

AA

APPLICATION NO. 05AA 00769 PROJECT NO. 1002529  
 PROJECT NAME Black Ranch  
 EPC APPLICATION NO.  
 APPLICANT / AGENT BORDENAVE DESIGNS PHONE NO. 823-1344  
 ZONE ATLAS PAGE 1313/14  
 (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)  
 AMEND ONE STOP COMMENT FORM LOG

**HYDROLOGY DEV (505) 924-3986**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BLB</i>	DATE <i>5/6/05</i>	DATE

COMMENTS:

**UTILITY DEV (505) 924-3989**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>PLB</i>	DATE <i>5/6/05</i>	DATE

COMMENTS:

**TRANSPORTATION DEV (505) 924-3990**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>WG</i>	DATE <i>5-10-05</i>	DATE

COMMENTS:

**PARKS AND REC (505) 768-5328**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

**PLANNING (505) 924-3858**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>Get Park</i>	DATE <i>5/24/05</i>	DATE

COMMENTS:

Revised 3/3/04

(Return form with plat / site plan)

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# 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)
- L A 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 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: CAS LLC PHONE: 268-9388  
 ADDRESS: 5704 LOMAS NE FAX: \_\_\_\_\_  
 CITY: ALB STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): BORDENAUE DESIGNS PHONE: 823-1344  
 ADDRESS: PO Box 91194 FAX: 821-9105  
 CITY: ALB STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Amendment of 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 6-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. BLACK RANCH  
 Current Zoning: SU-1 Proposed zoning: same  
 Zone Atlas page(s): B-13/14 No. of existing lots: 5 No. of proposed lots: 4  
 Total area of site (acres): 5.57 Density if applicable: dwellings per gross acre: - dwellings per net acre: -  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 101306551503640505 MRGCD Map No. -  
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW  
 Between: WESTSIDE DR and CALABACILLAS ARROYO

**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 1002529  
04DRB-01374, 04DRB-01059, 04DRB-02060, 03EPC-02058, 03EPC-02059, 03EPC-02060, 2-93-115  
04EPC-01840, 04EPC-01841, 04EPC-01843

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

SIGNATURE Jean J. Bordenave DATE 05/05/05  
 (Print) JEAN J. (JAKE) BORDENAUE Applicant  Agent

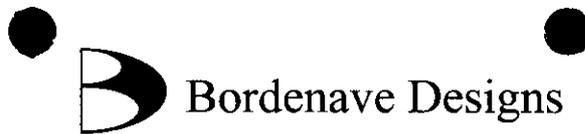
**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>059A</u>	<u>AA</u>	<u>PL4</u>	<u>\$ 45.00</u>
<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>AA</u>			Total <u>\$ 45.00</u>

Bordenave 5-6-05  
 Planner signature / date

Project # 100 2529



May 5, 2005

City of Albuquerque  
Planning Dept.  
PO Box 1293  
Albuquerque, NM 87102

Attn: Planning Staff  
Re: Black Ranch, Tract 6B

Amendment of the attached Site Plan for Subdivision for the subject parcel is hereby requested. The plan is being amended to show lots 3,4 and 5 to be reconfigured as lot 3 and 4. It was intended that the amended Site Plan be submitted at the same time as the Site Plan for Building Permit for lots 3 and 4. That didn't happen and since that time we have met with City staff to address concerns regarding the lot line elimination and the location of the points of egress/ingress to each lot as well as cross lot access.

Therefore, the amended plan also revises the points of egress and ingress and cross lot access easements are shown between lots 1 and 2 and lots 3 and 4. All of the above will be in conformance with existing and/or proposed site plans for building permits on all the lots in the subdivision.

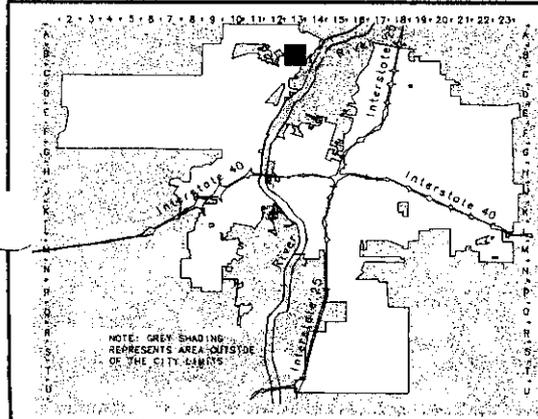
Thank you for your assistance and patience in this matter.

Sincerely,

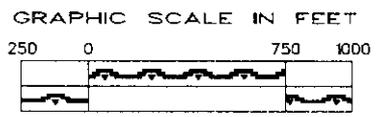
A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', is written over a horizontal line.

