

# 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
- for Building Permit
- Administrative Amendment (AA)
- 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...**
- D** 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: 10,800 Golf Course Road, L,L,C. PHONE: 344-4080  
 ADDRESS: 4700 Lincoln Road N.E. FAX: 343-8759  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: vchavez@cg-engrs.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): H. Barker Architects PHONE: 842-6789  
 ADDRESS: 209 Gold Ave, S.W. FAX: 842-1818  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: h@hbarkerarchitects.com

DESCRIPTION OF REQUEST: Divide Lot E-1 (existing) into 6 lots (e-1 thru e-6) indicate access, landscape, buffers and development standards. SITE PLAN FOR SUBDIVISION

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

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

Lot or Tract No. E-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Black Arroyo Dam (Paradise Heights Subdivision)  
 Existing Zoning: C-2 (SC) Proposed zoning: C-2 (SC)  
 Zone Atlas page(s): A-12-Z MRGCD Map No. \_\_\_\_\_

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): \_\_\_\_\_  
Z-98-19 and Z-97-88 and E.P.C Project No. 100256

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: one No. of proposed lots: six Total area of site (acres): 7.67 acres

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road NW  
 Between: westside Blvd. N.W. and Benton Avenue, N.W.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 7-17-07

SIGNATURE

H. Barker  
 (Print) HILDRETH BARKER

DATE 7-24-07

Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/07

#### INTERNAL ROUTING

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

Application case numbers

07 EPC 40035

Action

SPS  
CMF  
Adu

S.F.

PU

Fees

\$ 385.<sup>00</sup>

\$ 50.<sup>00</sup>

\$ 75.<sup>00</sup>

\$

\$

Total

\$ 510.<sup>00</sup>

Hearing date September 20, 2007

Andrew Garcia

8-1-07  
Planner signature / date

Project # 1002556

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

IP MASTER DEVELOPMENT PLAN

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings. For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site plans and related drawings reduced to 8.5" x 11" format
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY  
Maximum Size: 24" x 36"

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

**NOTE:** For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation 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 free standing tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings
- Site plans and related drawings reduced to 8.5" x 11" format
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

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

HILDRETH PARKER  
Applicant name (print)  
[Signature]  
Applicant signature / date  
7-31-07



Form revised April 2006

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

Application case numbers  
07EPC - 40035

[Signature] 8-1-07  
Planner signature / date

Project # 1002556

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION CHECKLIST**

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

**NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".**

**Accompanying Material**

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN** (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height
  - b. Minimum Building Setback
  - c. Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT** (Optional, but STRONGLY  
recommended)

- \_\_\_ 1. Overall Design Theme and Land Use Concept
- \_\_\_ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- \_\_\_ 3. Street Design
- \_\_\_ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- \_\_\_ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- \_\_\_ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- \_\_\_ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- \_\_\_ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- \_\_\_ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

H. BARKER ARCHITECTS • ARCHITECTS & PLANNERS, A.I.A.  
209 GOLD AVENUE, S.W. • ALBUQUERQUE, NEW MEXICO 87102 • 505-842-6789 TEL • 505-842-1818 FAX • hbarkerarchitects.com

August 26, 2008

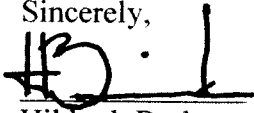
Environmental Planning Commission  
City of Albuquerque  
600 Second Street, NW  
Albuquerque, NM 87102

Re: Lot E-1 and a portion of Lot D-1, Black Arroyo Dam (Paradise Heights Subdivision)

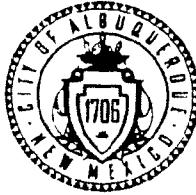
Dear Commissioners:

We are requesting approval of a Site Plan for Subdivision for the referenced parcel. We are asking that the parcel remain as two parcels (D-1 and E-1). The boundary between the two will change in order line up with the access intersection coming off of Golf Course Road. We have indicated the access to each parcel as well as the required landscape buffers. We have also submitted development standards (architectural, landscaping, signage, etc.) for your review. Our intent is to require developments that will be sensitive to regional, environmental, and harmonious concerns. If you have any questions please call my office at any time and I will do my best to answer your questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'H.B.' followed by a stylized flourish.

