

AA

APPLICATION NO. 06AA-01124	PROJECT NO. 1002455
PROJECT NAME JJ SUBDIVISION	
EPC APPLICATION NO.	
APPLICANT / AGENT TAFFA ZZUL	PHONE NO. 243-9093
ZONE ATLAS PAGE E-18	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR) (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED	DATE	DATE	DATE
COMMENTS:			
<p>? This site plan does not match original SP not renumbering - easment location</p>			

UTILITY DEV (505) 924-3989			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED	DATE	DATE	DATE
COMMENTS:			

TRANSPORTATION DEV (505) 924-3990			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED	DATE	DATE	DATE
COMMENTS:			
<p>• AN UPDATED TIS NEEDS TO SUPPORT REMOVING TIE ACCESS POINTS - ESPECIALLY THE CROSS WITH MODERN ACCESS TO SAN ANTONIO. • TIE ACCESS SHOULD NOT BE SIGNED UNTIL THE VIZATION HAS OCCURRED • WHY IS THE SOUTH ACCESS BEING AFFECTED?</p>			

PARKS AND REC (505) 768-5328			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED	DATE	DATE	DATE
COMMENTS:			

DO NOT SEND UP TO EPC UNTIL I SAY OKAY!

PLANNING (505) 924-3858			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED	DATE	DATE	DATE
COMMENTS:			
<p><u>New plat required!</u> New no sign off until the plat application is received & it matches the SP amendment. The SP amendment has to be the same and identical lot sizes (Return form with plat / site plan) & less lot! The SP needs amending too, to lot? front of I</p>			

3/3/04
 [Handwritten initials and notes]

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- 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)
- APPEAL / PROTEST of...**
- 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: DOUGLAS SIMMS PHONE: 505. 263. 2513
 ADDRESS: 2712 CASTANEDA DR. NW FAX: 505. 341. 9430
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): TAFAZZUL HUSSAIN PHONE: 505. 243. 9093
 ADDRESS: 2501 YALE BLVD. SE, STE. 102 FAX: 505. 243. 1561
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: _____

DESCRIPTION OF REQUEST: _____

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. LOTS 2 THRU LOT 7 Block: - Unit: -
 Subdiv. / Adn. 11 SUBDIVISION, CITY OF ALBUQUERQUE
 Current Zoning: SU-1 FOR C.I. USES Proposed zoning: SAME
 Zone Atlas page(s): E. 18. Z No. of existing lots: 6 No. of proposed lots: 6
 Total area of site (acres): 7.8464 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? YES
 UPC No. 101806218850320144 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SOUTH SIDE OF SAN ANTONIO DR.
 Between: I. 25 TO WEST and SAN PEDRO / FOREST HILLS DR TO EAST

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 1002455 / DRB . 95 . 529

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

SIGNATURE Tafazzul Hussain DATE 8/3/06
 (Print) TAFAZZUL HUSSAIN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06AA . 01124</u>	<u>AA</u>	<u>P(4)</u>	\$ <u>45.00</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 checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill.	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>45.00</u>

Hearing date _____

Chester Jones 8/4/06
 PLANNER / DATE

Project # 1002455

Afra Construction & Design LLC**2501 Yale Blvd. SE Suite 102****Albuquerque, NM 87106****Phone: 505-243-9093****Fax: 505-243-1561**

October 12, 2006

Andrew Garcia
CZO Planner
Planning Department
Development & Building Services Division
P.O. Box 1293
Albuquerque, NM 87103

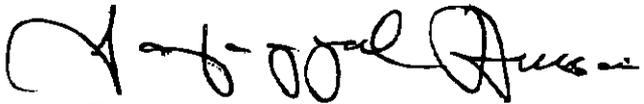
RE: Project # 1002455, Application # 06AA-01124

Dear Mr. Garcia,

We would like to withdraw the AA application for the amended site plan for subdivision for the above referenced project.

We were working with Mr. David Stalworth and based on his advice, we had applied for the AA. Since Mr. Stalworth is no longer with the City, we are in the EPC process with Ms. Carmen Morrone, and hence we would like to withdraw the AA application.

