DR. NW containing approximately 23 acre(s). [REF: DRB-96-350, 01110-00554, 01138-00555, 02DRB-00182, 02DRB-00341] (B-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1001573**  
02DRB-00661 Minor- Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for MANUEL & EVELYN TORRES request(s) the above action(s) for all or a portion of Tract(s) 126 & 127, **MRGCD, MAP 31**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD. NW and TEODORO RD. NW containing approximately 2 acre(s). [REF: ZA-80-171, 01DRB-01592] [Indefinitely Deferred from 5/8/02] (F-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



# DRB CASE ACTION LOG

REVISED 8/20/2002

Completed @ mtm  
1-16-03  
BA

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

DRB Application No.: 03-00018 (SPS)	Project # 1001760
Project Name: <b>LOYAL ORDER OF MOOSE</b>	EPC Application No.: Z-85-37
Agent: Consensus Planning	Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (SECTOR DEVELOP. PLAN), was approved on 1/15/03 by the DRB with delegation of signature(s) to the following departments.

- OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**
- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  - UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  - CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  - PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- PLANNING (Last to sign): \_\_\_\_\_  
 See comments dated \_\_\_\_\_  
 EPC comments (name) \_\_\_\_\_  
 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.  
 Include 3 copies of the approved site plan along with the originals.  
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.  
 Property Management's signature must be obtained prior to Planning Department's signature.

Submitted to claim 1-16-03, copies for dist.  
BA.

Project Number  
1001760

January 13, 2003

City of Albuquerque  
Planning Department  
Inter-Office Memorandum

#6

TO: Roger Green, Acting DRB Chair  
FROM: Juanita Vigil, Planner  
SUBJECT: Moose Lodge, Project #1001760

Application 02EPC-01477 was approved by the EPC on November 22, 2002 with conditions. The applicant's submittal to DRB needs to be corrected in the following manner:

1. Condition number 2 should be inserted on the submittal verbatim. The applicant's notation does not provide enough information and states that an approval for a site development plan for building permit is through the EPC.
2. Notation number 4b has the word Conformance misspelled.

If you should have any questions regarding this matter, please do not hesitate to call me at 924-3349.

Thank you.

6



# DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 03-00018 (SPS)  
Project Name: **LOYAL ORDER OF MOOSE**  
Agent: Consensus Planning

Project # **1001760**  
EPC Application No.: Z-85-37  
Phone No.: 764-9801

Project Number

1001760

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (SECTOR DEVELOP. PLAN), was approved on 11/13/03 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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 \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_  
 **See comments dated** \_\_\_\_\_  
 **EPC comments (name)** \_\_\_\_\_  
 **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.  
 **Include 3 copies of the approved site plan along with the originals.**  
 **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**  
 **Property Management's signature must be obtained prior to Planning Department's signature.**



**City of Albuquerque**  
 CITY OF ALBUQUERQUE  
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103  
 PUBLIC WORKS DEPARTMENT  
 DEVELOPMENT SERVICE  
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001760

AGENDA ITEM NO: 6

SUBJECT:

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

ACTION REQUESTED:

REV/CMT:( ) APP:( ) SIGN-OFF:(x) EXTN:( ) AMEND:( )

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN  
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)  
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)  
 FOR:

SIGNED: Bradley L. Bingham  
 City Engineer/AMAFCA Designee

DATE: January 15, 2003



**City of Albuquerque**  
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT  
Standard Comment Sheet**

DRB-1001760

Item No. 6

Zone Atlas

DATE ON AGENDA 1-15-03

INFRASTRUCTURE REQUIRED ( ) YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- ( ) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT (x) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	Condition number 2 needs clarification.
<input type="checkbox"/>	A license agreement is needed for parking within public right-of-way.

**If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:**

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# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**      Supplemental form **Z**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**SITE DEVELOPMENT PLAN**      **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

**APPEAL / PROTEST of...**      **A**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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.