Hildreth Barker  
H. Barker Architects



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: 9.3.08

TO CONTACT NAME: H. BARKER
COMPANY/AGENCY: H. BARKER ARCHITECTS
ADDRESS/ZIP: 209 GOLD AVE. SW
PHONE/FAX #: 842-6789 842-1818

Thank you for your inquiry of 9-3-08 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at GOLF COURSE ROAD, N.W., Lots No E PARADISE HEIGHTS zone map page(s) A-12.

Our records indicate that the Affected Neighborhood and/or Homeowner Association affected by this proposal and the contact names are as follows:

PARADISE HEIGHTS
Neighborhood or Homeowner Association

SEVEN BAR NORTH, HOA
Neighborhood or Homeowner Association

Contacts:
Just attached

Contacts:
Just attached

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { } NO [X]

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**PARADISE HEIGHTS N.A. (PAH)**

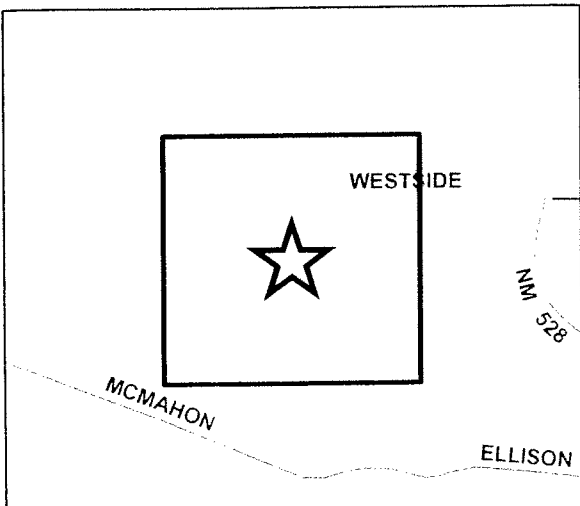
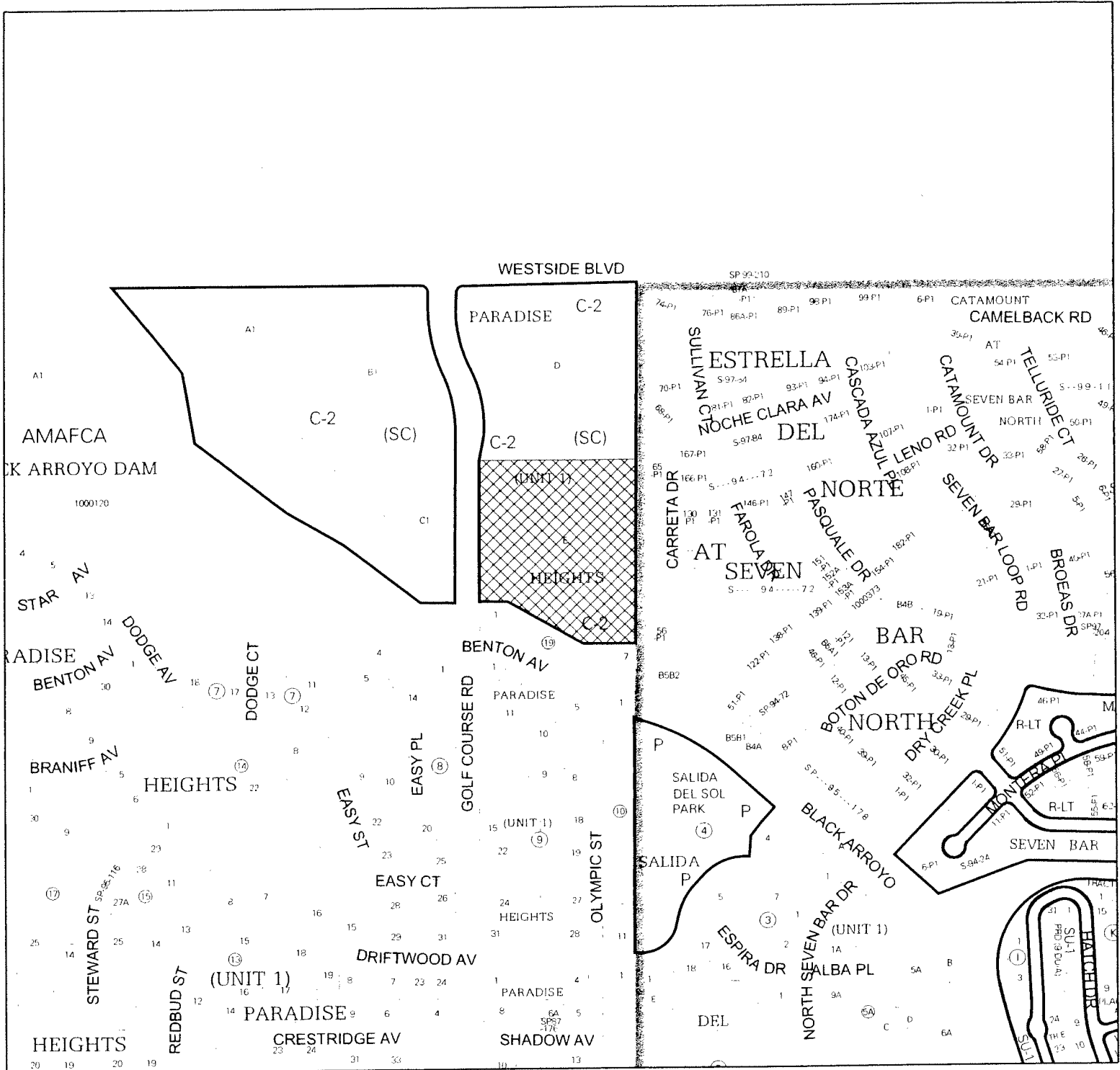
Lani Bourne  
10600 Olympic St. NW/87114 899-1972 (h)  
Anita Waldanowski  
10512 Olympic St. NW/87114 792-4910 (h)