Thank you,



Tafazzul Hussain, AIA
President, Afra Construction & Design

Project was
Withdrawn
10/12/06

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE
 - ___ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
 - ___ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ Solid Waste Management Department signature on Site Plan if relevant
 - ___ Blue-line copy of Site Plan with Fire Marshal's stamp
 - ___ Copy of the LUCC approval if the site is in an historic overlay zone
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION
- AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule) 45.00
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

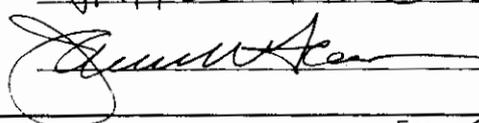
- ___ Notifying letter & certified mail receipts addressed to owners of adjacent properties
- ___ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in-addition to **all** those listed above:

- ___ Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- ___ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- ___ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- ___ Registered Engineer's stamp on the Site Development Plans
- ___ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE; if you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

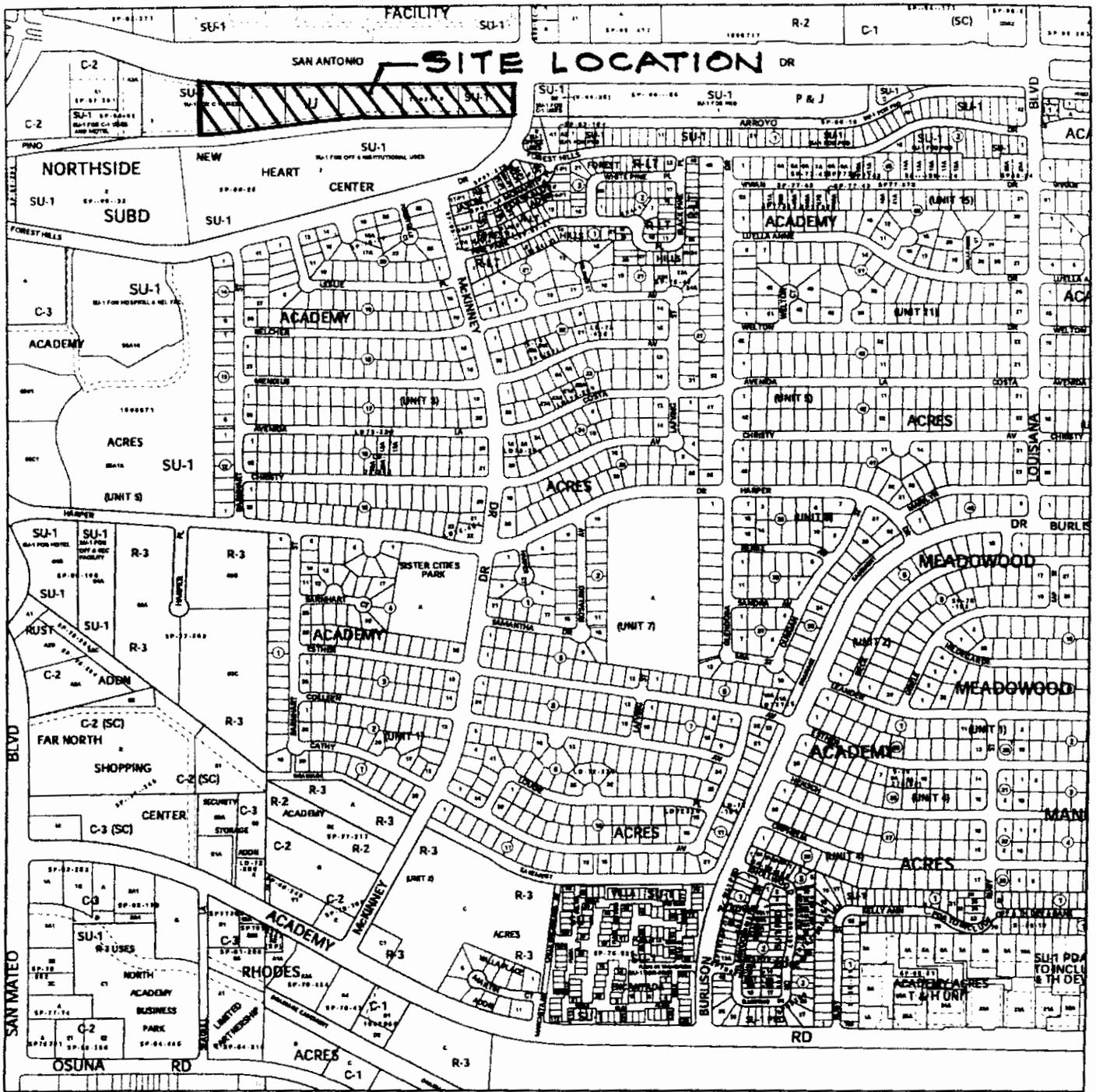
JAMES W. GREEN
 Applicant name (print)

 Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|----------------|
| Application case numbers | 06AA - - 01124 |
| _____ | _____ |
| _____ | _____ |

Caden Gmuc
 Planner signature / date
 Project # 1001124



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

Map amended through: Apr 22, 2005

Zone Atlas Page:
E-18-Z

Selected Symbols

0 750 1,500 Feet

Afra Construction & Design LLC

2501 Yale Blvd. SE Suite 102

Albuquerque, NM 87106

Phone: 505-243-9093

Fax: 505-243-1561

August 4,2006

Environmental Planning Commission
Albuquerque, NM

Re: Project summary site plan amendment San Antonio Office/Subdivision, Retail on SU-1 for C-1 Uses, lot 2 thru 7.

Dear Members:

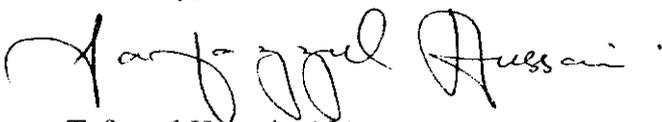
We propose to build San Antonio office/retail on lots 2 thru 7, in JJ Subdivision on the San Antonio commercial corridor.

We are vacating existing easements (to be vacated on final plat) along the side property lines on lots 2 and 3, lots 4 and 5, lots 5 and 6, and lots 6 and 7. Due to the existing cross over accesses from west bound to east bound San Antonio Drive, new lot side easements are added for better access, to the overall lot 2 thru lot 7.

The project site is located East of I-25, West of San Pedro NE/ forest hills Dr, on the South side of San Antonio Drive.

Thank you for your consideration of this request. I am looking forward to presenting this case and answering any questions you may have.

Sincerely,



Tafazzul Hussain, AIA

President

Afra Construction & Design LLC

April 3, 2006

Mr. Doug Simms
S & J Properties LLC
11311 Penfield NE
Albuquerque, NM 87111

Environmental Planning Commission
Albuquerque, NM

Re: Letter of Authorization - San Antonio Office/ Retail

I, Doug Simms, authorize Mr. Tafazzul Hussain to represent on my behalf as agent for EPC Submittal concerning Lot 5, JJ Subdivision, 1.3706 acres, City of Albuquerque, to proceed with the Environmental Planning Commission procedures.

Please call me at 505-263-2513 if you have any questions.

Sincerely,



Doug Simms



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

Date: March 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002455 ***
03EPC-00147 EPC Site Development Plan-Subdivision
03EPC-00148 EPC Site Development Plan-Building
Permit

Joe Cotruzzola
7508 Northridge Ave. NE
Albuq. NM 871

LEGAL DESCRIPTION: for all or a portion of Lot(s) A3B, J Group Addition, and Tract 1 of New Heart Center Addition, and Tract 1 of Northside Subdivision, zoned SU-1 C-1, located on SAN ANTONIO NE, between I-25 and SAN PEDRO NE, containing approximately 10 acre(s). (E-18)
Deborah Stover, Staff Planner

On March 20, 2003 the Environmental Planning Commission voted to approve Project 1001455/03EPC 00147, a request for site development plan for subdivision, for Tract A3B, J Group Addition, zoned SU-1 C-1, 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 a 10.03-acre tract of land into 7 separate lots. The 10-acre tract is currently known as Tract A3B, J Group Addition, located on San Antonio Drive between Interstate-25 and San Pedro Drive NE, and will be replatted into Lots A-3-B-1 through A-3-B-7.
2. The submitted site plan for subdivision meets the requirements of the *Zoning Code* for site development plan for subdivision.
3. The site development plan for subdivision furthers the applicable goals and policies of the *Comprehensive Plan*. It proposes a quality urban environment with new growth accommodated on vacant land, contiguous to existing urban facilities and with a design that is appropriate to the plan area (*Established Urban Policies d, e, 1*).