Jean J (Jake) Bordenave

P.O. Box 91194  
Albuquerque, NM 87199-1194  
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812  
Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)



CITY OF Albuquerque  
**A G I S**  
 Albuquerque Geographic Information System  
 PLANNING DEPARTMENT  
 © Copyright 2003



**Zone Atlas Page**  
**B-13-Z**  
 Map Amended through July 10, 2003



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

Date: January 21, 2005

## OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002529\*  
04EPC-01840 EPC Site Development Plan-  
Subdivision  
04EPC-01841 EPC Site Development Plan-  
Building Permit  
04EPC-01843 Zone Map Amendment

Randy Eastburg, CAS  
5704 Lomas NE  
Albuq. NM 87110

**LEGAL DESCRIPTION:** for all or a portion of Tracts 6-B Lot 1 to SU-1 for O-1 Permissive Uses; Lot 2 to SU-1 for C-1 Permissive Uses and Auto Sales and Storage; Lots 3-5 to SU-1 for C-1 Permissive Uses, Partition of Black Ranch, zoned RD, located on COORS BLVD. NW, between WESTSIDE DR. NW and CALABACILLAS ARROYO, containing approximately 6 acres. (B-13) Makita Hill, Staff Planner

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1002529/ 04EPC-01840, a request for a request for a zone map amendment from RD to SU-1 for C-1 Permissive Uses, SU-1 for C-1 Permissive Uses and Auto Sales and Storage, and SU-1 for O-1 Permissive Uses, for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the preceding Findings and subject to the following Conditions of Approval.

### FINDINGS:

1. This is a request for a zone map amendment from RD to SU-1 for C-1 Permissive Uses, SU-1 for C-1 Permissive Uses and Auto Sales and Storage, and SU-1 for O-1 Permissive Uses, for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.

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2. A site development plan for subdivision accompanies this request, which proposes to divide the tract into 5 lots. The proposed SU-1 zoning for these lots is as follows:
  - Lot 1: SU-1 for O-1 Permissive Uses
  - Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
  - Lot 3: SU-1 for C-1 Permissive Uses
  - Lot 4: SU-1 for C-1 Permissive Uses
  - Lot 5: SU-1 for C-1 Permissive Uses
3. The request is also accompanied by a site development plan for building permit intended to facilitate development of an auto sales and service center on Lot 2.
4. The request for a zone map amendment for the above stated SU-1 zoning categories is consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j).
5. The request is also consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center..." (WSSP p. 51). The request will facilitate nonresidential development near the Cottonwood Mall Regional Center.
6. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
7. The applicant has demonstrated compliance with this request and the requirements of R-270-1980. As changed conditions in the area have been demonstrated by the applicant, the request meets the requirements of R-270-1980 Section D.(2). As such, the applicant has demonstrated that the existing zoning is inappropriate for the subject site as the request is consistent with policies in the Comprehensive Plan and WSSP, meeting the requirements of R-270-1980 Section D.(3). The consistency of the request with policies in the Comprehensive Plan and the West Side Strategic Plan meets the requirements of R-270-1980 Section C.
8. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known opposition to this request.

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**CONDITION:**

1. The site shall be replatted to create lot lines that correspond to zoning line boundaries.
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On January 20, 2005 the Environmental Planning Commission voted to approve Project 1002529/04EPC-01841, a request for approval of a site development plan for subdivision for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a site development plan for subdivision for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.
2. The purpose of the request is to divide the subject site into 5 lots.
3. A request for a zone map amendment accompanies this request. The proposed SU-1 zoning for these lots is as follows:
  - Lot 1: SU-1 for O-1 Permissive Uses
  - Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
  - Lot 3: SU-1 for C-1 Permissive Uses
  - Lot 4: SU-1 for C-1 Permissive Uses
  - Lot 5: SU-1 for C-1 Permissive Uses
4. The request is also accompanied by a request for approval of a site development plan for building permit intended to facilitate development of an auto sales and service center on Lot 2.
5. The request is generally consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j). Modifications to proposed access points to the subject site from Westside Drive are needed in order to insure minimal impacts to existing traffic in the area (Policies i and k), as recommended by the Public Works Department, Transportation Planning Division.
6. The Calabacillas Arroyo is a designated Major Open Space Arroyo in the Facility Plan for Arroyos (FPA). Lot 2 of the proposed subdivision borders the arroyo on the lot's north side. Policy 3, Parking and Service Areas, addresses landscaping setbacks from the arroyo right-of-way. The 20-foot landscape buffer standard in Policy 3 is applicable to the site.

