

6/18/03 2pm

Jerry Wilcox called + asked  
what info. we had on Rob  
Welmick in project file  
#100 1973.

I told her that the application  
stated he was the owner of  
the property in valued. I also  
gave her his address <sup>+ phone #</sup> as  
stated on the application.

J. Matson

Jerry's phone # 303-860-8100.  
It is a law office.



# DRB CASE TRACKING LOG

REVISED 5/18/2000

7/1/02  
Completed  
*[Signature]*

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

Application No: 02DRB-00924 (SBP) Project #1001973  
Project Name: RICHFIELD PARK SUBDIVISION Fee: \$  
Agent: Advanced Engineering Phone No.# 899-5570  
Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/26/02 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: 15' Radius off entrance - one way signage
- UTILITIES: \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): See comments
  - Planning must record this plat. Please submit the following items:
    - The original plat and a mylar copy for the County Clerk.
    - Tax certificate from the County Treasurer.
    - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
    - Tax printout from the County Assessor.
  - Include 3 copies of the approved site plan along with the originals.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature.

Project # 1001973

### CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

TRANSPORTATION	Dates: Routed: <u>6-27-02</u>	Disapproved: _____	Approved: <u>6-27-02</u>
UTILITIES	Dates: Routed: _____	Disapproved: _____	Approved: _____
CITY ENGINEER / AMAFCA	Dates: Routed: _____	Disapproved: _____	Approved: _____
PARKS / CIP	Dates: Routed: _____	Disapproved: _____	Approved: _____
PLANNING (Last to sign)	Dates: Routed: <u>6/27/02</u>	Disapproved: _____	Approved: <u>6/28/02</u>

### PLANS RELEASED TO APPLICANT OR AGENT

Date Released: 7-1-02 Date Returned: \_\_\_\_\_  
 Print Name: ATA - ALLAN BIAZOL Firm: Advanced Eng. Consulting  
 Signed: \_\_\_\_\_

Date Released: \_\_\_\_\_ Date Returned: \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Firm: \_\_\_\_\_  
 Signed: \_\_\_\_\_

7/1/02  
Called agent  
for P. Agent  
*[Signature]*



2. **Project # 1001757**  
02DRB-00793 Major-Vacation of  
Public Easements  
02DRB-00792 Major-Preliminary Plat  
Approval  
02DRB-00794 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-4, **LANDS OF CARLOS BARELAS**, zoned R-T, located on BRIDGE BLVD SW, between COORS BLVD. SW and UNSER BLVD. SW containing approximately 5 acre(s). [REF: 02EPC 00286/00285 ][DEFERRED FROM 6/19/02] (K-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/26/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/25/02 THE PRELIMINARY PLAT WS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1000296**  
02DRB-00544 Major-Vacation of  
Public Right-of-Way  
02DRB-00545 Major-Vacation of  
Public Easements  
02DRB-00546 Minor-Sidewalk Waiver  
02DRB-00547 Minor-Temp Defer  
SDWK  
02DRB-00548 Major-SiteDev Plan  
Subd  
02DRB-00549 Major-SiteDev Plan  
BldPermit  
02DRB-00550-Major-Preliminary Plat

BOHANNAN HUSTON, INC. agent(s) for ALTURA WEST LTD. CO. request(s) the above action(s) for all or a portion of Tract(s) B1, OXBOW PARK SUBDIVISION (to be known as **THE ENCLAVE AT OXBOW**) zoned SU-3, located on ST. JOSEPH DRIVE NW, between COORS BLVD. NW and ALAMOGORDO DR. NW containing approximately 12 acre(s). [REF: 02500 00234] [Deferred from 6/19/02] (G-11) **THE VACATIONS (00544 AND 00545) WERE APPROVED AS SHOWN ON EXHIBIT A IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/26/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/20/02 THE PRELIMINARY PLAT WS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: OXBOW PARK MUST BE REPLATTED TO PROVIDE A 20 FOOT PUBLIC SANITARY SEWER LINE EASEMENT THROUGH LOT 51. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

4. **Project # 1001789**  
02DRB-00405 Major-Vacation of Pub  
Right-of-Way

JOSE A VENZOR agent(s) for JOSE A. VENZOR request(s) the above action(s) for all or a portion of Lot(s) 15&16, Block(s) 6 17-28 & LOTS 1-3, **MONTE VISTA ADDITION**, zoned SU-2, CCR, located on E/W ALLEY N. OF CENTRAL AV NE, between WELLESLEY DR. NE and TULANE DR. NE containing approximately 3 acre(s). [REF: Z-76-42, ZA-78-71, VAC. ORD. 76-37 ] [Deferred from 6/19/02] (K-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS OF PRELIMINARY PLAT APPROVAL: 1) THE SANITARY SEWER EASEMENT IS RETAINED IN THE VACATED ALLEY (OR) THE SANITARY SEWER LINE IS RELOCATED PRIOR TO FINAL PLAT APPROVAL. 2) WRITTEN VERIFICATION FROM THE REFUSE DEPARTMENT STATING THAT THEY DO NOT HAVE ANY OBJECTIONS TO THE VACATION IS REQUIRED. THIS VERIFICATION IS NEEDED PRIOR TO PRELIMINARY PLAT APPROVAL.**

5. **Project # 1001725**  
02DRB-00767 Major-Preliminary Plat  
Approval  
02DRB-00766 Major-Bulk Land  
Variance

TIERRA WEST, LLC agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) B, **EVER READY OIL SUBDIVISION**, zoned C-1, located on GIBSON BLVD SE, between UNIVERSITY BLVD SE and 1-25 NORTH FRONTAGE ROAD [REF: 02500 00161, 02110 00648/02128 00649] [DEFERRED FROM 6/19 AND 6/26/02] (L-15) **DEFERRED AT THE AGENT'S REQUEST TO 7/10/02.**

6. **Project # 1001523**  
02DRB-00518 Major-Preliminary Plat  
Approval  
02DRB-00519 Major-Vacation of Pub  
Right-of-Way  
02DRB-00526 Major-Vacation of  
Public Easements  
02DRB-00520 Minor-Temp Defer  
SDWK

02DRB-00621 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & ASSOC agent(s) for UNSER -  
98TH ST PARTNERS request(s) the above action(s)  
for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL  
CENTER**, zoned SU-1 special use zone / for Light  
Industrial, located on UNSER BLVD NW, between  
98TH ST NW and LADERA DR NW containing  
approximately 120 acre(s). [REF: AX-81-10, Z-81-49,  
01128-01405] [Deferred from 6/5/02,6/12/02, 6/19/02]  
(H-10)

CONSENSUS PLANNING, INC. agent(s) for UNSER-  
98TH STREET PARTNERSHIP, LLC request(s) the  
above action(s) for all or a portion of Lot(s) 2,  
**LADERA INDUSTRIAL CENTER**, zoned SU-1 for  
Light Industrial, located on UNSER BLVD NW,  
between 98TH ST NW and LADERA DR NW  
containing approximately 120 acre(s). [REF: 01128  
01405, 02400 00519/02500 00520, Z-81-49] [Deferred  
from 6/5/02, 6/12/02, 6/19/02] (H-9) **WITH THE  
SIGNING OF THE INFRASTRUCTURE LIST DATED  
6/26/02 AND APPROVAL OF THE GRADING PLAN  
ENGINEER STAMP DATED 6/21/02 THE  
PRELIMINARY PLAT WAS APPROVED WITH THE  
FOLLOWING CONDITION: APPROVAL FROM  
AMAFCA FOR THE WATER AND SEWER LINE  
CROSSINGS OF THE MIREHAVEN CHANNEL IS  
REQUIRED. THE VACATIONS (00519 AND 00526)  
WERE APPROVED AS SHOWN ON EXHIBIT B IN  
THE PLANNING FILE. TEMPORARY DEFERRAL  
OF CONSTRUCTION OF SIDEWALKS WAS  
APPROVED FOR THE FRONTAGE AND SIDE  
YARDS OF THE DEVELOPABLE LOTS ON THE  
INTERIOR STREETS AS SHOWN ON EXHIBIT C IN  
THE PLANNING FILE. THE SITE PLAN FOR  
SUBDIVISION WAS APPROVED WITH FINAL SIGN  
OFF DELEGATED TO CITY ENGINEER AND  
PLANNING.**

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

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

7. **Project # 1001973**  
02DRB-00924 Minor-SiteDev Plan  
BldPermit
- ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for ROB HELMICK request(s) the above action(s) for all or a portion of Lot(s) 42, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ADAMS ST. NE, between WASHING ST. NE and JEFFERSON ST. NE containing approximately 2 acre(s). [REF: Z-85-704 ] (C-17) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**
8. **Project # 1000596**  
02DRB-00533 Minor-SiteDev Plan  
Subd/EPC  
02DRB-00535 Minor-SiteDev Plan  
BldPermit
- DEKKER / PERICH / SABATINI agent(s) for HEART OFFICE BLDG. LLC request(s) the above action(s) for all or a portion of Tract(s) 2B, **ST. JOSEPH HOSPITAL**, zoned SU-1 special use zone, for Hosp., Hotel & rel. uses, located on ELM ST NE, between MARTIN LUTHER KING JR. AVE NE and LOMAS BLVD. NE containing approximately 8 acre(s). [REF: Project #1001718; Z-98-8, DRB-98-97, 02128-00140 & 141, 02223000521 & 522] [**Juanita Vigil, EPC Case Planner**][Deferred from 4/17, 6/5, 6/19/02] [Heard under Project #1001718 on 6/5/02] (K-15) **THE SECOND AMENDMENT OF THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING. THE SITE DEVELOPMENT PAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**



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

9. **Project # 1002013**  
02DRB-00903 Minor-Prelim&Final Plat  
Approval
- ALBUQUERQUE SURVEYING CO., INC. agent(s) for ROBERT & YRENIA R. LARES request(s) the above action(s) for all or a portion of Lot(s) 20, **LINDA VISTA ADDITION NO. 1**, zoned R-1, located on HENDRIX RD NW, between MONTANO NW and 2ND ST. NW containing approximately 1 acre(s). (F-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS, TRANSPORTATION DEVELOPMENT AND PLANNING.**