4. This site is located on the old San Antonio Landfill. Development of this site is dependant on the applicant's cooperation with the Environmental Health Department's requirements regarding developing on a landfill site. Environmental Health has submitted a letter concerning this issue and the applicant is required to work with this department to submit mitigation measures if necessary.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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. The solid line weight on the site plan for subdivision depicting the 25-foot cross-access agreement shall be changed to a dashed line.
3. The cross-access agreement that is in effect for the entrance to the site as well as to the hotel site to the west shall be noted on the site plan for subdivision.
4. The developer shall follow the most current version of the "Interim Guidelines for Development Within 1000 Feet of a Landfill". A review of the site plans, the proposed construction, design drawings, and a certification of construction shall be required by the Environmental Health Department.
5. A re-plat of the property shall be submitted to DRB for concurrent approval of this request.
6. The developer shall obtain an approved master plan for land gas remediation for the entire 10.03 acre site prior to development.

On March 20, 2003 the Environmental Planning Commission voted to approve Project 1002455/03EPC 00148, a site development plan for building permit, for Tract A-3-B-I, J Group Addition, zoned SU-1 C-1 based on the following Findings and subject to the following Conditions:

FINDINGS:

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1002455
PAGE 3

1. This is a request for a site development plan for building permit for Lot A-3-B-1, J Group Addition, located on San Antonio Drive between Interstate-25 and San Pedro Drive NE. The site plan proposes a 15,500 square foot office building.
2. This request is generally in conformance with the goals and polices of the *Comprehensive Plan*, specifically, by locating a commercial use within an existing commercially zoned area and by improving the quality of the visual environment. Site landscaping and building façade treatments will blend with the surrounding area (*Established Urban Policies j and m*).
3. This request is in conformance with Policy i of the *Comprehensive Pian* by locating employment and service uses to complement residential areas and by placing them to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
4. This request is in conformance with Established Urban Policy j of the *Comprehensive Plan* by proposing a location, intensity, and design of new development that shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
5. The request is for new growth in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (*Established Urban Policy e*).
6. The subject site is located on land adjacent to arterial streets and has been planned to minimize harmful effects of traffic. In this way, the livability and safety of established residential neighborhoods is protected by transportation planning and operations (*Established Urban Policy k*).
7. Development of this site is dependant on the applicant's cooperation with the Environmental Health Department's requirements regarding developing on a landfill site. Environmental Health has submitted a letter concerning this issue and the applicant is required to work with this department to submit mitigation measures if necessary. Because the site is located on an old landfiil, this proposal presents the opportunity to mitigate the effects of the environmental concerns about the landfill site and ultimately create a safer environment for the community.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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. The solid line weight on the site plan for building permit depicting the 25-foot cross-access agreement shall be changed to a dashed line.
3. The cross-access agreement that is in effect for the entrance to the site as well as to the hotel site to the west shall be noted on the site plan for subdivision.
4. The developer shall follow the most current version of the "Interim Guidelines for Development Within 1000 Feet of a Landfill". A review of the site plans, the proposed construction, design drawings, and a certification of construction shall be required by the Environmental Health Department.
5. All pedestrian crossings shall be raised and/or textured and of material other than asphalt. The crosswalks on the site plan appear to be stone, but this material shall be clearly stated on the site plan.
6. The site plan should show an ADA accessible paved connection from the south end of the site to the Pino Arroyo. This connection shall be similar in width and style to other pedestrian connections within the site.
7. A minimum of 6 bicycle parking spaces shall be provided.
8. The proposed Navajo willow shall be removed from the landscape plan and substituted with an assortment of Texas umbrella tree, Texas red oak, Kentucky coffee tree, Jujube, or Mexican Elder.
9. Landscape regulations require that 75% of landscape areas over 36 square feet in size must be covered with living, vegetative material. Planting beds shall obtain 75% coverage of living vegetation at time of maturity. Additional low water use shrubs, groundcovers and flowers shall be added to the planting beds to ensure this coverage.
10. The site plan shall provide shade trees in all of the parking lot areas. Trees should be provided at a rate of 1 for every 10 parking spaces to provide shade. No parking space shall be more than 100 feet from a tree trunk
11. An outdoor patio space that is a minimum of 300 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
12. The site plan shall state the color family proposed for the building materials. The exact color and materials of the sign shall be noted.