**APPLICANT INFORMATION:**

NAME: Moose Lodge #1517 PHONE: 821-4320

ADDRESS: 2121 Edith Boulevard NE FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner

AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801

ADDRESS: 924 Park Avenue SW FAX: 842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning

DESCRIPTION OF REQUEST: DRB Sign-off of an EPC Approved Site Plan for Subdivision.

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

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

Lot or Tract No. Tract A Block: 8 & 8A Unit: \_\_\_\_\_

Subdiv. / Addn. Loyal Order of Moose Albuquerque Lodge #1517 (Franciscan Acres)

Current Zoning: SU-2/SU-1 for NCR Uses Proposed zoning: NA

Zone Atlas page(s): H-15 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): +/- 1.41 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

Within city limits?  Yes. No  , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 101505904013730507 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: 2121 Edith Boulevard NE

Between: I-40 and Arvada Avenue NE

CASE HISTORY: Juanita Vigil EPC Case Planner

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-70-140, Z-84-37/ZA-81-89, Z-80-36, 02EPC-00294, 02EPC-00297

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

SIGNATURE [Signature] DATE 1/2/03

(Print) James K. Strozier, AICP  Applicant  Agent

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>03 DRB - / - 00018</u>	<u>SPS</u>	<u>P3</u>	<u>\$ @</u>
<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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>JAN 15 2003</u>				Total <u>\$ @</u>

[Signature] 1/7/03  
Planner signature / date

Project # 1001760

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

**SKETCH PLAN REVIEW AND COMMENT**

- \_\_\_ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. set 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) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- \_\_\_ 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) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ 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
  - \_\_\_ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- \_\_\_ 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) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ 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
  - \_\_\_ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - \_\_\_ Blue-line copy of Site Plan with Fire Marshal's stamp
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- \_\_\_ 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) Copies as needed above
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ 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)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- \_\_\_ 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 (not required for SDP for Subdivision)
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ 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
  - \_\_\_ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - \_\_\_ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

Applicant, acknowledge that information required but not provided with this application will result in deferral of actions.

James K. Strozier, AICP

Applicant name (print)

1/2/03

Applicant signature / date

Form revised September 2001

Application case numbers

03 EPC - 00018



1/7/03

Planner signature / date

Project # 1001760

Checklists complete  
#s collected  
#s assigned  
#s listed





PLANNING

CONSENSUS

January 2, 2003

Mr. Roger Green, Acting DRB Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Project #1001760 / 02EPC-01477

Dear Roger:

The purpose of this letter is to provide documentation with regard to how each of the EPC conditions has been met with regard to the proposed Site Plan for Subdivision for the Moose Lodge Property, located at the southwest corner of Coors Boulevard NW and Milne Drive NW. The Official Notification of Decision is attached.

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifically 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 plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

*This letter is intended to meet this condition.*

2. The applicant shall provide a notation on the submittal indicating that "a site development plan for building permit that provides detailed information regarding the existing condition of the site that shall comply with at a minimum the Landscaping Regulations and Off-street parking Regulations of the *Comprehensive City Zoning Code* and the Development Process Manual (DPM) shall be provided. The approval of the Site Development Plan for Building Permit showing existing conditions shall be delegated to the DRB for approval. This site development plan shall be submitted for DRB approval when the use of the property is to change from the current use of a Club as defined in the *Comprehensive City Zoning Code*."

*A note has been added to the Required Information indicating that this Site Plan for Subdivision reflects the existing conditions on the property. There is no building permit requested or required for the current condition. The note also requires that future modifications shall require approval of a Site Plan for Building Permit by the EPC. This will ensure compliance with the landscape and off-street parking regulations.*

3. The language regarding the description of the proposed use on the submittal shall be corrected to read "The Zoning for all tracts shall be SU-2/SU-1 for NRC Uses pursuant to the *Martineztown Santa Barbara Sector Development Plan*."