**NO ACTION IS TAKEN ON THESE CASES:  
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

10. **Project # 1002022**  
02DRB-00922 Minor-Sketch Plat or  
Plan
- BOHANNAN HUSTON, INC. agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on WEST SIDE OF UNSER BLVD SW, between EUCARIZ AV. SW and TOWER RD. SW containing approximately 10 acre(s). [REF: DRB-95-58, DRB-97-202 ] (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project # 1002023**  
02DRB-00923 Minor-Sketch Plat or  
Plan

WAYJOHN SURVEYING INC agent(s) for  
ELIZABETH OROZCO request(s) the above action(s)  
for all or a portion of Lot(s) 10, **INDIAN FARM  
ESTATES**, zoned RA-2 residential and agricultural  
zone, located on INDIAN FARM LN NW, between  
CANDELARIA RD NW and MATTHEW AVE NW  
containing approximately 1 acre(s). [REF: DRB-95-  
856 ] (G-13) **THE ABOVE REQUEST WAS  
REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1002025**  
02DRB-00926 Minor-Sketch Plat or  
Plan

ADVANCED ENGINEERING & CONSULTING  
agent(s) for FRED N SEELEY request(s) the above  
action(s) for all or a portion of Tract(s) 6, **LANDS OF  
C H HALL**, zoned SU-1 special use zone / Mobile  
Home Park, located on VOLCANO RD NW, between  
90TH ST NW and BLUEWATER RD NW containing  
approximately 4 acre(s). (K-9) **THE ABOVE  
REQUEST WAS REVIEWED AND COMMENTS  
WERE GIVEN.**

13. Approval of the Development Review Board Minutes for June 12, 2002. **MINUTES WERE  
APPROVED SUBJECT TO CHANGES BY THE DEVELOPMENT REVIEW BOARD.**

ADJOURNED: 12:05 P.M.




CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 26, 2002

**7. Project #1001973  
Application # 02DRB-00924  
Richfield Park Subdivision- Helmick Homes**

---

1. Re: the dumpster detail: Add the color of the CMU wall and the type of opaque gates proposed.
2. See Sheet 2 of 4 – Landscaping Plan.
  - a. Delete the language “Final landscaping layout and design to be determined upon receipt of final grading plan”.
  - b. The number of plants and type of plants indicated on the Plant Legend do not appear on the design. Also, why are half of the beds along Adams Street NE and Columbine Street landscaped only with gravel?
3. Please provide color samples of the stucco.
4. The spelling of “piched” under General Note #6, Sheet 1 of 4 needs to be corrected. The correct spelling is “pitched”.
5. A detail of the proposed parking lot and building mounted lighting needs to be added. Also, add a note that no fugitive light is allowed to escape the site.

  
-----  
Janet Cunningham-Stephens, DRB Chair  
Planning Manager, Land Development Coordination  
Tel: 505-924-3880 FAX: 505-924-3864



# DRB CASE TRACKING LOG

REVISED 5/18/2000

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

Application No: 02DRB-00924 (SBP)

Project #1001973

Project Name: RICHFIELD PARK SUBDIVISION

Fee: \$

Agent: Advanced Engineering

Phone No.# 899-5570

Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/26/02 by the DRB with delegation of signature(s) to the following departments:

## OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: 15' RADIUS OFFSTRESS - ONE WAY SIGNAGE

UTILITIES: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

PLANNING (Last to sign): See comments

- **Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.

- **Include 3 copies of the approved site plan along with the originals.**
- **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- **Property Management's signature must be obtained prior to Planning Department's signature.**

## CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

TRANSPORTATION	Dates: Routed: _____	Disapproved: _____	Approved: _____
UTILITIES	Dates: Routed: _____	Disapproved: _____	Approved: _____
CITY ENGINEER / AMAFCA	Dates: Routed: _____	Disapproved: _____	Approved: _____
PARKS / CIP	Dates: Routed: _____	Disapproved: _____	Approved: _____
PLANNING (Last to sign)	Dates: Routed: _____	Disapproved: _____	Approved: _____

## PLANS RELEASED TO APPLICANT OR AGENT

Date Released: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Signed: \_\_\_\_\_

Date Returned: \_\_\_\_\_  
 Firm: \_\_\_\_\_

Date Released: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Signed: \_\_\_\_\_

Date Returned: \_\_\_\_\_  
 Firm: \_\_\_\_\_



**City of Albuquerque**  
CITY OF ALBUQUERQUE  
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
PUBLIC WORKS DEPARTMENT  
DEVELOPMENT SERVICE  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001973

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: June 26, 2002



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001973**

**AGENDA ITEM NO: 15**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage plan is required for Preliminary Plat approval.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN

*discussed*

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** May 29, 2002



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001973

Item No. 15

Zone Atlas C-17

DATE ON AGENDA 5-29-02

INFRASTRUCTURE REQUIRED (?)YES ( )NO

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

**TYPE OF APPROVAL REQUESTED:**

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

No.	Comment
<input type="checkbox"/>	What is proposed?

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

---



---



---



---



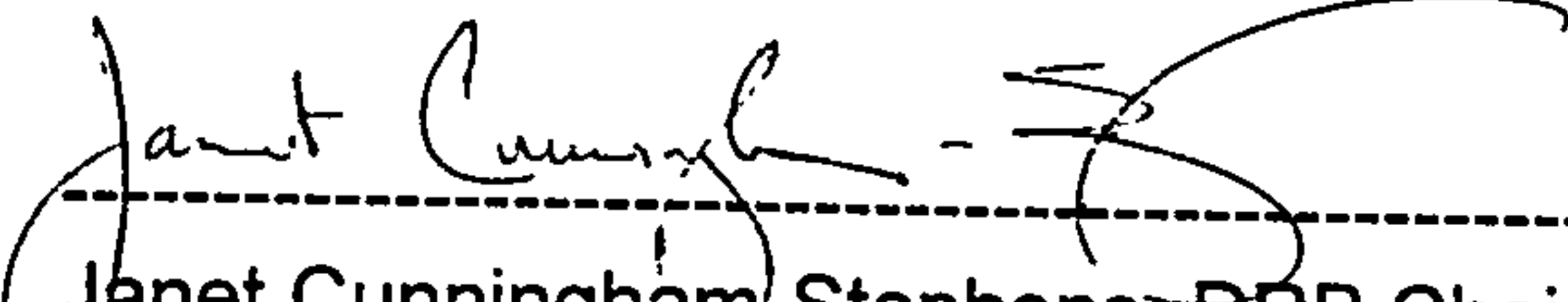
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 29, 2002

**15. Project #1001973  
Application # 02DRB-00781  
Richfield Park Subdivision**

---

1. Future development must be in compliance with the Richfield Park master development plan and IP zoning. Please provide a copy of the master plan along with site plan submittal.
2. Please refer to the Site Data section re: the landscaping calculations. How was the figure 27,640 square feet derived?
3. Solid Waste must sign the site plan prior to DRB approval. Please contact Theresa Baca at 924-3631 or 761-8142.
4. Please provide details of the signage, lighting and facades. Call out colors, dimensions, and materials.
5. Refer to Section 14-16-2-19(C)(1) <sup>found</sup> regarding building height. Provide verification that the angle dimension is within compliance.
6. Please provide the landscaping plan along with the submittal. It should list the types and numbers of shrubs/trees as well as showing the proposed location of each plant.

  
-----  
Janet Cunningham-Stephens, DRB Chair  
Planning Manager, Land Development Coordination  
Tel: 505-924-3880 FAX: 505-924-3864



# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	Supplemental form <b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of... A</b>
<input type="checkbox"/> ... for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<input checked="" type="checkbox"/> ... for Building Permit		
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	

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: Rob Helmick PHONE: 220-5105  
 ADDRESS: P.O. Box 91927 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner  
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: 899-5570  
 ADDRESS: 10205 Snowflake Ct. NW FAX: 897-4996  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: AECLLC@AOL.COM

**DESCRIPTION OF REQUEST:** Site Plan for Building Permit

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. Lot 42 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Richfield Park  
 Current Zoning: IP Proposed zoning: Same  
 Zone Atlas page(s): C-17-Z No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 1.0714 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 (DRB jurisdiction.) Within 1000FT of a landfill? No  
 UPC No. 101706430543210111 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 8900 Adams Street, NE.  
 Between: Washing St. NE and Jefferson St., NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB 1001973  
Z-85-70-1  
 Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 5-29-2002

SIGNATURE Shahram (Shawn) Biazar DATE 06-17-02  
 Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

**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	Action	S.F.	Fees
<u>02 DRB - 00924</u>	<u>SPBP</u>	<u>P(3)</u>	<u>\$ 350</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>June 26, 2002</u>			Total <u>\$ 350</u>

Paul Cardenas 6/18/02 Project # 1001973  
 Planner signature / date

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

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

Shahram (Shawn) Biazar  
Applicant name (print)

