

#15



Completed 10-8-03
BA..

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01648 (SBP)
Project Name: WEST MESA OPEN SPACE
Agent: Molzen Corbin & Associates

Project # 1002197
EPC Application No.: _____
Phone No.: 242-5700

Project Number

1002197

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/8/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

- PLANNING (Last to sign): _____
 - 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.**
 - Copy of final plat AND a DXF File for AGIS is required.**
 - Copy of recorded plat for Planning.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

October 8, 2003

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:05 a.m.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 1:20 p.m.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000131**
03DRB-01513 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL PARK - UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF: 01DRB-01559] (M-14) A **TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002855**
03DRB-01511 Major-Vacation of Pub
Right-of-Way
- JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request(s) the above action(s) for all or a portion of **EAST END ADDITION**, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: Z-98-115 A& B, 03EPC-00979 & 981, 02EPC-01676 & 77 (J-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH TWO ADDITIONAL CONDITIONS.**
3. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat
Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver
- BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [*Deferred from 10/8/03*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.**
4. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat
Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver
- BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) The Trails (**portion of Tract 4, Black Ranch**) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [*Deferred from 10/8/03*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.**

5. **Project # 1002962**
03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
Approval
03DRB-01529 Major-Vacation of Public
Easements
03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] [*Deferred from 10/8/03*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

6. **Project # 1002957**
03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11) **THE VACATION OF THE PUBLIC WATER LINE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR REMOVAL OF VACATION (1) ON SHEETS 2 OF 3 OF THE PLAT AND TO PLANNING FOR AGIS DXF FILE.**

7. **Project # 1002960**
03DRB-01537 Major-Preliminary Plat
Approval
03DRB-01538 Major-Vacation of Pub
Right-of-Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). [*Deferred from 10/8/03*] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

8. **Project # 1002934**
03DRB-01445 Major-Vacation of Pub
Right-of-Way
- DE LA TORRE ARCHITECTS, agent(s) for FOURTH STREET & MENAUL INC., request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). *[Deferred from 9/24/03 & 10/8/03]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**
9. **Project # 1002645**
03DRB-01440 Major-Preliminary Plat
Approval
03DRB-01441 Minor-Temp Defer
SDWK
- TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] *[Deferred from 10/1/03]* (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/3/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: SUBMITTAL OF CROSS SECTIONS OF PERIMETER WALLS AND THEIR APPROVAL BY PLANNING. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002864**
03DRB-01487 Major-Preliminary Plat
Approval
03DRB-01488 Major-Vacation of Public
Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302] *[Deferred from 10/1/03]* (A-9/A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/4/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: SUBMITTAL OF CROSS SECTIONS OF PERIMETER WALLS AND THEIR APPROVAL BY PLANNING. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1002948**
03DRB-01485 Major-Preliminary Plat
Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). *[Deferred from 10/1/03]* (F-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/5/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN ADEQUATE EASEMENT FOR THE LATERAL SHALL BE PROVIDED AND M.R.G.C.D. SHALL SIGN THE PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project #1002201**
03DRB-01270 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] *[Deferred from 8/20/03, 8/27/03, 9/10/03, 9/24/03, 10-1/03]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 THE PRELIMINARY PLAT WAS APPROVED.**

- Project #1002201**
03DRB-01150 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] *[Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03, 10/1/03]* (C-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENTS AND UTILITY DEVELOPMENT TO ADD PRIVATE SANITARY SEWER EASEMENTS FOR PRIVATE ACCESS AND TO ADD A 30-FOOT PUBLIC WATERLINE EASEMENT TO VACATED OAKLAND.**

- Project #1002201**
03DRB-01382 Minor-SiteDev Plan
BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] *[Deferred from 8/27/03, 9/10/03, 9/24/03, 10/1/03]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

13. **Project # 1002949**
03DRB-01492 Minor-Preliminary Plat Approval
03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, VOLCANO CLIFFS SUBDIVISION, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). *[Deferred from 10/1/03 & 10/8/03]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

14. **Project # 1001523** ~~7~~
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP 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: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03, 10-1-03]* (H-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/02 THE PRELIMINARY PLAT WAS APPROVED.**

- Project # 1001523**
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP 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: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03, 10/1/03]* [RUSSELL BRITO, EPC CASE PLANNER] (H-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL SUBMITTAL.**

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.