Landscape Architecture  
Urban Design  
Planning Services

924 Park Avenue SW  
Albuquerque, NM 87102

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

PRINCIPALS

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

*The zoning has been modified pursuant to this condition.*

4. Note number two shall read "Outdoor storage shall be permitted as provided in the NRC zoning".

*The note has been modified.*

5. Notes number 4a and 4b of the submittal shall be removed since the requested zone map amendment would not allow such uses.

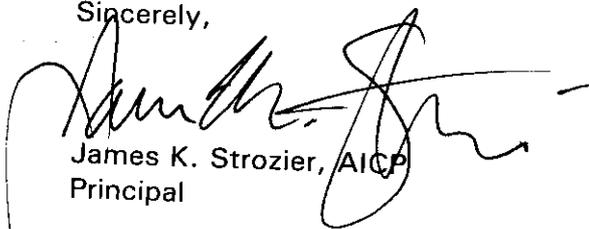
*These notes have been removed and the remaining notes renumbered accordingly.*

6. Note number 4c of the submittal shall have its first sentence modified to read, "The existing off-premise sign is a permitted use and can be modified according to Section 14-16-3-4 (A)(1)(c)(4), Non-Conformance Regulations of the *Comprehensive City Zoning Code*." The second sentence of this not may remain as written. On premise signs are allowed and are regulated per the C-2 regulations of the *Comprehensive City Zoning Code*.

*This note has been modified.*

Based upon the revisions to meet the conditions of approval by the Environmental Planning Commission, we respectfully request that the Development Review Board approve our request for Site Plan for Subdivision for the Moose Lodge property.

Sincerely,



James K. Strozier, AICP  
Principal

- c: Mr. Joe Moreno, Moose Lodge #1517  
Mr. John Petty, John Petty & Company, Inc.



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

Date: November 22, 2002

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001760**

02EPC-00294 Zone Map Amendment  
02EPC-00297 EPC Sector Development Plan  
02EPC-01477 EPC Site Development Plan-  
Subdivision

Moose Lodge #1517  
2121 Edith Blvd. NE  
Albuq., NM 87102

LEGAL DESCRIPTION: for all or a portion of Tract(s) A, **Loyal Order of Moose Albuquerque Lodge**, zoned SU-2/SU-1 Fraternal Lodge Lodge, located on EDITH BLVD. NE, between I-40 and ARVADA AVENUE NE, containing approximately 2 acre(s). (H-15) Juanita Vigil, Staff Planner

On November 21, 2002 the Environmental Planning Commission voted to approve Project 1001760 / 02138-00297, an amendment to the zone map for the Martineztown-Santa Barbara Sector Development Plan from SU-2/SU-1 for Club to SU-2/SU-1 for NRC Uses, for Tract A, Loyal Order of Moose Albuquerque Lodge No. 1517, based on the following Findings:

### FINDINGS:

1. This is a request for an amendment to the zone map of the *Martineztown-Santa Barbara Sector Development Plan* for Tract A, Loyal Order of Moose Albuquerque Lodge No. 1517, located at 2121 Edith NE between I-40 and Arvada NE, containing approximately 1.41 acres. The applicant is requesting a zone map amendment from SU-2/SU-1 Club to SU-2/SU-1 for a NRC Uses.
2. The site of the submittal is immediately abutting 10 single-family residential zoned lots.
3. The proposed SU-1 zone designation would require a site development plan and will ensure compliance of Policy 5j of the *Comprehensive Plan* which states, "Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

4. This submittal will require this site to be reviewed and approved by the Environmental Planning Commission that will "eliminate conditions which are detrimental to public health, safety and welfare stipulated under the Goals of the *Martineztown-Santa Barbara Sector Development Plan* (p. 8).
5. A facilitated meeting occurred on November 14, 2002 between the applicant and the Santa Barbara-Martineztown Neighborhood Association. The outcome of this meeting showed strong support for the request.