M. Biazar 6/17/02  
Applicant signature / date

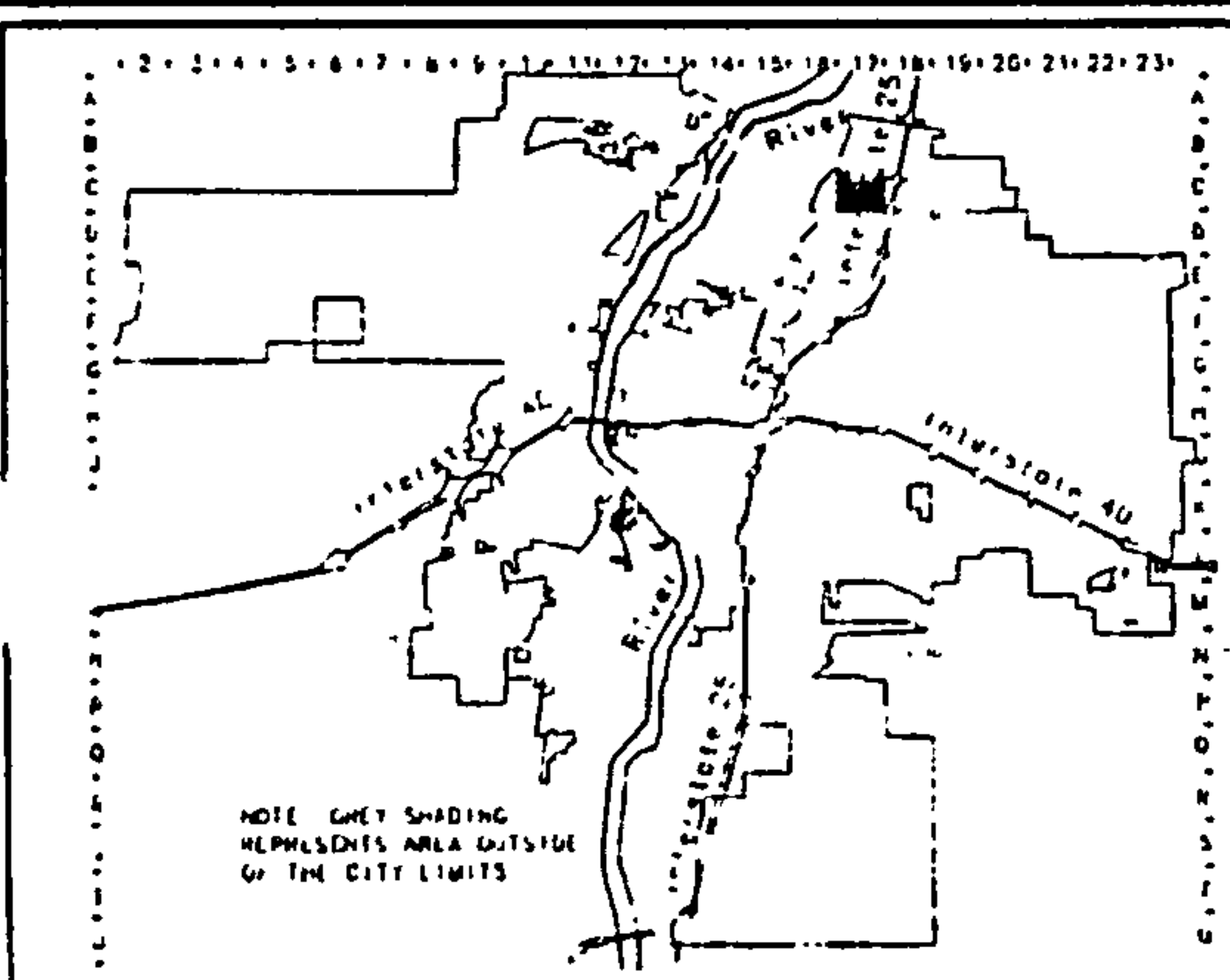
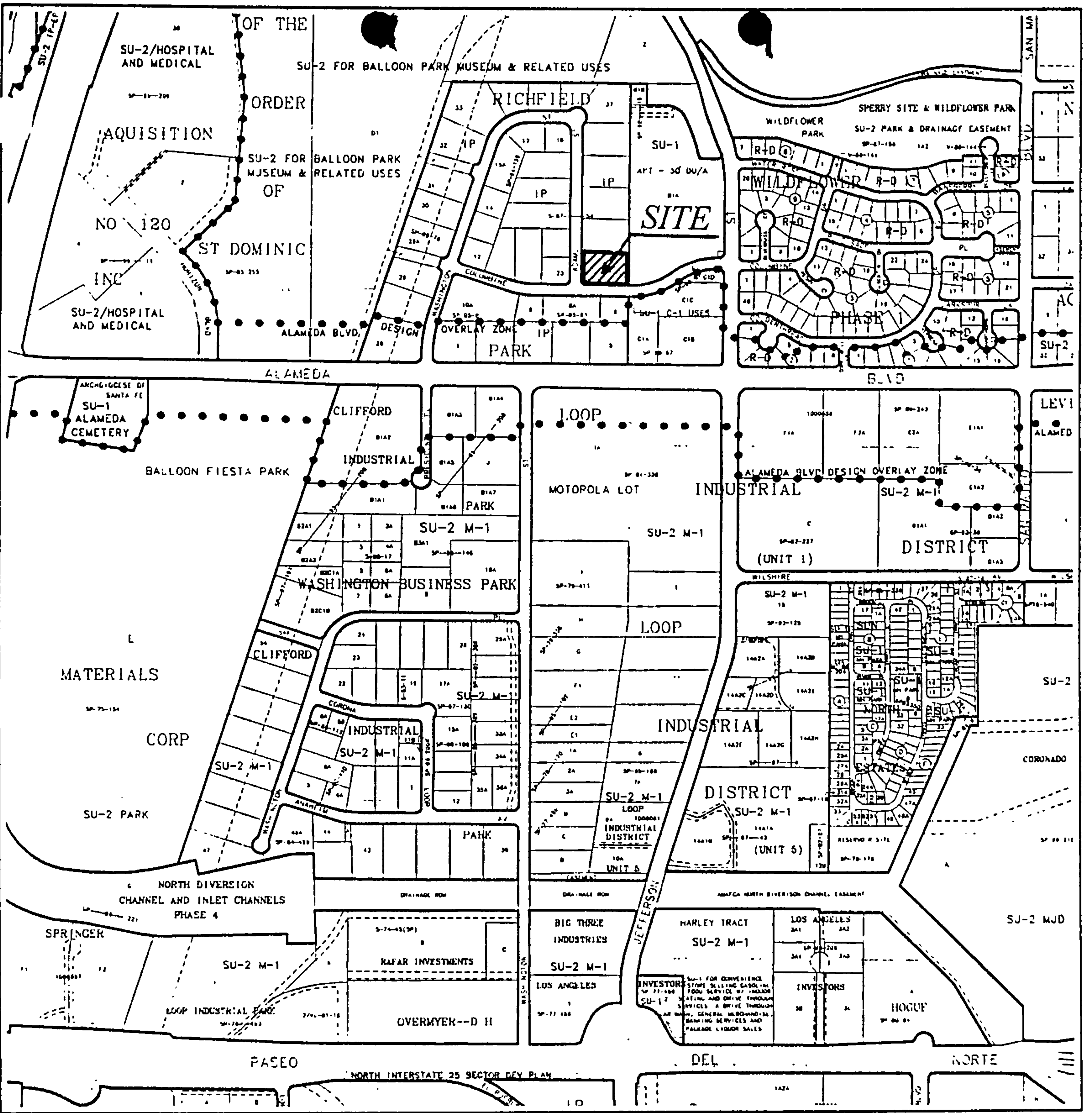