15. **Project # 1002197**
03DRB-01648 Minor-SiteDev Plan
BldPermit/EPC
- MOLZEN CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT - WATER UTILITY DIVISION, request(s) the above action(s) for SEC. 28 T11N R2E , **WEST MESA OPEN SPACE**, zoned RO-20, located on ATRISCO NW and 81ST ST NW BETWEEN DOUBLE EAGLE AIRPORT AND I-40 WEST. ~~[CHRIS HYER, EPC CASE PLANNER] (E-9) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.~~
16. **Project # 1002455**
03DRB-01654 Minor-SiteDev Plan
Subd/EPC
03DRB-01655 Minor-Sketch Plat or
Plan
- TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J GROUP ADDITION**, zoned SU-1, C-1, located on SAN ANTONIO NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). **[DEBBIE STOVER, EPC CASE PLANNER] [Deferred from 10/8/03] (E-18) THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN. DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

17. **Project # 1001104**
03DRB-00289 Minor- Final Plat
Approval

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **OAKLAND MEADOWS SUBDIVISION**) zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03, 3/26/03 & 4/9/03, the final plat was indefinitely deferred on 4/16/03] (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMENDMENTS TO THE SITE PLAN.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

18. **Project # 1000162**
03DRB-01636 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for TIM WHITE - DESERT CREEK APARTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **LUECKING PARK COMPLEX**, zoned R-3, located on BRYN MAWR AVE NE, between AMAFCA NORTH DIVERSION and I-25 FRONTAGE ROAD containing approximately 16 acre(s). [REF: 1000162, 01DRB-01697, 00440-00097, 01460-00821, 03DRB-00823] (G-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS TO BOTH LOTS OF ADJOINING PARCEL AND UPDATES AND TO PLANNING FOR PNM ELECTRIC'S SIGNATURE AND FOR A TRAIL EASEMENT ON SOUTH END OF PROPERTY.**

19. **Project # 1000621**
03DRB-01649 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS REVOCABLE TRUST request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2 special neighborhood zone, C-3, located on WOODWARD PL NE, between INTERSTATE 25 and LOMAS BLVD NE containing approximately 10 acre(s). [REF: DRB-97-466, 00DRB-00849 SK, 03DRB-01353] (J-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 35-FOOT BY 35-FOOT WATER METER EASEMENT AND PLANNING FOR AGIS DXF FILE.**

20. **Project # 1001991**
03DRB-01650 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for GEORGE EK request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) B, **DAVIDSON ADDITION**, zoned R-2, located on CANDELARIA ROAD NW, between 4th ST NW and 7th ST NW containing approximately 1 acre(s). [REF: Listed under Project #1002135 in error. Correct Project # is #1001991, 02ZHE 01209/01210/01211] (G-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1002315**
03DRB-01651 Minor-Final Plat
Approval
- BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 13-B, **WILDERNESS VILLAGE & WILDERNESS COMPOUND @ HIGH DESERT**, zoned SU-2 HD/R-R, located on CITY OF ALBUQUERQUE OPEN SPACE, containing approximately 34 acre(s). (F-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO COORDINATE WITH FINAL CONSTRUCTION PLANS AND ACCESS LANGUAGE FOR SANITARY SEWER AND PLANNING FOR PERIMETER WALLS SUBMITTAL AND AGIS DXF FILE.**
22. **Project # 1002635**
03DRB-01652 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON, INC. agent(s) for CANDELARIA & TRAMWAY SW, LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A (REPLAT OF TRACT 1) **LANDS OF CANDELARIA & AND TRAMWAY SW**, zoned SU-1 special use zone, Neighborhood Commercial, located on TRAMWAY BLVD NE AND CANDELARIA RD NE and containing approximately 3 acre(s). [REF: 03EPC-00702 ZMA, 03EPC-00703 SPS, 03EPC-0704 SBP] (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**
23. **Project # 1002992**
03DRB-01623 Minor-Subd Design
(DPM) Variance
- TIERRA WEST, LLC agent(s) for SOUTHWEST CONTRACTORS INC. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW. [Deferred from 10/8/03] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

24. **Project # 1003006**
03DRB-01653 Minor-Prelim&Final Plat
Approval

ALBUQUERQUE SURVEYING COMPANY, INC.
agent(s) for RICHARD & NASHAUN GALLEGOS
request(s) the above action(s) for all or a portion of
Lot(s) 17 & 18, Block(s) 3, **BELMONT PLACE**
ADDITION, zoned R-1, located on 5th ST NW,
between BELLROSE AVE NW and GRIEGOS RD
NW containing approximately 1 acre(s). [REF: ZA-93-
227] (G-14) **INDEFINITELY DEFERRED AT THE**
AGENT'S REQUEST.