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On November 21, 2002 the Environmental Planning Commission voted to approve Project 1001760 / 02110-00294, a zone map amendment from SU-2/SU-1 for Club to SU-2/SU-1 for NRC Uses, for Tract A, Loyal Order of Moose Albuquerque Lodge No. 1517, based on the following Findings:

**FINDINGS:**

1. This is a request a zone map amendment for Tract A, Loyal Order of Moose Albuquerque Lodge No. 1517, located at 2121 Edith NE between I-40 and Arvada NE, containing approximately 1.41 acres. The applicant is requesting a zone map amendment from SU-2/SU-1 Club to SU-2/SU-1 for NRC Uses.
2. The applicant is proposing to relocate the Moose Lodge under the existing SU-2/ SU-1 zone category. Future users of the subject site are restricted to "club" as defined in the *Comprehensive City Zoning Code* (Section 14-16-1-5, Definitions).
3. The site of the submittal is immediately abutting 10 single-family residential zoned lots.
4. The applicant has demonstrated that because the subject site will no longer be used as a club, as defined in the *Comprehensive City Zoning Code*, that a changed community has occurred which, justifies the change as required in Section D2 of *Resolution 270-1980*.
5. The current use of the property is consistent with a permissive use in the C-2 zone of the *Comprehensive City Zoning Code*. The proposed zone category would allow uses that are permissive in the C-2 zone which creates a stability of land use and zoning, as required in Section 1B of *Resolution 270-1980*.
6. The proposed use will be site controlled by the Environmental Planning Commission that would diminish any potential harmful affects on the abutting residential zoned lots as required in Section 1E of *Resolution 270-1980*.
7. The proposed SU-1 zone designation requires a site development plan and review approval by the Environmental Planning Commission, ensuring compliance of Policy 5i of the *Comprehensive Plan* which states, "Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

8. The present site is developed with no immediate plan to modify any structure. An "as built" Site Development Plan for Subdivision of the site has been submitted and with some modifications, is sufficient to meet the requirements of the requested zone map amendment.
9. A freestanding off-premise sign currently exists on the site that became non-conforming as to use when this site's zone category was amended to SU-1 for Club in 1991 with an amendment to the *Martineztown Santa Barbara Sector Development Plan*. The existing freestanding off-premise sign is also non-conforming to separation requirements due to amendments that have been made to the *Comprehensive City Zoning Code*. The existing freestanding off-premise sign will now become conforming only as to use and may for the life of the structure remain as determined in Section 14-16-3-4(A)(2), the Non-Conformance Regulations of the *Comprehensive City Zoning Code*.
10. A facilitated meeting occurred on November 14, 2002 between the applicant and the Santa Barbara-Martineztown Neighborhood Association. The outcome of this meeting showed strong support for this request.

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On November 21, 2002 the Environmental Planning Commission voted to approve Project 1001760 /02EPC-01477, a Site Development Plan for Subdivision for Tract A, Loyal Order of Moose Albuquerque Lodge No. 1517, containing approximately 1.41 acres, currently zoned SU-2/SU-1 for Club, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a Site Development Plan for Subdivision for Tract A, Loyal Order of Moose Albuquerque Lodge No. 1517, located at 2121 Edith NE between I-40 and Arvada NE, containing approximately 1.41 acres, currently zoned SU-2/SU-1 for Club. The applicant is requesting a zone map amendment from SU-2/SU-1 Club to SU-2/SU-1 for a NRC Uses.
2. The site of the submittal is immediately abutting 10 single-family residential zoned lots.
3. This submittal is requires review and approval from the Environmental Planning Commission that will eliminate conditions that are detrimental to public health, safety and welfare as stipulated under the Goals of the *Martineztown-Santa Barbara Sector Development Plan* (p. 8).
4. The proposed SU-1 zone designation would require a site development plan and will ensure compliance of Policy 5i of the *Comprehensive Plan* which states, "Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