Form revised September 2001

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

Application case numbers  
02DRB - - 0924  
 \_\_\_\_\_  
 \_\_\_\_\_

Paul Candia 6/18/02  
 Planner signature / date  
**Project # 1001973**

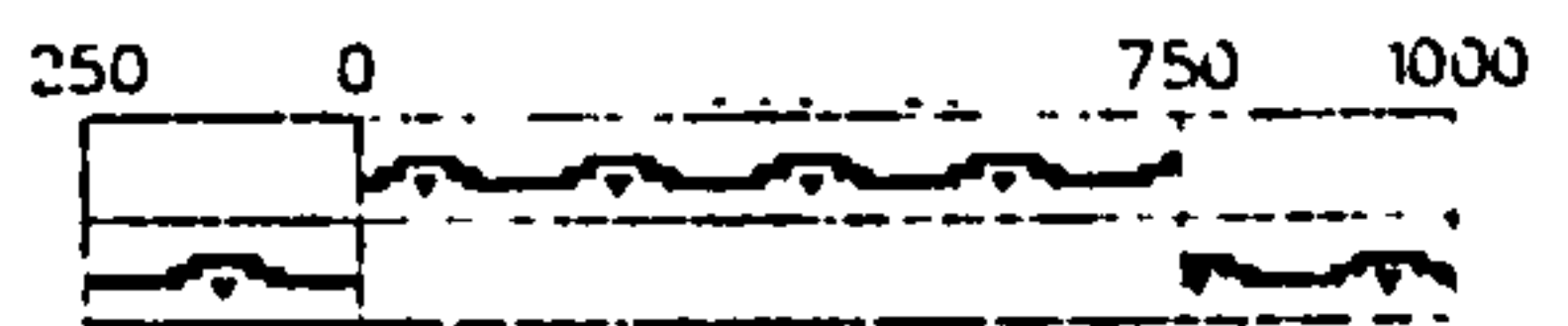


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

(C) Copyright 2000

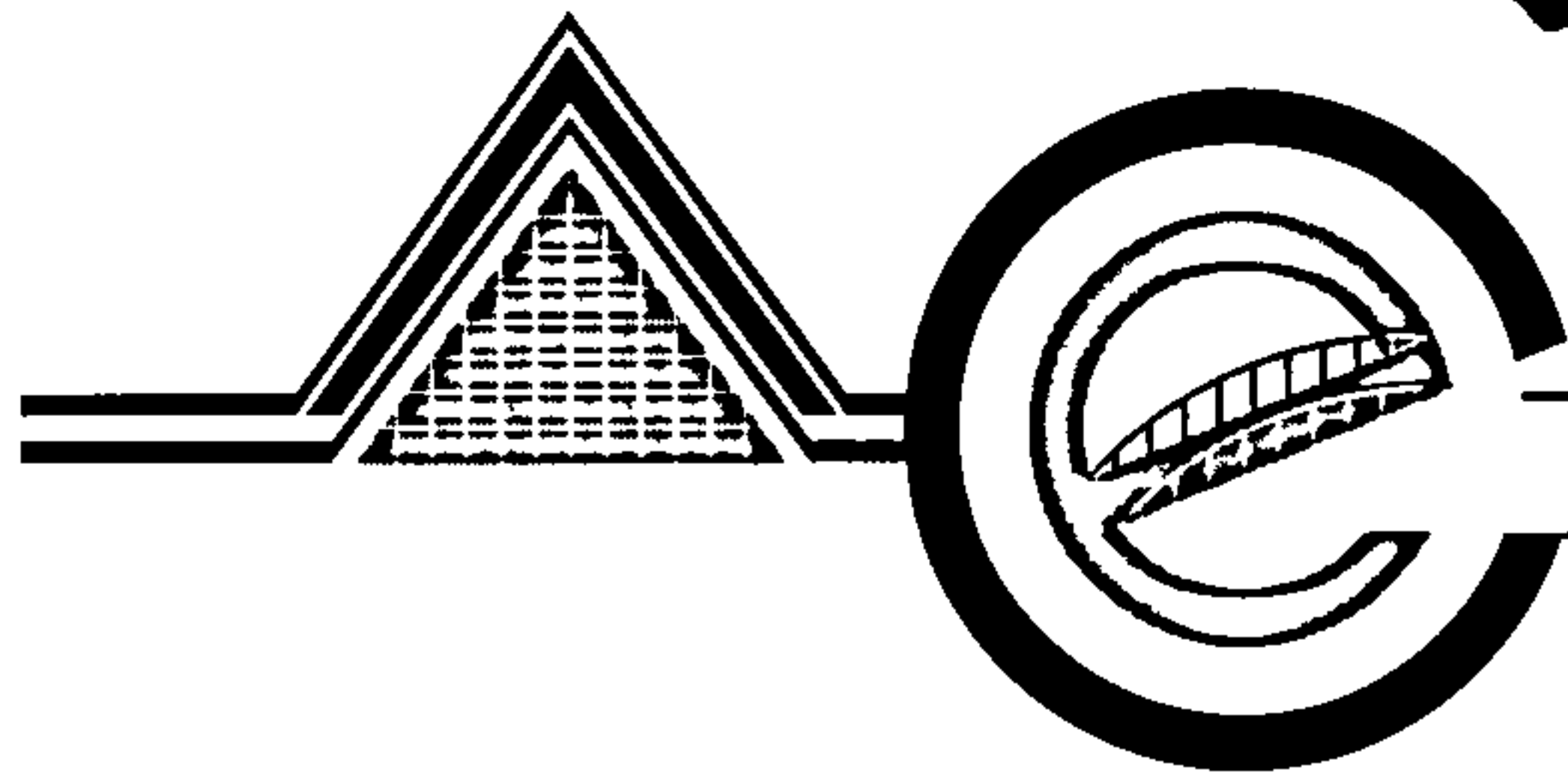
GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**C-17-Z**

Map Amended through December 07, 2000



---

ADVANCED ENGINEERING and CONSULTING, LLC

---

June 18, 2002

Janet Stephens, DRB Chair  
City of Albuquerque Planning Department  
Plaza Del Sol 2<sup>nd</sup> floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

*Consulting*  
*Design*  
*Development*  
*Management*  
*Inspection*  
*Surveying*

Re: Lot 42, Richfield Park, Containing 1.0714 Acre  
Zone Atlas Page C-17-Z, DRB # 1001973  
Site Plan For Building Permit

Dear Ms. Stephens:

Enclosed please find 6 copies of site plan for subdivision for above referenced site. Advanced Engineering on behalf of the Helmick Homes, Inc. is requesting site plan for building permit approval. The site is located at the northeast corner of Adams Street, NE and Columbine Avenue, NE. This site is part of Richfield Park Master Plan, Z-85-70-1, which was approved and delegated to DRB in 1985.

We have enclosed copies of the findings of EPC, Z-85-70-1 for your review. The EPC findings does not mention any thing in regards to turnaround time for site plan for building permit to DRB. We have researched the submittal for adjacent sites to DRB, and every thing indicates one week turnaround for the hearings. We have included few of the DRB applications that reflects the submittal and hearing dates.

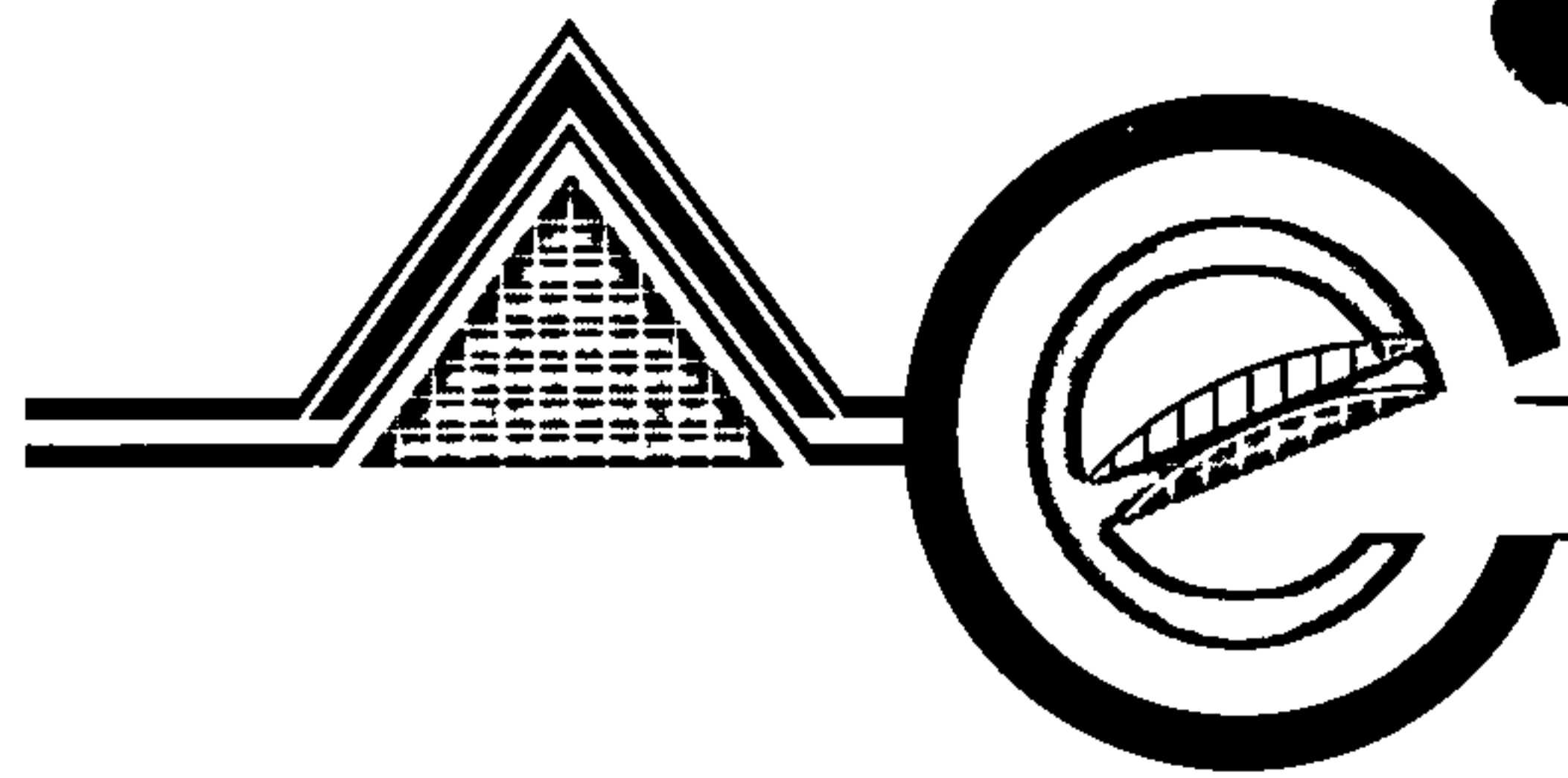
If you should have any questions or require any additional information, please contact our office at your convenience.