**SEVEN BAR NORTH H.O.A. (SBN)**

**\*Dan McCormack**  
10919 Carreta Dr. NW/87114 792-4272 (h) 730-3507 (c)  
John Currier  
12005 Cascada Azul NW/87114 792-7870 (h)

***Council District: 5***  
***County District: 1***  
***Police Beat: 612/NW***  
***Zone Map #: A-12-13***

***Council District: 5***  
***County District: 1***  
***Police Beat: 612/NW***  
***Zone Map #: A-12-13***



# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1002556

Hearing Date:

September 20, 2007

Zone Map Page:

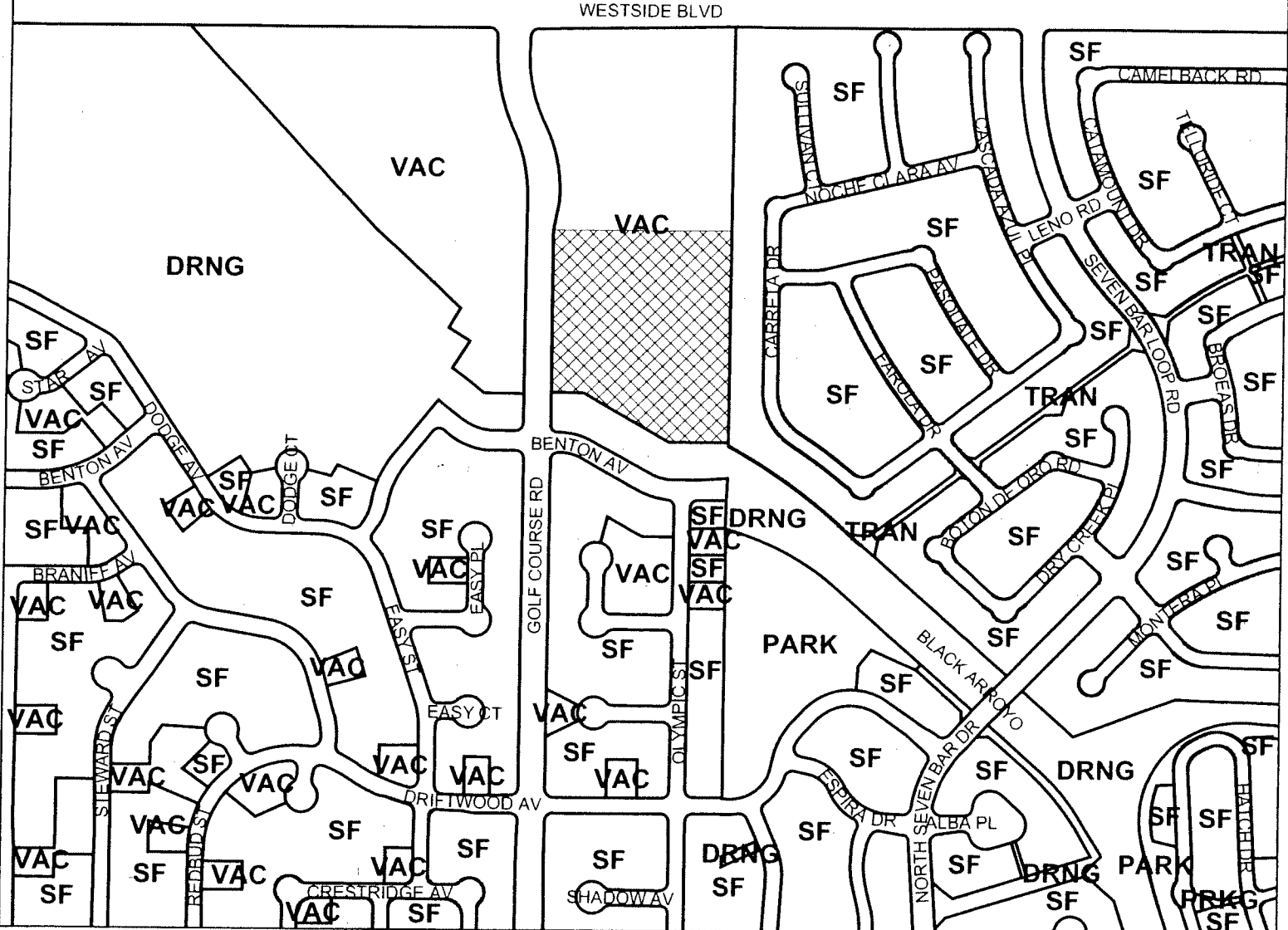
A-12

Additional Case Numbers:

07EPC-40035



*should appear  
do w. central*



# LAND USE MAP

Note: Grey shading indicates County.

## KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



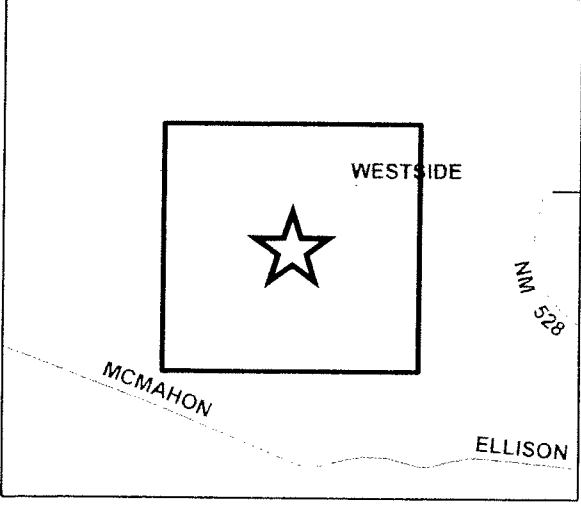
1 inch equals 500 feet

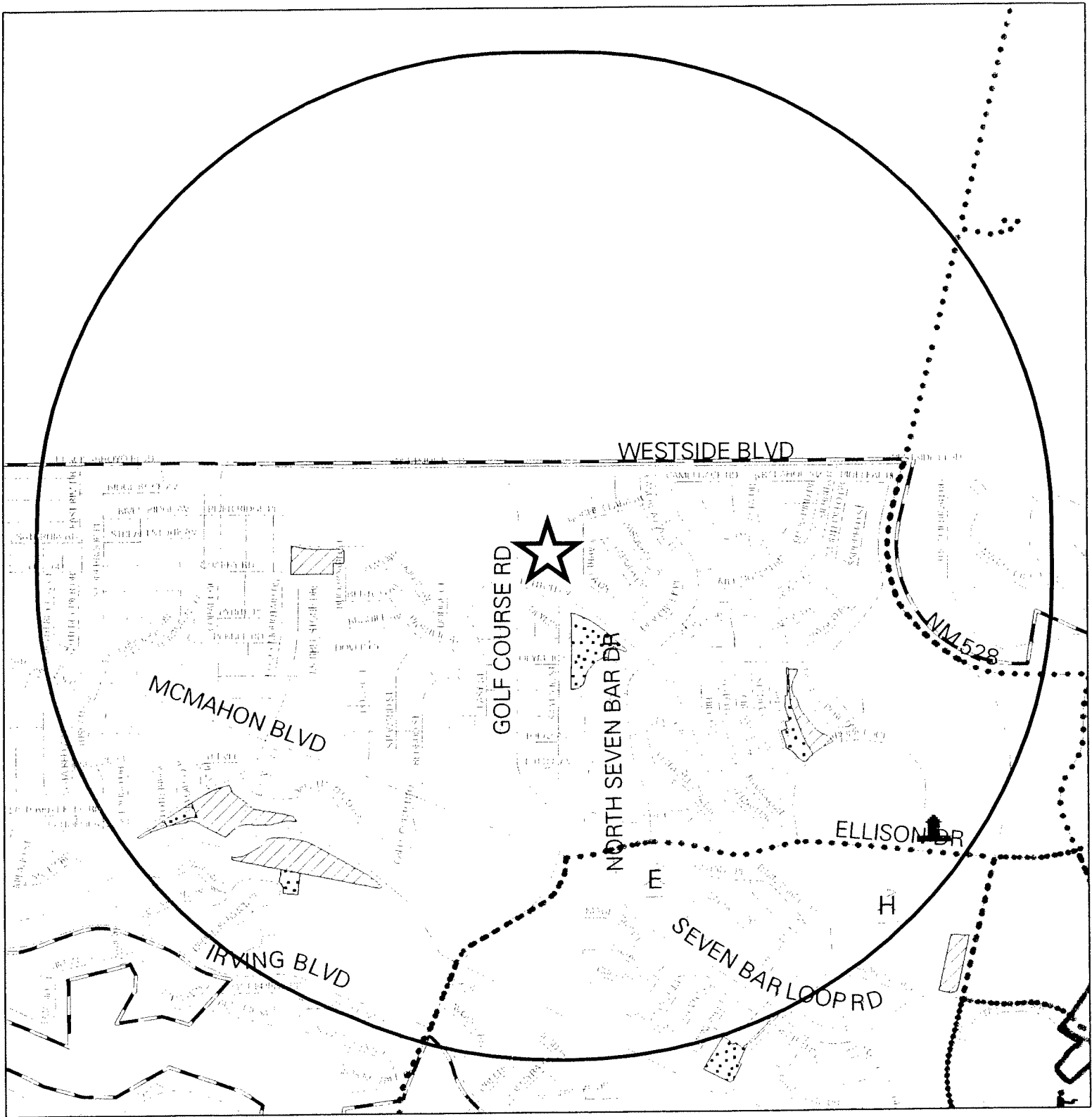
Project Number:  
1002556

Hearing Date:  
September 20, 2007

Zone Map Page:  
A-12

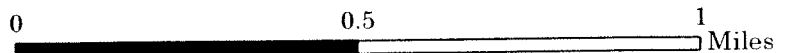