13. The type, height, material and color of the fencing proposed for the site shall be noted on the site plan. No chainlink, razor wire or plastic/vinyl fencing is permitted.
14. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque and chain link gates are not allowed. A detail showing the proposed refuse enclosure shall be provided on the site plan.
15. The location of light poles, if any, shall be included on the site plan. Light fixtures shall be a maximum of 20-feet high, with and maximum of 16-feet high if within 50-feet of a residentially zoned site. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cut-off type to prevent fugitive light. No light source shall be visible from the site perimeter.
16. Transportation Planning/Public Works Conditions:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - d. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - e. Provide cross access agreement between Lot A-3-B-1 and public access road to Hawthorne Suites Property.
 - f. The Traffic Engineer, based on development of the remaining parcels, may modify access points.
 - g. The submittal does not include a conceptual utility plan. Development will require extension of public water and sanitary sewer lines on Tract A3A, east along San Antonio to San Pedro. Financial guarantees will be require as a condition of plat approval. A water and sanitary sewer availability statement must be requested and completed prior to any DRB approval(s).
 - h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
 - i. Platting should be a concurrent DRB action.
17. The proposed building has two principle facades north and south, Both shall have a minimum 8 ft. wide sidewalk along the entire length of the façade.
18. The parking spaces smaller then 8 ft. 6 by 20 feet shall be designated as compact only and the parking calculations shall note the number of full size and compact spaces. The total mix shall meet the standard city requirements for such.

From: Tim Ott

June 22, 2004

To: Development Review Board

Subj: EPC comments on Site Plan for Building permit for Lot A-3-B-1

Below are listed the responses to conditions of approval required by the EPC, case # 03EPC00148. Please note the lot designation has changed to Lot 1, JJ Subdivision.

1. All changes in the site plan for building permit were made to comply with EPC conditions.
2. The 25 ft cross access easement has been noted as a dashed line vis a solid line.
3. The cross access easement for the northwest entrance has been noted on the site plan for building permit.
4. A separate set of plans has been submitted to ABQ/EHD for review and approval.
5. Cross walk material will be colored concrete with a textured concrete finish to simulate stone. This has been noted on the site plan for building permit.
6. An ADA connection to the Pino Arroyo is shown on the site plan for building permit.
7. A minimum of 6 bike spaces has been provided on the site plan for building permit.
8. Navajo willow has be replaced on the landscape plan with an assortment of Texas umbrella tree, Texas red oak and Mexican elder.
9. A note has been added to the landscape plan to indicate that all areas greater than 36 sf will have a 75% vegetative cover.
10. Trees are provided at a minimum rate of 1 per 10 parking spaces and no parking space is more than 100 feet from a tree.
11. It has been noted on the site plan for building permit that there is a 300 sf minimum patio with furniture and shade structure that integrates with the building structure.
12. The site plan for building permit notes the building color will be earth tones with green awnings. The architectural building sign will be white plastic approximately 8" in height.
13. Proposed fence will be 6' high made of black wrought iron.
14. Refuse enclosure has been depicted on site plan for building permit.

15. There are no pole lights on the project. All building wall pack lights will be full-cut-off type fixtures. This is noted on the site plan for building permit.
16. All Transportation Planning/Public works issues were addressed in the site plan for subdivision process.
17. Both facades have been shown with 8 ft sidewalks on the site plan for building permit.
18. There are no compact parking spaces.
19. At both principal entry ways to the building an 8' bench has been added to the site plan for building permit.
20. A planting strip has been added near Pino Arroyo.

T. M. Ott

T.M. Ott



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 31, 2006

1. Project # 1002455
06DRB-00610 Major-One Year SIA

TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION**, zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18)

At the May 31, 2006, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 15, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Sheran Matson, AICP, DRB Chair

Cc: J Group, 7508 Northridge Ave NE, 87109
Timothy Ott, 5620 Venice NE, Suite #G, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

OFFICIAL NOTICE OF DECISION
MARCH 20, 2003
PROJECT #1002455
PAGE 6

19. Provide 8 linear feet of fixed seating at each of the two principal entry ways to the building.
20. Provide a planting strip of native vegetation adjacent to the Pino Arroyo.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 4, 2003** 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.2 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,

FOR Victor J. Chavez
Planning Director

VJC/DS/ac

cc: Timothy Ott, 40 Chaco, Los Alamos, NM 87544
Irene Minke, Academy Acres North NA, 6504 Dungan NE, Albuquerque, NM 87109
Roberta Lipman, Academy Acres North NA, 6503 Mendius NE, Albuquerque, NM 87109

ACADEMY ACRES NORTH N.A.