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLAT THIS WEEK

25. Approval of the Development Review Board Minutes September 24, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 1:20 P.M.

#15



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **03-01648 (SBP)**

Project # **1002197**

Project Name: **WEST MESA OPEN SPACE**

EPC Application No.:

Agent: **Molzen Corbin & Associates**

Phone No.: **242-5700**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/8/09 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
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- Copy of recorded plat for Planning.**

Project Number

1002197

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

DRB- 1002197 Item No. 15 Zone Atlas E-9

DATE ON AGENDA

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
□	

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

3991

① NEED TO LOOK @ RADI w/ TYPES OF
DELIVERY VEHICLES

~~IS 5' SIDE STREET FENCED? DEDICATION of ROW?~~

② WHAT IS 10' RECREATIONAL TRAIL?



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: 1002197

AGENDA ITEM NO: 15

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:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.
 No infrastructure list required since all infrastructure is only benefitting the Aviation Dept.

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: October 8, 2003

City of Albuquerque
Planning Department
Inter-Office Memorandum

#15

October 2, 2003

TO: Sheran Matson, DRB Chair

FROM: Christopher Hyer, Senior Planner *CH*

RE: Project # 1002197 03DRB-01648

The Environmental Planning Commission approved 02EPC 01955 (Site Development Plan for Building Permit), zoned RO-20 rural and open agricultural zone on February 20, 2003 for Project 1002197. The applicant has satisfied all of the conditions of approval.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3927.

Thank you.

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Volcano Cliffs Reservoir Site Development

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Sec 28 T11N R2E West Mesa Open Space

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City

*Not Needed
City Project*

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		1232 sf	lower pump station bldg.	DEII Lower Pump Station			/	/	/
		6"	568sy gravel surface drive pad	DEII Lower Pump Station			/	/	/
		12"	568 sy compacted subgrade	DEII Lower Pump Station			/	/	/
			Concrete Valley Gutter	DEII Lower Pump Station			/	/	/
		24"	370 lf transmission line	DEII Lower Pump Station			/	/	/
		10"	750 lf water line	DEII Lower Pump Station			/	/	/
		8"	250 lf force main	DEII Lower Pump Station			/	/	/
		12"	440 lf Sanitary Sewer Line	DEII Lower Pump Station			/	/	/
		1"	266 lf natural gas line	DEII Lower Pump Station			/	/	/

NAME OF PLAT AND/OR SITE PLAN Volcano Cliffs Reservoir Site Development

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	8ft	manhole and metering equipment	DEII Lower Pump Station			/	/	/
<input type="text"/>	<input type="text"/>	10"	gate valve with box	DEII Lower Pump Station			/	/	/
<input type="text"/>	<input type="text"/>	24"	BF Valve	DEII Lower Pump Station			/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Kent Freier

NAME (print)

Molzen-Corbin & Associates

FIRM

Debi Dodge 9/30/03

SIGNATURE - date

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



SUBDIVISION	Supplemental form S	Supplemental form Z
<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	V	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of... A
<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)	L	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: COA, Aviation Department/Water Utility Division PHONE: 244-7805
 ADDRESS: P.O. Box 9948 FAX: 842-7334
 CITY: Albuquerque STATE NM ZIP 87119 E-MAIL: jhinde@cabq.gov
 Proprietary interest in site: Owner & Operator, adjacent property owner
 AGENT (if any): Molzen-Corbin & Associates PHONE: 242-5700
 ADDRESS: 2701 Miles Rd SE FAX: 242-0673
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: kfreier@molzencorbin.com

DESCRIPTION OF REQUEST: Site Plan and Grading and Drainage Plan at Volcano Cliffs Reservoir
 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. Sec 28 T11N R2E Block: _____ Unit: _____
 Subdiv. / Addn. West Mesa Open Space
 Current Zoning: RO-20 Proposed zoning: RO-20
 Zone Atlas page(s): E9 No. of **existing** lots: NA No. of **proposed** lots: _____
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: NA 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. 10090622642641-01-64 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Artrisco & 81st NW
 Between: DOUBLE EAGLE AIRPORT and 1-40 WEST NW