Additional Case Numbers:  
07EPC-40035

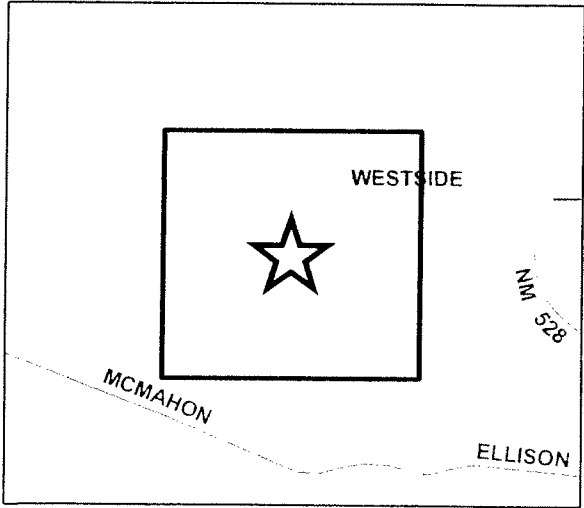
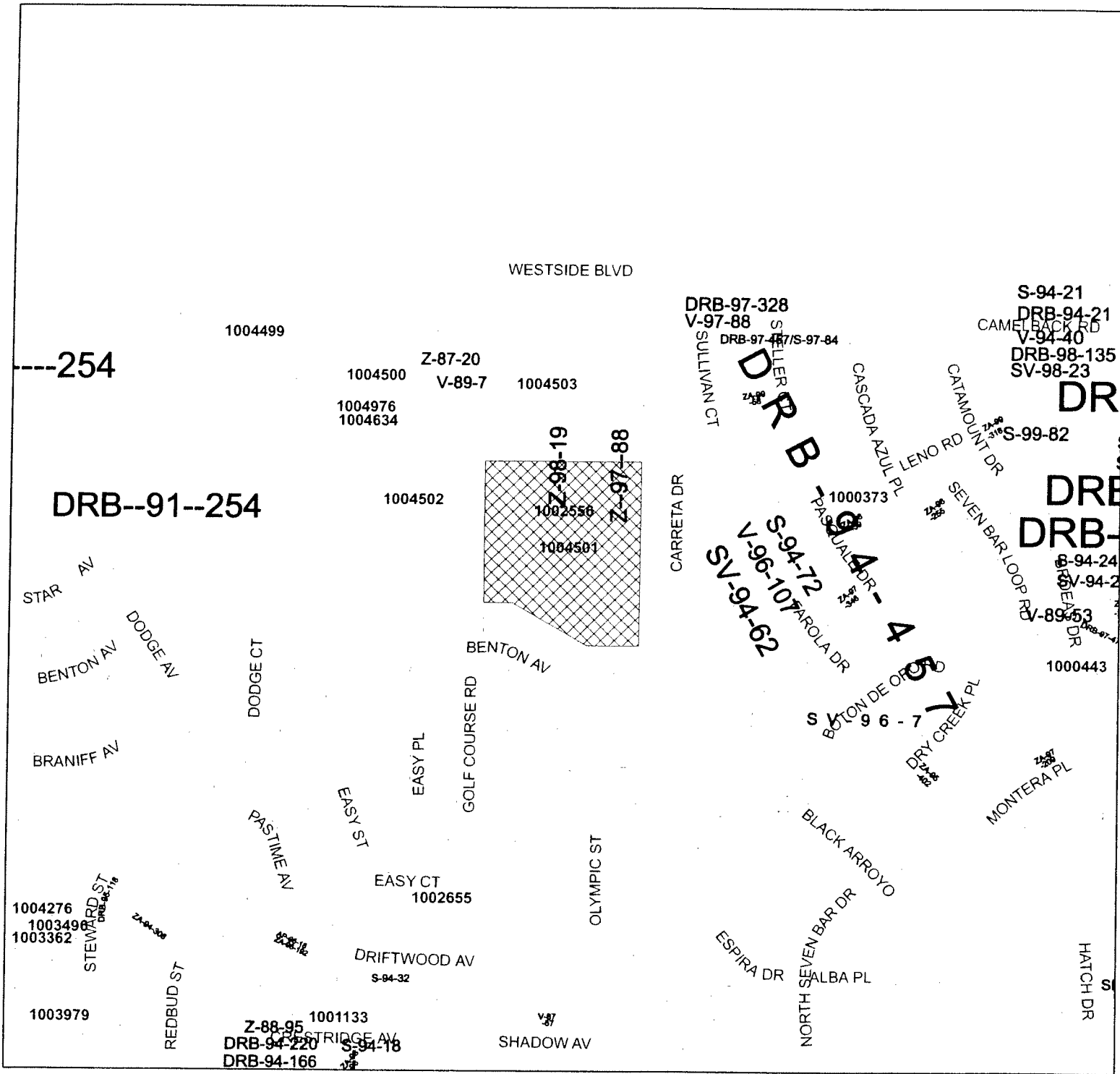