5. The present site is developed with no immediate plan to modify any structure. The submitted Site Development Plan for Subdivision is an "as built" drawing of the site and with some modifications, is sufficient to provide guidance for future use of the property.
6. A freestanding off-premise sign currently exists on the site that became non-conforming as to use when this site's zone category was amended to SU-1 for Club in 1991 with an amendment to the *Martineztown Santa Barbara Sector Development Plan*. The existing freestanding off-premise sign is also non-conforming to separation requirements due to amendments that have been made to the *Comprehensive City Zoning Code*. The existing freestanding off-premise sign will now become conforming only as to use and may for the life of the structure remain as determined in Section 14-16-3-4(A)(2), the Non-Conformance Regulations of the *Comprehensive City Zoning Code*.
7. A facilitated meeting occurred on November 14, 2002 between the applicant and the Santa Barbara-Martineztown Neighborhood Association. The outcome of this meeting showed strong support for this request.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifically 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 plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant shall provide a notation on the submittal indicating that "a site development plan for building permit that provides detailed information regarding the existing condition of the site that shall comply with at minimum the Landscaping Regulations and Off-street parking Regulations of the *Comprehensive City Zoning Code* and the Development Process Manual (DPM) shall be provided. The approval of the Site Development Plan for Building Permit showing existing conditions shall be delegated to the DRB for approval. This site development plan shall be submitted for DRB approval when the use of the property is to change from the current use of a Club as defined in the *Comprehensive City Zoning Code*."
3. The language regarding the description of the proposed use on the submittal shall be corrected to read ~~"The Zoning for all tracts shall be SU-2/SU-1 for NRC Uses pursuant to the *Martineztown-Santa Barbara Sector Development Plan*."~~
4. Note number two shall read "Outdoor storage shall be permitted as provided in the NRC zoning".
5. Notes number 4a and 4b of the submittal shall be removed since the requested zone map amendment would not allow such uses.

6. Note number 4c of the submittal shall have its first sentence modified to read, "The existing off-premise sign is a permitted use and can be modified according to Section 14-16-3-4 (A)(1)(c)(4), Non-Conformance Regulations of the *Comprehensive City Zoning Code*." The second sentence of this note may remain as written. On premise signs are allowed and are regulated per the C-2 regulations of the *Comprehensive City Zoning Code*.

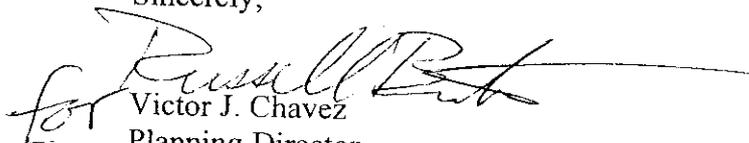
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 6, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
Victor J. Chavez  
Planning Director

OFFICIAL NOTICE OF DECISION  
NOVEMBER 21, 2002  
PROJECT #1001760  
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cc: Consensus Planning, Inc., 924 Park Ave SW, Albuquerque, NM 87102  
Christian Chavez-Apodaca, Santa Barbara-Martineztown Assoc., 517 Marble NE, Albuquerque, NM  
87102  
Robert Sanchez, Santa Barbara-Martineztown Assoc., 508 Aspen NE, Albuquerque, NM 87102  
Robert Romero, Santa Barbara-Martineztown Assoc., 1521 Edith Blvd NE, Albuquerque, NM 87102



# LOYAL ORDER OF MOOSE

ALBUQUERQUE LODGE NO. 1517

2121 EDITH N.E.

ALBUQUERQUE, NEW MEXICO 87102

(505) 247-4061, (505) 247-0023

FAX (505) 247-4061

September 26, 2002

VIA FAX 505 842-5495

City of Albuquerque

To Whom It May Concern:

This letter will authorize Consensus Planning to be our agents on the request for zoning change and site plan for subdivision for the property located at 2121 Edith N.E., Albuquerque.

Please do not hesitate to call me at 247-4061 if you have any questions.

Sincerely,

Jose Moreno, Jr.  
Administrator  
Moose Lodge 1517