CASE HISTORY: Chris Nyer, EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 02 EPC 01357, 02EPC1955

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

SIGNATURE Kent Freier DATE 9/24/03
 (Print) Kent Freier, Molzen-Corbin & Associates Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01B48</u>	<u>SOP B/P</u>	<u>P (3)</u>	<u>\$ 00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> E.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> E.H.D.P. fee rebate	_____	_____	_____	\$ <u>00⁰⁰</u>

Hearing date October 8th '03

Bobbert 9/30/03
 Planner signature / date

Project # 1002197

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 ~~NOT IN CURRENT COA FORMAT.~~ *OK*
 - Completed Site Plan for Building Permit Checklist *PA*
 - 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) *NONE*
 - 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.

Kent Freier **KENT FREIER**
Applicant name (print)
Kent Freier **9/24/03**
Applicant signature / date

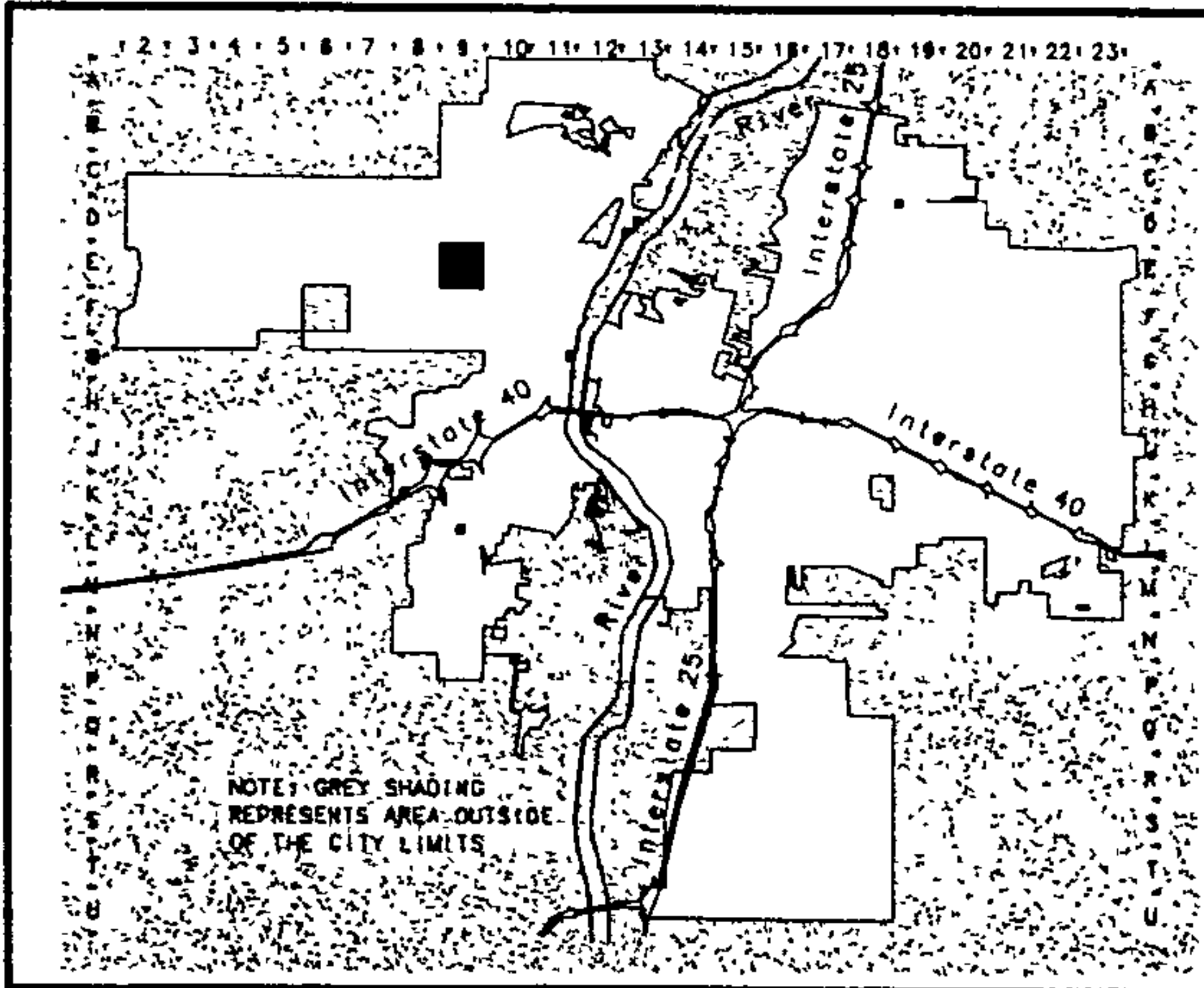
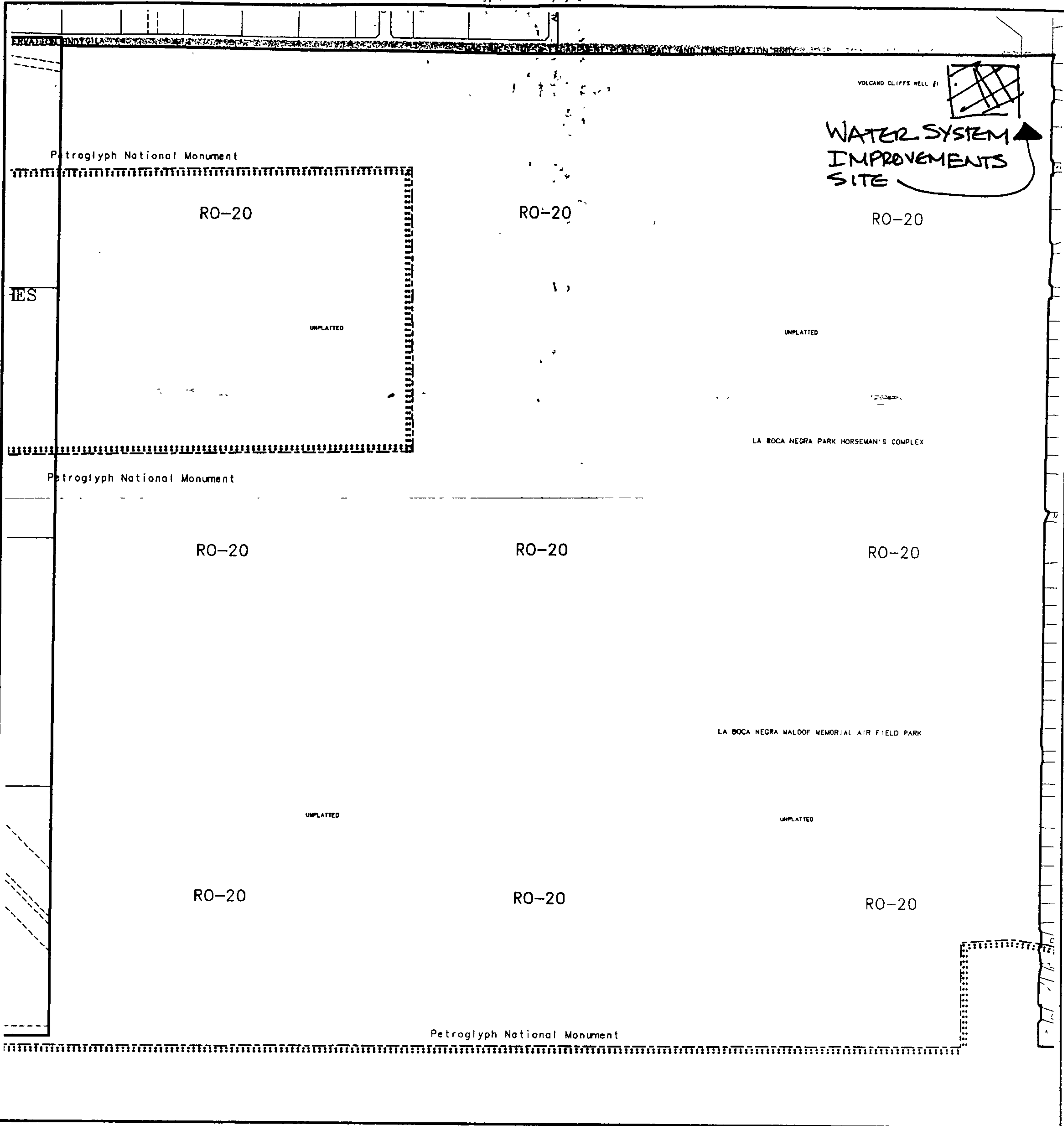