Sincerely,

Shahram (Shawn) Biazar

Enclosures

JN: 200218  
SB



---

ADVANCED ENGINEERING and CONSULTING, LLC

---

June 17, 2002

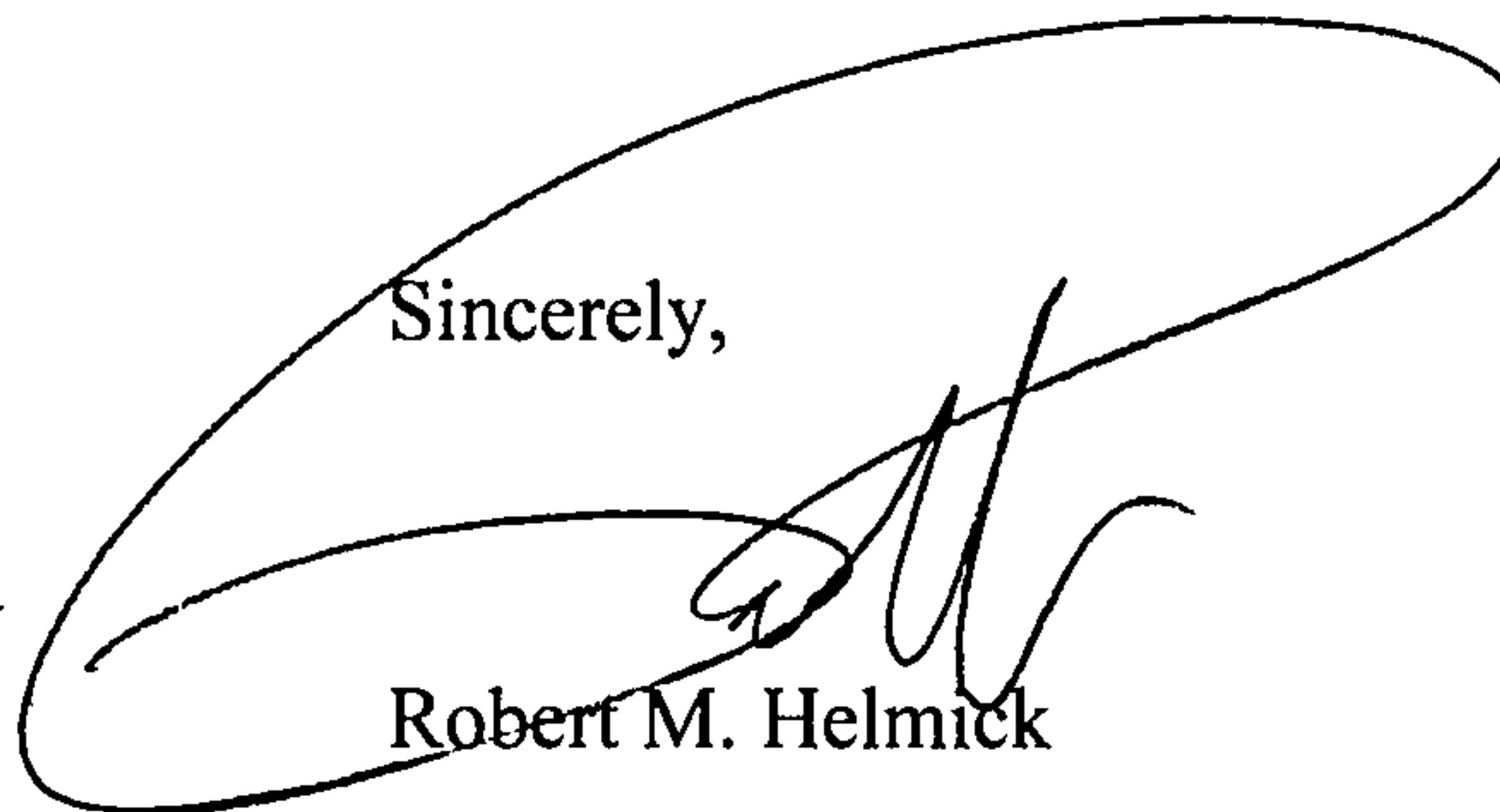
*Consulting  
Design  
Development  
Management  
Inspection*

City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87103

RE: Site Plan For building Permit, Lot 42, Richfield Park, Containing 1.0714 Acre  
Zone Atlas Page C-17-Z, DRB # 1001973

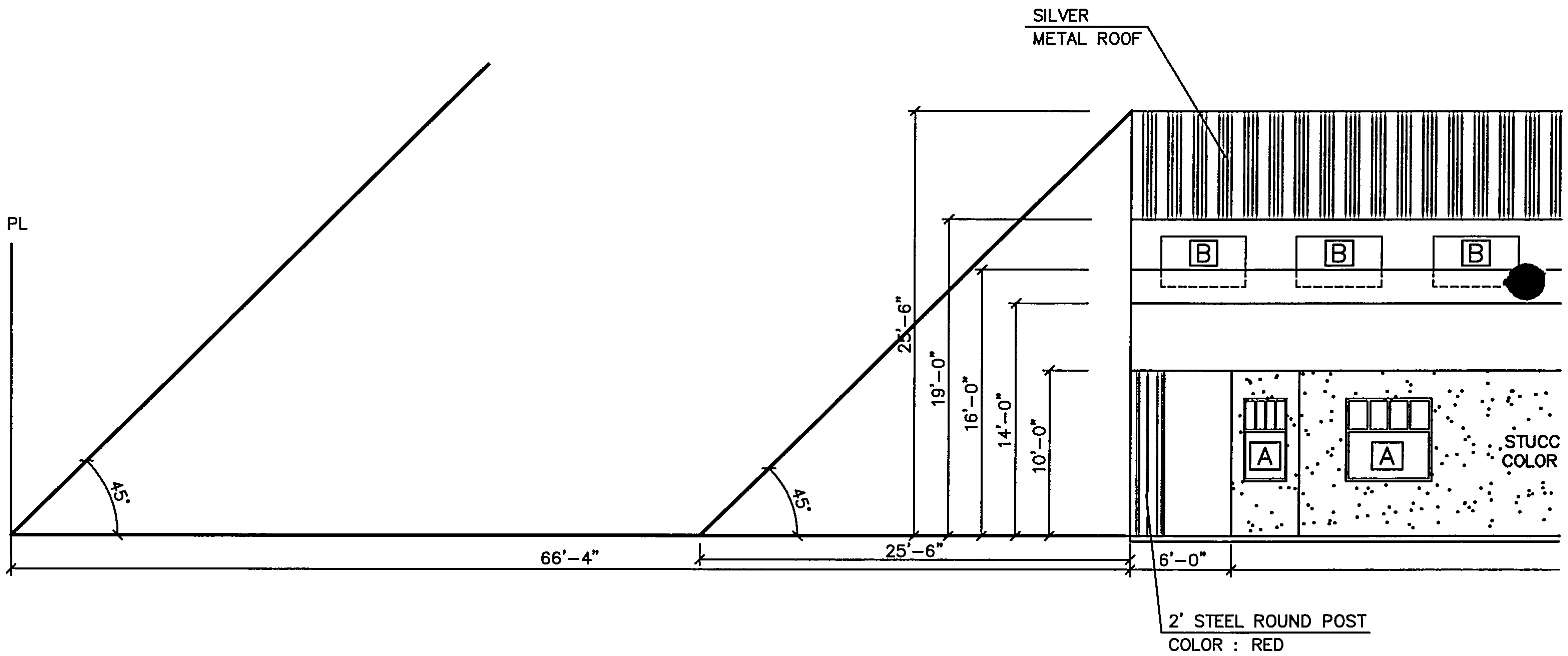
I, Robert M. Helmick, as owner of the above referenced property, have authorized Advanced Engineering and Consulting, LLC to act on my behalf regarding the preparation and submittal of all necessary materials in connection with the application for Site Development Plan for Building Permit.

Sincerely,



Robert M. Helmick

JN: 200218



# Richfield Park Master Plan

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PLANNING DIVISION

AGENDA NUMBER:  
ENVIRONMENTAL PLANNING COMMISSION  
May 15, 1986  
Z-85-70-1

Direct access to individual lots will not be allowed from Alameda Boulevard. A shared access easement will be required.

The New Mexico State Highway Department is conducting a study on Alameda Boulevard from Second Street, N.W. to a point west of Washington Street N.E. for reconstruction and improvements. The proposed is for Alameda Boulevard to be a four-lane road with a raised median. The State Highway Department may have authority over a portion of this project which may require some access control.

No rights-of-way are shown on the plan, however, Alameda Boulevard requires 156 feet of right-of-way width, and Jefferson Street requires 86 feet of right-of-way width. Construction/re-construction of medians and left-turn bays on Jefferson Street and on Alameda Boulevard, including the relocation of the westbound to southbound left-turn bay west of Street "A", will be at the developer's expense.

The developer will be responsible for the follow street improvements:

1. For all interior streets there will be 40 feet of permanent paving, two standard curbs and gutters, and two 4-foot sidewalks along Street "B" through the residential/commercial area.
2. Six-foot sidewalks are required on Alameda Boulevard and Jefferson Street.
3. Street trees must be provided along Alameda Boulevard and Jefferson Street in accordance with the revised Street Tree Ordinance.

The minimum centerline turn radius within the site for the connection of Street "C" with Street "A" is 75 feet.

The City will require a site to be reserved for a future Well Site at the time of platting. The exact location of the well has not been determined at this time.

## B. Design Criteria:

### 1. Exterior Building Materials and Design

Walls facing on streets must be finished with face brick, stone, glass or their equivalent. Such finishes may be integrated into a high-quality metal wall wherein the painted metal surface area consists of no more than forty percent (40%) of the wall. Exterior walls which do not face streets may be of masonry construction or its equivalent or better, which includes high-quality metal-building construction. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall be placed a minimum of 70 feet from the street.

### 2. Color

Colors, materials and finishes are to be coordinated on all exterior elevations of the building to achieve total on-site continuity. All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Gutters and downspouts are to be painted to match the surface to which attached. Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and "man" service doors are to be painted consistent with the color scheme of the building. The color scheme for all buildings within the subdivision will be consistent.

### 3. Building Site Coverage

At all times buildings constructed on the site shall contain at least three thousand square feet of floor space (gross) and shall occupy no more than fifty percent (50%) of the total area of the site. A site may not be subdivided.

### 4. Setbacks

All buildings shall have a front yard setback of fifteen (15) feet and the area between the back of curb and the property line shall be landscaped. The front yard setback shall remain free of buildings and structures, trash bins, storage and loading area and fences or walls (other than retaining walls). Sites which front on more than one street must satisfy the front yard requirements for all such streets.

All building sites shall have side yards of not less than five (5) feet and no buildings or structures, other than fences, shall be permitted in the side yards; provided, that where buildings on contiguous sites are planned as an integrated architectural unit, side yard requirements may be varied, with the prior approval of the City of Albuquerque. Side yard setbacks shall be landscaped.

All building sites shall have rear yards of not less than fifteen (15) feet. No buildings or structures, other than fences, shall be permitted in rear yards. If there are no solid walls or fences along the rear property line, a six-foot landscape buffer is required.

If the side or rear lot line of any lot abuts Alameda Boulevard, a ten-foot, landscaped setback area shall be provided and maintained adjacent to Alameda Boulevard. The landscape setback area will promote an identifiable character along Alameda Boulevard.

5. Landscaped Area

The 15-foot front yard(s) setback and the area between the back of curb and the property line of every site shall be a landscaped area (or greenbelt). This entire area, less the paved accessways, shall be landscaped. To minimize the loss of greenbelt, vehicular accessways through the Landscaped Area shall run perpendicular to the street and shall be no wider than twenty-four (24) feet.

a. Required Landscaped Area

On every site on which a building shall have been placed, the required greenbelt or landscaped area and any other portion of the front yard(s) which is not paved parking area shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.