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7. The request is consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center..." (WSSP p. 51). The request will facilitate commercial and office development near the Cottonwood Mall Regional Center.
8. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
9. The CCSDP contains policies regarding use of live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93). The CCSDP also contains policies that call for a 35-foot wide landscape buffer in the front setback area along Coors, and 50% of the buffer area is to be landscaped (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91). The Landscape design standards in the site plan should be revised to reflect compliance with these policies.
10. The contents and scale of the proposed site plan for subdivision is consistent with the definition of a site development plan for subdivision as defined in Section 14-16-1-5, Definitions, of the City Zoning Code.
11. The site plan for subdivision's design guidelines indicate a maximum building height for commercial and office development of 32 feet. This should be changed to 26 feet as permitted under the City's C-1 and O-1 zones.
12. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known opposition to this request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

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2. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,  
PUBLIC WORKS and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Subdivision shall include:

- a. All the requirements of previous actions taken by the EPC and/or 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 for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. A TI is required and has been submitted.
  - d. 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 (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
  - e. Length of right turn deceleration lanes on Coors at Westside and site drive to be per TIS and/or DPM and/or NMDOT requirements.
  - f. Align private access road at no less than 80 degrees with Coors Blvd. per DPM.
  - g. Site plan shall comply and be designed per DPM Standards.
  - h. Access coordination and TIA (has been submitted) is required per NMDOT.
  - i. Platting must be a concurrent DRB action.
  - j. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes.
  - k. Construction of the bicycle lane, along Coors Boulevard and adjacent to the subject property, as designated on Long Range Bikeways System.
  - l. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
3. The applicant shall revise the Landscape design standards in the site plan to indicate live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93), and demonstrate compliance with the 50% street buffer area landscape coverage policy as established in the CCSDP (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91).
4. The applicant shall include a statement in the site plan for subdivision that assures that the landscaped buffer on the north side of Lot 2 will be a minimum of 6 feet in width with a minimum of four 10-foot landscape bumpouts, consistent with Policy 3, Parking and Service Areas, Facility Plan for Arroyos.

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5. The applicant shall modify the design guidelines regarding maximum building height as follows:  
"The maximum building height for commercial and office uses shall be 26 feet and shall be in accordance with the Coors Corridor Plan view corridor restrictions.
6. The applicant shall revise the site plan for subdivision to indicate a minimum front setback of 35 feet and a maximum front setback of 110 feet for Lot 2.

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On January 20, 2005 the Environmental Planning Commission voted to approve Project 1002529/04EPC-01843, a request for approval of a site development plan for building permit for lot 2 of Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a site development plan for building permit for Lot 2 of Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.
2. The purpose of this request is to facilitate development of an auto sales and storage center.
3. A request for approval of a site development plan for subdivision accompanies this request. The purpose of the request for site development plan for subdivision is to divide the subject site into 5 lots.
4. A request for a zone map amendment accompanies this request. The proposed SU-1 zoning for these lots is as follows:  
Lot 1: SU-1 for O-1 Permissive Uses  
Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage  
Lot 3: SU-1 for C-1 Permissive Uses  
Lot 4: SU-1 for C-1 Permissive Uses  
Lot 5: SU-1 for C-1 Permissive Uses
5. The request is generally consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j). The proposed auto sales and storage building illustrates a quality design (Policy l), and a low profile that maintains scenic views in the area (Policy m). Modifications to proposed access points to the subject site from Westside Drive are needed in order to insure minimal impacts to existing traffic in the area (Policies i and k), as recommended by the Public Works Department, Transportation Planning Division.

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6. The request is consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center..." (WSSP p. 51). The request will facilitate development of an auto sales and storage center near the Cottonwood Mall Regional Center.
7. The WSSP also contains design guidelines that call for the location of "...commercial developments for transit accessibility with buildings directly adjacent to street frontages and parking at the rear or sides of the property..." (WSSP, p. 172). Modifications to the building layout will be needed in order for the request to be in full compliance with these policies.
8. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
9. The location of the building is not consistent with policies in the Centers and Corridors component of the Comprehensive Plan regarding street entrances to corridor buildings (Policy A, Corridor Policies, p. II-82, 83). The building location is also not consistent with policies in the WSSP and CCSDP that call for a frontage orientation of buildings (WSSP, Design Guidelines, p. 172; CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone, b. Site Planning and Architecture, Policy 6, Commercial Sites, p. 96). The applicant should move the proposed building to a location closer to the Coors frontage that is consistent with these policies and meets with City planning staff approval.
10. The CCSDP requires live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93). The CCSDP also contains policies that call for a 35-foot wide landscape buffer in the front setback area along Coors, and 50% of the buffer area is to be landscaped (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91). The Landscape plan should be modified to reflect compliance with these policies.
11. Off-street parking information shown on the site plan suggests that the parking requirements for the proposed use can be met, however mathematical calculations for the parking requirements are not included. The applicant should include mathematical calculations to support the parking space numbers shown on the site plan for vehicles and bicycles.
12. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known opposition to this request.