Form revised September 2001

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

Application case numbers
03DRB - - - - - 01648
- - - - -
- - - - -

B. Bennett **9/30/03**
Planner signature / date
Project # 1002197

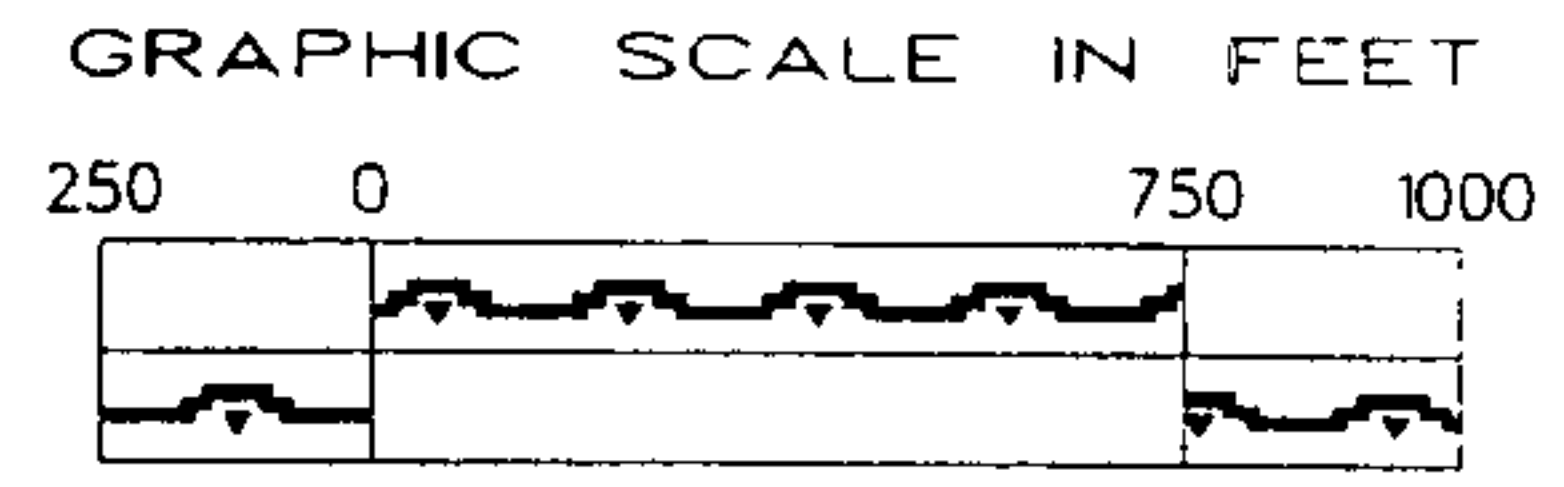


CITY OF Albuquerque

Abuquerque **G**eographic **I**nformation **S**ystem

PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

E-9-Z

Map Amended through January 21, 2003

2701 MILES RD SE
ALBUQUERQUE, NM 87106
TEL: 505.242.5700
FAX: 505.242.0673



MOLZEN-CORBIN
& Associates

ENGINEERS/ARCHITECTS/PLANNERS

September 24, 2003

Development Review Board
City of Albuquerque
600 2nd St. NW
Albuquerque, New Mexico 87102

RE: Double Eagle II Airport Infrastructure Development

ABQ11-20

Dear Members:

Please find enclosed the site development plan and conceptual grading and drainage plan for Site Development Plan approval, conceptual grading plan approval and for Building Permit application for the construction of water facilities at the existing Volcano Cliffs Reservoir Site adjacent to 81st Street and Atrisco, within the West Mesa Open Space. The City of Albuquerque Aviation Department and Public Works Department are the lead agencies in the proposed action. The facilities improvements consist of construction of a water pump station to serve the Double Eagle II Airport development and adjacent City facilities, a new ground water storage reservoir for additional storage capacity for this portion of the City water system, a future pump station associated with SAD 227 (City Project 707391), a chemical storage building for City Project 640891, and a possible future storage reservoir that will be required to establish pressure zones 4W and 3WR, future arsenic treatment facilities and chlorination facilities that will be required as the new federal arsenic guidelines become effective and with the additional storage facility is constructed.

The pump station proposed under this application is a major component on providing infrastructure at Double Eagle II Airport for future development of the general aviation area, the Soils Amendment Facility, the Shooting Range Park, and to meet the requirements of the agreement between the City of Albuquerque and Eclipse Aviation. EPC approval with Open Space Advisory Board recommendation was received on the extraordinary use of Open Space property in EPC Case 02EPC 01357. This application contains proposed changes to the site plan approved in that case as required by Condition One.