The required greenbelt or landscaped area in its entirety shall be planted with grass together with the quantity of trees specified herein. Shrubs may be used to highlight the greenbelt but cannot reduce the grass area requirement. Southwest landscaping, which uses as ground cover something other than grass, shall not be permitted in the required landscaped area. Southwest landscaping may be utilized only in strips of less than two feet in width adjacent to drive entrances and parking areas and in areas behind the landscaped area. All areas which are planted with grass shall be irrigated by an underground system which is to be shown on the landscape plan.

b. Trees - Front Lot Line(s)

The equivalent of one tree per each thirty (30) lineal feet of front lot line shall be provided. Minimum size shall be 2-inch caliper, measured two (2) feet above ground level. Trees shall be placed at unequal distances from the curb and unequal distances from each other. No two adjacent trees shall be more than fifty (50) feet apart nor less than five (5) feet apart.

c. Unpaved Areas and Expansion Area

All undeveloped sites and all unpaved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of development sites shall be screened from view from the front lot line. Screening shall be through the use of an opaque fence or wall at least six (6) feet in height.

6. Loading Areas

Loading areas shall be set back behind the front yard(s) setback of the site and shall not encroach into the side yards or rear yard. Loading docks shall be screened from view from streets adjacent to the site using solid screening methods and materials.

7. Storage Areas and Service Areas; Refuse Collection Areas

All outdoor storage areas and service yards shall be placed behind the 15-foot front yard setback and be screened from view from streets adjacent to the site through the use of an opaque visual barrier at least six (6) feet in height. No materials, supplies or equipment, including company/owner operated vehicles, shall be stored in any area on the site except behind such barrier.

No refuse collection areas shall be permitted in the front yard setbacks. To the extent permitted by the City of Albuquerque, refuse bins or dumpsters shall be screened from view to a height of six (6) feet.

8. Parking Areas

At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking provided on each site shall adequately accommodate the parking needs for all employees, customers, visitors, and other vehicles for that site. Parking on public streets shown on the recorded plat shall be prohibited.



All off-street parking and access drives and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to assure proper drainage in accordance with the approved drainage plan.

9. Drainage Requirements

All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Drainage Report for Richfield Park dated (to be inserted upon completion of the subdivision), prepared by Espey-Huston.

10. Pedestrian Walkways

A pedestrian circulation system from the guest parking areas and employee parking areas to the building(s), shall be provided within the site. There are to be no walkways from the street to the building(s).

11. Sign Standards

Signs shall be integrated with the architectural design of the buildings, in appropriate proportion with the scale of the buildings. Fascia signs shall not protrude above roof lines. The only signs allowed in the landscaped area will be one identification sign (per site) of a maximum size of twenty-four (24) square feet, and signs necessary for the regulation or direction of traffic flows. The maximum height of signs is six (6) feet above average finished grade. Internal lighting of individual letters (only) and face lighting of signs are permitted.

12. Utilities

All utility lines and associated facilities furnishing service to the property shall be installed and maintained underground.

13. Lighting

Parking lot fixtures are to have an overall maximum height of sixteen (16) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached.

14. Maintenance

Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all unpaved areas shall be maintained in a weed-free condition.

Each owner or tenant shall remove, at his own expense, any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or incinerators.

15. Proposed development, adjacent to residential uses, will utilize properly designed sound and visual attenuation barriers, at least 8-feet high (i.e. berms and walls) to minimize impacts to residents.

16. Development plans for individual lots within the subdivision will be in compliance with these design criteria and will be reviewed and approved by the Planning Staff of the City of Albuquerque.

Findings:

1. This request is made to establish street alignments and design criteria for 68 acres of IP zoned land. The design criteria includes a request for variances from the setbacks required in the IP zone.
2. This IP zoned property will be further subdivided.
3. Site development plans will be required for Tracts B and C.

RECOMMENDATION:

APPROVAL of Z-85-70-1 is recommended based on the preceding Findings and subject to the following conditions:

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PLANNING DIVISION

AGENDA NUMBER:  
ENVIRONMENTAL PLANNING COMMISSION  
May 15, 1986  
Z-85-70-1

Conditions:

1. Direct access to individual lots will not be allowed from Alameda Boulevard.
2. Rights-of-way dedication for Alameda Boulevard (156-foot right-of-way) and Jefferson Street (86-foot right-of-way) are required if necessary.
3. Street improvements must be in accordance with the Traffic Engineer's requirements.
4. Street trees must be provided along Alameda Boulevard and Jefferson Street in accordance with the revised Street Tree Ordinance.
5. A water well site must be reserved on the site. The location must be agreed on by the Utility Development Division.
6. All development on the site must be in accordance with the "Design Criteria" established in this report. A note must be placed on the plan sheet stating that design criteria have been established for the development of individual lots with the case number (Z-85-70-1) and the date of approval. The approval of development plans for individual lots will be delegated to the Planning Staff.

*Susan F. Montgomery*  
Susan Montgomery  
Planner

SPV/JS

cc: Jack Clifford Company, PO Box 35640, Station D; 87176

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

APPLICATION FORM (CHECK APPLICABLE REQUEST; MORE THAN ONE CATEGORY CAN BE CHECKED)

<u>Minor Subdivision</u>	<u>Major Subdivision (See No. 3)</u>	<u>Subdivision Variances (See No. 6)</u>
<input type="checkbox"/> Sketch Plat Review & Comment	<input type="checkbox"/> Sketch Plat Review & Comment	<input type="checkbox"/> Subdivision Design Stan
<input type="checkbox"/> Preliminary Plat & Final Plat (City Surveyor Approval Required)	<input type="checkbox"/> Preliminary Plat Approval	<input type="checkbox"/> Improve. Guarantee (Bulk)
	<input type="checkbox"/> Final Plat Approval	<input type="checkbox"/> Sidewalk Variance
<u>Vacation (See No. 2)</u>	<u>Site Development Plan (See No. 4)</u>	<u>Other (See No. 6)</u>
<input type="checkbox"/> Public Right-of-Way	<input type="checkbox"/> Review & Comment	<input type="checkbox"/> Amended Infrastructure L
<input type="checkbox"/> Public Easement	<input checked="" type="checkbox"/> Final Sign Off for EPC	<input type="checkbox"/> SIA Extension
<input type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Approval (DRB only-attach checklist)	<input type="checkbox"/> Sector Plan Review or _ _
	<input type="checkbox"/> Amended Plan	

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets as necessary. The completed application must be submitted in person to the Planning Division by the applicant or agent. Fees are required at the time of application for Vacations, Site Development Plan Approvals (DRB only), and Preliminary Plat Major Subdivisions. All attachments must be submitted with the application and, after folding, shall not exceed 8-1/2 x 14 inches. INACCURATE APPLICATIONS WILL DELAY HEARING OR DECISION DATE. For additional information, contact the Planning Division at (505) 768-1100.

APPLICANT INFORMATION

APPLICANT NAME: CLAY GOODIN Telephone Number: 823-1100  
 Mailing address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Applicant's Propriety Interest in the Property: OWNER  
 Has a List of Owner's Been Provided?  Yes  No (This is Required for Preliminary Plat Application)  
 AGENT (If any): RICK BENNETT Telephone Number: 292-1859  
 Mailing address: 1118 PARK AVE SW  
 City: ALB. NM State: \_\_\_\_\_ Zip Code: 87102  
 SIGNED (Applicant or Agent): [Signature] (Print) RICK BENNETT

1. SITE INFORMATION

(a) Property is:  within the City Limits of Albuquerque or \_\_\_\_\_ Outside the City Limits of Albuquerque, but within five (5) miles (this is the extent of Development Review Board jurisdiction)  
 (b) Present Zoning: IP Proposed Zoning (Complete Only if Zone Change is Anticipated): \_\_\_\_\_  
 (c) Existing Buildings?  Yes  No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet):  
 If yes, Address(s) (required): \_\_\_\_\_  
 (d) Number of Lots Existing: 1 Number Proposed: \_\_\_\_\_ Total Land Area Covered by Request: (Acres) \_\_\_\_\_  
 (e) Present Legal Description of the Property: Lot/Tract No.(s): DMA 40 Block/Map No.(s) LOT 40  
 Subdivision/Addition: RICHFIELD PARK SUBD.  
 (f) Location of Property by Streets - Located on (or near): SOAMS  
 between \_\_\_\_\_ and \_\_\_\_\_  
 (g) Uniform Property Code (18 Digit Number Issued by County Assessor): 1-017-064-305-467-1-01-09

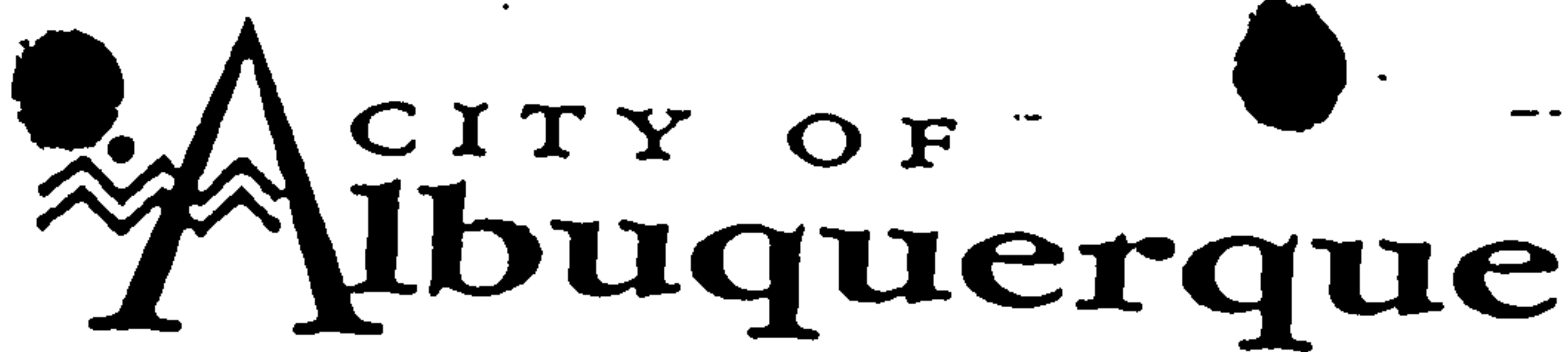
- 2 VACATION ONLY: Give reason for request on separate sheet. Sketch/state exactly what is being vacated. Give reasons why vacation should be granted as per Subdivision Ordinance requirements. A copy of the document that created the areas to be vacated is required.
- 3 SUBDIVISION ONLY: An Infrastructure List and a completed checklist from the Development Process Manual (DPM) is required for Major Subdivision Preliminary Plat application. Attach any variances or easements granted for this property which affects platting, if applicable. Attach zoning action, Notifications of Decision, or Zone Change Request, if applicable.
- 4 SITE DEVELOPMENT PLAN ONLY: For final sign off for EPC, Notification of Decision is required. For amended plan, list changes to previous plan.
- 5 SUBDIVISION VARIANCE REQUEST: Include letter of request for improvements guarantee (Bulk Land). Other information as required per Development Process Manual (DPM) and Subdivision Ordinance. For sidewalk Variance, sketch local area and state reason for variance.
- 6 AMENDED INFRASTRUCTURE LIST, ETC.: Describe and show changes to approved Infrastructure List. For Subdivision Improvements Agreement (SIA) Extension, attach previous DRB approvals (Infrastructure List, Notice of Decision, reduced plat or plan).