AUGUST 04th 2006

5224 4224 002E 3202 1000 029T 500Z

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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ALBUQUERQUE, NM 87109

Postage	\$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

UNIT ID: 0119



Sent To: **IRENE MINKE**
Street, Apt. No., or PO Box No.: **10504 DUNGAN NE**
City, State, ZIP+4: **ALBUQ. NM 87109**

PS Form 3800, June 2002 See Reverse for Instructions

5224 4224 002E 3202 1000 029T 500Z

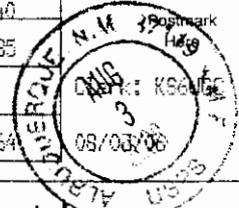
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

UNIT ID: 0119



Sent To: **JODY LYNCH**
Street, Apt. No., or PO Box No.: **P.O. Box 94387**
City, State, ZIP+4: **ALBUQ. NM 87109**

PS Form 3800, June 2002 See Reverse for Instructions

ALBUQ. MEADOWS

RESIDENT'S ASSN.

5224 4224 002E 3202 1000 029T 500Z

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Postage	\$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

UNIT ID: 0119



Sent To: **DICK SCHLAEFFER**
Street, Apt. No., or PO Box No.: **7112-148 PAN AMERICAN FRWY. NE**
City, State, ZIP+4: **ALBUQ. NM 87109**

PS Form 3800, June 2002 See Reverse for Instructions

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Postage	\$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

UNIT ID: 0119



Sent To: **DOUGLAS BERRY**
Street, Apt. No., or PO Box No.: **7112-102 PAN AMERICAN FRWY. NE**
City, State, ZIP+4: **ALBUQ. NM 87109**

PS Form 3800, June 2002 See Reverse for Instructions

SAN ANTONIO
OFFICE / RETAIL

SITE PLAN
AMENDMENT
FOR
SUBDIVISION
AUGUST 4, 2006



**** WELCOME TO ****
AIRPORT MAIL FACILITY
Thank you for purchasing Breast
Cancer Stamps. YOU have helped the
United States Postal Service raise
48 MILLION dollars towards
Breast Cancer research!
08/03/06 11:40AM

Store USPS Trans 39
Wkstn sys5004 Cashier KS6WGC
Cashier's Name SHIRLEY
Stock Unit Id WINSHIRLEY
PO Phone Number 1-800ASKUSPS
USPS # 3401500119

1. First Class	4.64
Destination: 87199	
Weight: 0.60 oz.	
Postage Type: PVI	
Total Cost: 4.64	
Base Rate: 0.39	
SERVICES	
Certified Mail	2.40
70051820000132004232	
Rtn Recpt (Green Card)	1.85
2. First Class	4.64
Destination: 87109	
Weight: 0.60 oz.	
Postage Type: PVI	
Total Cost: 4.64	
Base Rate: 0.39	
SERVICES	
Certified Mail	2.40
70051820000132004225	
Rtn Recpt (Green Card)	1.85
3. First Class	4.64
Destination: 87109	
Weight: 0.60 oz.	
Postage Type: PVI	
Total Cost: 4.64	
Base Rate: 0.39	
SERVICES	
Certified Mail	2.40
70051820000132004249	
Rtn Recpt (Green Card)	1.85
4. First Class	4.64
Destination: 87109	
Weight: 0.60 oz.	
Postage Type: PVI	
Total Cost: 4.64	
Base Rate: 0.39	
SERVICES	
Certified Mail	2.40
70051820000132004218	
Rtn Recpt (Green Card)	1.85
Subtotal	18.56
Total	18.56
Cash	20.00
Change Due	
Cash	1.44

Number of Items Sold: 4

OPEN MONDAY THRU FRIDAY

7:30 A.M. TO 7:30 P.M.
SATURDAY , SUNDAYS AND HOLIDAYS



 COPY

Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: April 14, 2006

TO: Stephanie Shumsky, Staff Planner, Environmental Planning Commission (EPC)

COPY: Rhonda Methvin, P.E., Environmental Health Department
Kevin Curran, Legal Department
✓Tafazzul Hussain, AFRA Construction

FROM: Jim Joseph P.E., INTERA Inc. 