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**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**  
Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
  - a. All the requirements of previous actions taken by the EPC and/or 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 for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. A TI is required and has been submitted.
  - d. 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 (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
  - e. Length of right turn deceleration lanes on Coors at Westside and site drive to be per TIS and/or DPM and/or NMDOT requirements.
  - f. Align private access road at no less than 80 degrees with Coors Blvd. per DPM.
  - g. Site plan shall comply and be designed per DPM Standards.
  - h. Access coordination and TIA (has been submitted) is required per NMDOT.
  - i. Platting must be a concurrent DRB action.
  - j. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes.
  - k. Construction of the bicycle lane, along Coors Boulevard and adjacent to the subject property, as designated on Long Range Bikeways System.
  - l. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
3. The applicant shall include mathematical calculations on the site plan to support the parking space numbers shown on the site plan for vehicles and bicycles.

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4. The applicant shall revise the Landscape design standards in the site plan to indicate live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93), and demonstrate compliance with the 50% street buffer area landscape coverage policy as established in the CCSDP (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91).
5. The applicant shall move the proposed building consistent with the 35-foot minimum front setback and 110-foot maximum front setback as stipulated for the site development plan for subdivision setback standards for Lot 2.

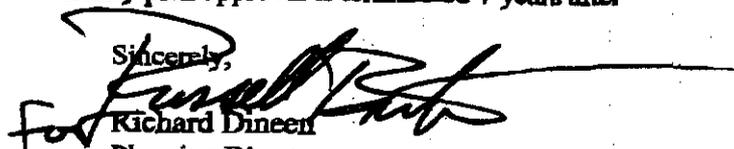
**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY FEBRUARY 4, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

**YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY 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,

  
Richard Dineen  
Planning Director

RD/MH/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102  
Roberto Ponto, 9505 Dancing River NW, Albuquerque, NM 87114

\*\*\*\*\*  
\*\*\* RX REPORT \*\*\*  
\*\*\*\*\*

RECEPTION OK

TX/RX NO	8079	
CONNECTION TEL		5058425495
SUBADDRESS		
CONNECTION ID		
ST. TIME	05/05 13:04	
USAGE T	03'47	
PGS.	10	
RESULT	OK	

**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)
- 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.

JEAN J. (JACK) BORDENAVE  
Applicant name (print)

[Signature]  
Applicant signature / date



Form revised June 04 / October 2004

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

Application case numbers  
05AA - -00769  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 5-6-03  
 Planner signature / date

**Project #** 1002529

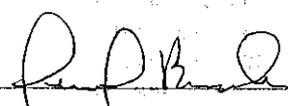
ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME CAS LLC  
AGENT BORDENAVE DESIGN  
ADDRESS \_\_\_\_\_  
PROJECT & APP # Black Ranch  
PROJECT NAME 1002529/05AA 00769

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ 45.00 441006/4971000 EPC/AALUCC 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.

<b>BORDENAVE DESIGNS</b> PO BOX 91194 ALBUQUERQUE, NM 87199-1194 (505) 823-1344		3147
DATE <u>05/06/05</u>		95-219-1070
PAY TO THE ORDER OF <u>CITY OF ALBUQUERQUE</u>	\$ <u>45.00</u>	
<u>forty five &amp; 00/100</u>	DOLLARS	
 Wells Fargo Bank, N.A. 5555 Montgomery NE Albuquerque, NM 87109 wellsfargo.com		
FOR <u>0408 Admn Amend Subd</u>		MP
⑈003147⑈ ⑆107002192⑆ 1097512990⑈		



5704 Lomas N.E.  
Albuquerque, N.M. 87110  
Office (505) 268-9388

May 5,2005

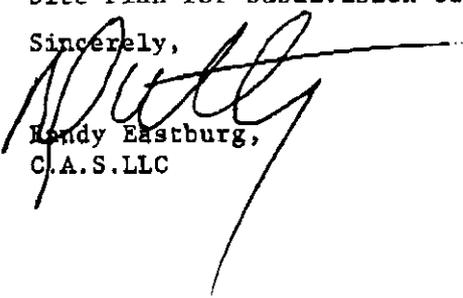
City of Albuquerque  
Planning Dept.  
PO box 1293  
Albq.,NM 87102

Attn:Planning Staff

RE:Black Ranch,Tract 6B

I,Randy Eastburg,partner in C.A.S. LLC hereby authorize Bordenave Designs to act as agent in the corporations behalf regarding the amendment of the Site Plan for Subdivision of the subject parcel.

Sincerely,



Randy Eastburg,  
C.A.S.LLC