7. SUPPLEMENTAL INFORMATION

(a) List Cross References to Environmental Planning Commission cases (Z- ) if applicable: \_\_\_\_\_  
 (b) List Cross References to Development Review Board cases (DRB- ) if applicable: \_\_\_\_\_  
 (c) List any Variance Granted (ZA- ) if applicable Case No.: \_\_\_\_\_ City \_\_\_\_\_ Court \_\_\_\_\_

PLANNING DIVISION INTERNAL USE ONLY

Application & Fees Accepted By: WALTER GERB Date: 5-6-97  
 Advertised Case?  Yes  No If yes, Number of Signs Issued: 0 Fee(s): \$ 00  
 Map Number: C-17  
 Hearing Date: 5-13-97  
 S- \_\_\_\_\_  
 V- \_\_\_\_\_  
 DRB: 97-220



# DEVELOPMENT REVIEW APPLICATION

<b>ZONING</b>	Supplemental form <b>Z</b>	<b>SITE DEVELOPMENT PLAN</b>	Supplemental form <b>P</b>
<input type="checkbox"/> Map Amendment		<input checked="" type="checkbox"/> for subdivision purposes	
<input type="checkbox"/> Annexation/Establishmt. Of Zoning		<input type="checkbox"/> for Building Permit	
<input type="checkbox"/> Sector Plan		<input type="checkbox"/> Plan Amendment	
<input type="checkbox"/> Text Amendment		<input type="checkbox"/> Administrative Amendment	
<input type="checkbox"/> Special Exception	<b>E</b>		
<b>SUBDIVISION</b>	<b>S</b>	<b>APPEAL</b>	<b>A</b>
<input type="checkbox"/> DRB Major & Minor		<input type="checkbox"/> Planning Director, Zoning	
<input type="checkbox"/> Variance (Non-Zoning)	<b>V</b>	<input type="checkbox"/> Enforcement Officer, Zoning	
<input type="checkbox"/> Vacation (Public & Private)		<input type="checkbox"/> Hearing Examiner, DRB, EPC,	
		<input type="checkbox"/> Zoning Board of Appeals, LUCC	

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: GETT / DRIGHT LLC PHONE: 888-75702  
 ADDRESS: 10405 UPTOWN BLVD NE SUITE 200 FAX: 884-10063  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): ASAD HALL / CLAUDIO VIGIL ARCHITECT PHONE: 842-1113  
 ADDRESS: 1305 TIERAS NW FAX: 842-1330  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: CDARCH@AOL.COM

### SITE INFORMATION:

Request Description: NEW OFFICE/WAREHOUSE BUILDING  
 Current Zoning: IP Proposed Zoning: IP Zone Atlas Page: C-17-Z  
 Lot or Tract No.: 25 Block / MRGCD Map No. \_\_\_\_\_  
 Subdiv. / Addn. RICHFIELD  
 UPC No. 101706425143720502 Total area of site (acres): .76  
 Number of Lots Existing: 1 Number Proposed: 1  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: COLUMBINE AVENUE  
 Between: WASHINGTON ST. and JEFFERSON ST.

SIGNATURE Asad Hall Date 4.17.98  
 (Print) Asad Hall Applicant  Agent

### SUPPLEMENT INFORMATION

- (A). List Cross Reference to Environmental Planning Commission Case (Z-) if applicable: Z-85-70-1  
 (B). List Cross Reference to Development Review Board Cases (DRB-) if applicable: \_\_\_\_\_  
 (C). List any Variance Granted (ZA-) if applicable Case No.: \_\_\_\_\_ City \_\_\_\_\_ County \_\_\_\_\_

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
	<u>DRB-98-144</u>	\$ _____	<u>4-28-98</u>	
		\$ _____		
		\$ _____		
		\$ _____		
		\$ _____		
Total fees		\$ _____		

Application and fees accepted by, WALTER BEER Date: 4-17-98

ONE STOP SHOP . . . FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING  
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS  
Plaza Del Sol -2nd Floor West - 600 2nd St NW  
Land Development / Planning - Main Fax (505) 924-3685  
Development Services / Public Works - Main Fax (505) 924-3864

**PAID RECEIPT**

**APPLICANT NAME** Rob Helmick  
**AGENT** Advanced Engineering  
**ADDRESS (w/zipCode)** 10205 Snowflake  
**PROJECT NO.** 100-1973  
**APPLICATION NO.** 02DRB 00924

\$ 350<sup>00</sup> 441006 / 4981000 (City Cases)

~~\$ 441010 / 4981000 (County)~~

\$ 441011 / 7000110 (LUCC)

\$ 441018 / 4981000 (Notification)

\$ 350<sup>00</sup> **Total amount due**

SECURITY FEATURES EMPLOYED TO HELP PREVENT FRAUDULENT REPRODUCTION

NEW MEXICO EDUCATORS FEDERAL CREDIT UNION  
P O BOX 8530  
ALBUQUERQUE, NM 87198-8530  
95-8366/3070

002319

6/18/02

ADVANCED ENGINEERING AND CONSULTING, LLC  
10205 SNOWFLAKE COURT, NW  
ALBUQUERQUE, NM 87114  
(505) 899-5570

06/18/2002  
X  
RECEIPT# 0208126  
Account 441006  
Activity 4981000  
Trans Amt  
J24 Misc  
CK  
CHANGE  
LDC: ANE  
TRANS# 0057  
TRSKDM  
\$350.00  
\$350.00  
\$0.00

PAY TO THE ORDER OF City of Albuquerque \$ 350<sup>00</sup> DOLLARS  
three hundred Fifty only

FOR 200218 site plan submittal

[Signature] MP

⑆307083665⑆

0015638616112319

## SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building Elevations

Submitted shall be organized in the above manner. In addition, 8 1/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as **NA**, if not applicable.

### SHEET #1 - SITE PLAN

#### A. General Information

1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	

2. Bar Scale

3. North Arrow

4. Scaled Vicinity Map

5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.

6. Property lines

7. Existing and proposed easement (identify each)

#### B. Proposed Development

1. Structural

A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls

B. Square footage of each structure

C. Proposed of each structure

D. Temporary structures, sign and other improvements

E. Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.

F. Dimensions of all principal site elements

G. Loading facilities

H. Site lighting (height, type, and intensity)

## 2. Non-Structural and Parking

### A. Parking design with spaces numbered per aisle and totaled:—

- 1. Location
- 2. Arrangements
- 3. Dimensions
- 4. Turning spaces
- 5. Drives
- 6. Aisles
- 7. Ingress
- 8. Egress
- 9. Number of spaces required: 51  
Provided: 54
- 10. Handicapped parking, spaces required: 51  
Provided: 54

- B. Bicycle racks, spaces required: 2  
Provided: 2

- C. Refuse container and enclosure, if applicable.

### C. Street and Circulation

- 1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
- 2. Curve radii
- 3. Right-of-Way width
- 4. Pavement width, flow line to flow line including medians and median cuts.
- 5. Sidewalk widths and locations, existing and proposed.
- 6. Rail spurs, if applicable
- 7. Location of traffic signs and signals related to the functioning of the proposal.
- 8. Bikeways
- 9. Bus facilities, including bays and shelters where required.
- 10. Curb cut size and type.
- 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

### D. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

### N/A. Phasing

- 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable.