SUBJECT: Project # 1002455, JJ Subdivision, Lot 5 on San Pedro Dr. NE between I-25 and Forest Hills Dr. (06EPC-00458 EPC Site Development Plan-Building Permit)

There is the potential for above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (San Antonio Landfill). The developers of this site are required to follow the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division.

EHD requests that the Planning Department make the above paragraph a condition of approval for the project's Site Development Plan-Building Permit.

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Douglas Simons
AGENT Tafazul Hussain
ADDRESS 2501 Yale Blvd SE Suite 102
PROJECT & APP # 1002455 / 06AA-01124
PROJECT NAME San Antonio Site Plan

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 45.⁰⁰ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 45.⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

JAMES W. GREEN ARCHITECT, P.C.
PH. 505-296-1456
10421 CAMINO DEL OSO N.E.
ALBUQUERQUE, NM 87111

3416

Date 08-04-06 95-32/1070 NM 1121

DUPLICATE

Pay to the Order of City of Albuquerque
Tafazul Hussain
City of Albuquerque
Treasury Division

Bank of America

RECEIPT# 00062661 WSH# 008 TRANSH# 0105
Account 441006 Fund 0110
Activity 4971000 TRSLJS
Trans Amt \$45.00
\$45.00

ACH R/T 107000327
ADMIN AMON
004271224048113416
\$45.00
CHANGE \$45.00
\$0.00

Counterreceipt

Thank You

Afra Construction & Design LLC**2501 Yale Blvd, SE Suite 102****Albuquerque, NM 87106****Phone: 505-243-9093****Fax: 505-243-1561**

October 12, 2006

Andrew Garcia
CZO Planner
Planning Department
Development & Building Services Division
P.O. Box 1293
Albuquerque, NM 87103

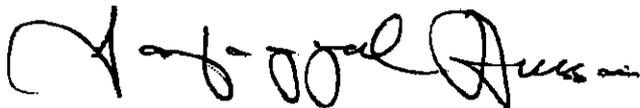
RE: Project # 1002455, Application # 06AA-01124

Dear Mr. Garcia,

We would like to withdraw the AA application for the amended site plan for subdivision for the above referenced project.

We were working with Mr. David Stalworth and based on his advice, we had applied for the AA. Since Mr. Stalworth is no longer with the City, we are in the EPC process with Ms. Carmen Morrone, and hence we would like to withdraw the AA application.

Thank you,



Tafazzul Hussain, AIA
President, Afra Construction & Design

APPLICATION NO. <u>06AA-01124</u>	PROJECT NO. <u>1002455</u>
PROJECT NAME <u>JJ SUBDIVISION</u>	
APPLICANT / AGENT <u>TAEA ZZUL</u>	PHONE NO. <u>243-9093</u>
ZONE ATLAS PAGE <u>E-18</u>	DATE SUBMITTED <u>8-7-06</u>

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: <u>8-7-06</u> D: <u>8/9/06</u> F: <u>8/9/06</u> D: _____ A: <u>8/18/06</u>	F: <u>8/8/06</u> D: _____ F: _____ D: _____ A: <u>8/8/06</u>		F: <u>8/9/06</u> D: <u>8/9/06</u> F: _____ D: _____ A: _____	F: <u>8/11/06</u> D: <u>8/11/06</u> F: _____ D: _____ A: _____	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number 1002455

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*① New plat required.
or ② Sites w/in 100' of landfill. Easements not correct.*

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

First Review		
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

Second Review		
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

Third Review		
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

Fourth Review		
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

August 14, 2006

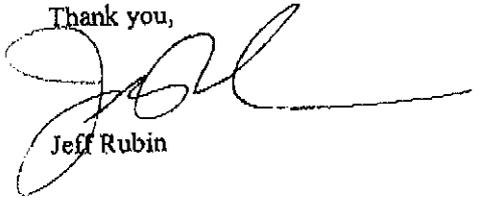
Jeff Rubin
11311 Penfield Lane, N.E.
Albuquerque, NM 87111

To: The Environmental Planning Commission, Albuquerque, NM
Re: Site Plan Amendment for Subdivision, Project 1002455

Dear Planners,

I authorize Lot 6 to have a new 40'-0" wide cross easement included on the final plat, shown as revision #1 on drawing SP, approved site plan for subdivision.

Thank you,



Jeff Rubin