## Public Facilities Map with One-Mile Site Buffer

- |                      |                             |                             |                         |
|----------------------|-----------------------------|-----------------------------|-------------------------|
| COMMUNITY CENTER     | FIRE                        | APS Schools                 | Developed County Park   |
| MULTI-SERVICE CENTER | POLICE                      | ABQ Ride Routes             | Undeveloped County Park |
| SENIOR CENTER        | SHERIFF                     | AGIS Jurisdiction           | Developed City Park     |
| LIBRARY              | SOLID WASTE                 | Landfill Buffer (1000 feet) | Undeveloped City Park   |
| MUSEUM               | Landfills designated by EHD |                             |                         |





# HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 500 feet  
 Project Number:  
 1002556  
 Hearing Date:  
 September 20, 2007  
 Zone Map Page:  
 A-12  
 Additional Case Numbers:  
 07EPC-40035



**Environmental  
Planning  
Commission**

**Agenda Number: 7  
Project Number: 1002556  
Case #: 07EPC 40035  
September 20, 2007**

**Staff Report**

<b>Agent</b>	H. Barker Architects
<b>Applicant</b>	10,800 Golf Course Road, LLC
<b>Request(s)</b>	<b>Site Development Plan for Subdivision</b>
<b>Legal Description</b>	Tract E, Unit 1, Paradise Heights, (except southerly portion out to AMAFCA parcel BA-1-01); a portion of Tract D, Unit 1, Paradise Heights.
<b>Location</b>	Golf Course Road NW between Westside Blvd. and Benton Ave. NW
<b>Size</b>	Approximately 8.03 acres
<b>Existing Zoning</b>	C-2 (SC)
<b>Proposed Zoning</b>	C-2 (SC)

**Staff Recommendation**

**DEFERRAL of 07EPC 40035, for 30 days to  
the October 18, 2007 EPC hearing, based on  
the applicant's request.**

**Staff Planner  
Carol Toffaleti, Planner**

**Summary of Analysis**

The request is a Site Development Plan for Subdivision for Tract E and a small, southerly portion of Tract D, Unit 1, Paradise Heights, a site of approximately 8 acres located east of Golf Course Rd NW, between Westside Blvd. and Benton Ave. NW, zoned C-2 (SC). The applicant proposes to split the land into 7 parcels of approximately 1 acre each and has included Design Guidelines for future development.

The applicant has requested a 30-day deferral, to the October 18, 2007 EPC hearing, to discuss the development intentions of the owner of adjoining Tract D, which is also vacant and zoned C-2 (SC). (See attached letter dated August 28, 2007.)

Location Map (3" x 3")

**H. BARKER ARCHITECTS • ARCHITECTS & PLANNERS, A.I.A.**  
209 GOLD AVENUE, S.W. • ALBUQUERQUE, NEW MEXICO 87102 • 505-842-6789 TEL. • 505-842-1818 FAX • hbarkerarchitects.com

August 28, 2007

Ms. Carman Morrone  
Senior Planner  
Planning Department  
City of Albuquerque  
600 Second Street, NW  
Albuquerque, NM 87102

Re: E.P.C. Application Case Number: 07EPC40035 & Project #1002556

Dear Ms. Morrone:

This is a request for a 30 day deferral of the referenced project. The developer has been in contact with Option 1 Realty Group and their Huston architect who will be developing Tract D, north of the referenced project. Option 1 believes they will far enough along in their planning to give our developers a better idea of their intent. We believe this will be an advantage to the planning staff for the same reasons.

If you have any questions in this matter please call me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'H.B.' with a stylized flourish underneath.

Hildreth Barker for  
H. Barker Architects, LLC