## SHEET #2 - LANDSCAPING PLAN

If appropriate maybe shown on sheet #1, site plan with the approval of planning staff.  
See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

- ✓ 1. Scale - must be same as scale on sheet #1. - Site plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Existing and proposed easements
- ✓ 6. Identify nature of ground cover materials
  - ✓ A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
  - ✓ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
  - ✓ C. Ponding areas either for drainage or landscaping/recreational use.
- ✓ 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
  - N/A A. Existing, indicating whether it is to preserved or removed.
  - ✓ B. Proposed, to be established for general landscaping.
  - ✓ C. Proposed, to be established for screening/buffering.
- ✓ 8. Irrigation System
- ✓ 9. Planting Beds
- ✓ 10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
- ✓ 11. Responsibility for maintenance
- ✓ 12. Statement of Water Waste, etc.
- ✓ 13. Landscaped area requirement, in square feet and percent: \_\_\_\_\_
- ✓ 14. Landscaped area provided, in square and percent: \_\_\_\_\_

## SHEET #3 - GRADING PLAN

### A. General Information

- ✓ 1. Scale - must be same as Sheet #1 - Site Plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- ✓ 5. Property Lines
- ✓ 6. Existing and proposed easements
- ✓ 7. Proposed contours and/or spot elevations
- ✓ 8. Retaining walls

### B. Proposal

1. Grading submittals, ponding areas, erosion and sediment control facilities:
  - A. Conceptual grading and drainage plan
  - B. Drainage plan (maybe required for other submittals)
  - C. Drainage Report (maybe required for other submittals)
- ✓ A. Cross Sections  
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point



- B. Spot Elevation  
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

- N/A C. Grade Changes  
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

**SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE**

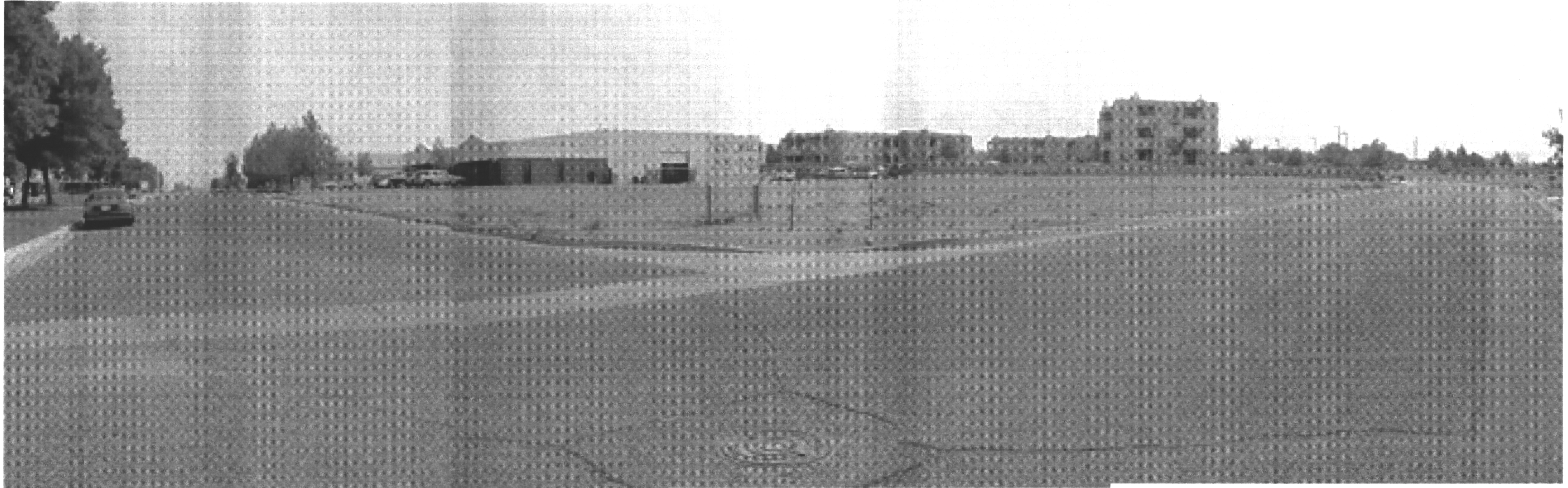
**A. General Information**

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.
- 5. Location materials and colors of windows and building entrances
- 6. Materials and colors of buildings and structures

**B. Signage**

- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area
- 5. Lighting
- 6. Materials and Colors
- 7. Additional information including, renderings, perspective drawings may be submitted.

- N/A A. Samples
- 1. Presentation Models
  - 2. Photos



#7 DRB June 26 2002 project # 1001973 looking North East

to DRB:

11:48

6/24/02

DRD Proj # 1061973

We found a mistake on the South Parking Layout.

We have modified the layout and are submitting the changes. Sorry for our mistake.

Thanks, Shawn Piazar.

1061973





**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)

Supplemental form

**S**

**V**

**P**

**L**

Supplemental form

**ZONING**

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

**APPEAL / PROTEST of...**

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

**Z**

**A**

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: Rob Helmick PHONE: 220-5105  
 ADDRESS: P.O. Box 91927 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner  
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: 899-5570  
 ADDRESS: 10205 Snowflake Ct. NW FAX: 897-4996  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: AECLLC@AOL.COM

**DESCRIPTION OF REQUEST:** Site Plan Review and Comments

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. Lot 42 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Richfield Park SUBD.  
 Current Zoning: IP Proposed zoning: Same  
 Zone Atlas page(s): C-17-Z No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 1.0714 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No  
 UPC No. 101706430543210111 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 8900 Adams Street, NE  
 Between: NE Corner of Columbine Ave. & Adams St. NE and \_\_\_\_\_

**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-82-66  
EA-92-251  
DRB-94-339  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Shahram (Shawn) Biaza DATE 05-21-02  
 (Print) Shahram (Shawn) Biaza  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

**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	Action	S.F.	Fees
<u>02DRB - 00781</u>	<u>SKETCH PLAN P(B)</u>	<u>P(B)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>MAY 29, 2002</u>			Total <u>\$ 0</u>

Shahram Biaza 5/21/02  
 Planner signature / date

Project # 1001973

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

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

Shahram (Shawn) Poriazi  
 Applicant name (print)  
[Signature]  
 Applicant signature / date  
 5/21/02



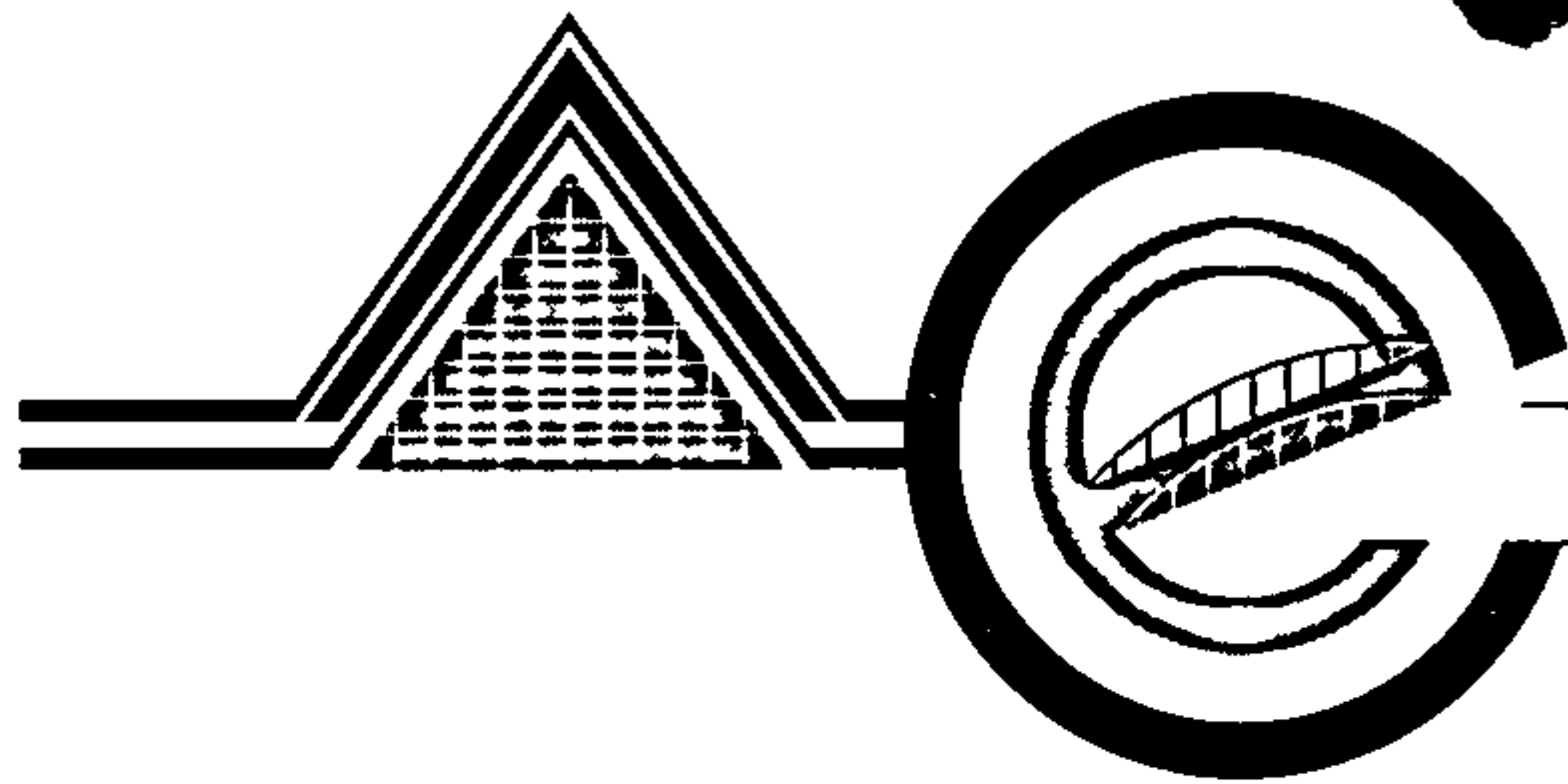
Form revised September 2001

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

Application case numbers  
 02DRB - \_\_\_\_\_ - 00781  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

[Signature] 5/21/02  
 Planner signature / date  
**Project # 1001973**





ADVANCED ENGINEERING and CONSULTING, LLC

ADVANCED  
ENGINEERING  
AND  
CONSULTING, LLC

May 21, 2002

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

Janet Stephens, DRB Chair  
City of Albuquerque Planning Department  
Plaza Del Sol 2<sup>nd</sup> floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Lot 42, Richfield Park, Containing 1.0714 Acre  
Zone Atlas Page C-17-Z  
Site Plan Review and Comments

Dear Ms. Stephens:

Enclosed please find 6 copies of proposed site plan for the above referenced site for your review and comments. The site is located on northeast corner of Columbine Avenue and Adams Street, NE. The site is zoned IP and contains 1.0714 acre. The owner of the property is proposing a 10,500 S.F. office complex on this site.

If you should have any questions or require any additional information, please contact our office at your convenience.

Sincerely,

Shahram (Shawn) Biazar

Enclosures

JN: 200218  
SB