The improvements intended for future development (the ground storage reservoir and disinfection facility, arsenic treatment facilities and pump station for SAD 227 and future pressure zone development) are also shown on the proposed site plan in order that the Public Works Department can have the DRB approve the site development plan for the water facility complex at one time. Schedule for the future improvement projects is as follows:

Lower Pump Station and electrical transformer, meter and switchpad, design by Molzen-Corbin & Associates, City Project Number 656103. Bids have been opened and award is pending. It should be noted that the Corps of Engineers is providing the majority of funding for this project and is responsible for construction project administration. It will be turned over to the City after construction is complete.

Volcano Cliffs Zone 4W Water Pump Station (SAD 227), designed by Wilson & Company, City Project Number 707391. Bids have been opened and award is pending.

Chemical Storage Facilities, designed by CH2MHILL, City Project Number 640891. Bids have been opened and awarded.

Arsenic facility, additional chemical storage, and possible future reservoir site are all future projects for which design has not yet commenced.

EPC has approved of this site development plan in Case 02EPC01357 and Case 03EPC1002197.

Description of Proposed Facilities

1. Construct the Double Eagle II Lower Pump Station intended to provide potable water services to DEII Airport, SAF, Shooting Range Park and the development associated with the agreement between the City and Eclipse Aviation.
2. Construct (future) a steel ground storage water reservoir (Volcano Reservoir No. 2) adjacent and east of the existing Volcano Cliffs ground storage reservoir.
3. Construct (future) arsenic treatment facilities necessary to meet the federal arsenic guidelines that become effective in 2006.
4. Construct (future) water pumping facilities to provide a pressure system for development included in SAD 227 and La Cuentista, as approved by the Council, and to provide pumping facilities to develop pressure zones 4W and 3WR.
5. Construct a chemical storage building in between the two reservoir sites, City Project No. 640891.
6. Reclaim, re-vegetate, and landscape the disturbed area in a manner consistent with the disturbed area to the state of the property prior to the construction. Provide landscaping of the site for screening purposes as required at the completion of the site development.

The proposed buildings in these improvements will be constructed using earth tone CMU walls with flat roofs. The ground storage reservoir will be steel and painted in an earth tone to blend with the surrounding environment and in accordance with Open Space Division guidelines. Landscaping will be used to re-vegetate and reclaim the disturbed areas to their natural condition to match the surrounding vegetation and to minimize visual impact of the new and future improvements. Landscaping for screening purposes will be completed at the completion of the facilities.

Environmental Assessment

The project construction of the Double Eagle II Lower Pump Station that will serve DEII Airport will be funded by a grant administered through the U.S. Army Corps of Engineers (COE). The COE will administer the construction of the project. The City of Albuquerque will own and maintain the facility after construction. An environmental assessment for the proposed project, including the water lines connecting the facility with the existing City systems, has been prepared in accordance with COE and NEPA guidelines. The final Finding of No Significant Impact has been issued.

Development Review Board
September 24, 2003
Page 3 of 3

The future facility improvements will be designed and constructed through the Public Works Department. SAD 227 has included the improvements under item no. 4 above.

Project Schedule

As stated above, this project is a component of the agreement entered into by the City of Albuquerque with Eclipse Aviation to provide certain infrastructure at Double Eagle II Airport for the development of an aircraft manufacturing facility. In addition, the infrastructure included in this proposed action will provide potable water to the Double Eagle II Airport and will allow for the continued development of the airport as an employment center as outlined in the West Side Strategic Plan (1997) and within the time frame contained in the Eclipse agreement. If this action is approved, it is anticipated that construction on the facilities would begin in October, 2003.

The schedule for the future facility improvements illustrated on the proposed site plan is not known at this time. SAD 227 has received final City approval at this time and bids have been opened and awarded.

We submit this application for your review and comment. If there are any questions prior to the DRB hearing, please contact me at (505) 242-5700.

Sincerely,

MOLZEN-CORBIN & ASSOCIATES



Kent Freier, P.E.

KF:tt

cc: Mr. Jim Hinde, COA/Aviation
Mr. Arthur Stuart, COA/PWD/Water Utilities
Mr. Jay Hart, Manager, COA/Open Space Division
Mr. Victor Chavez, Director, COA/Planning
Mr. Jim Tompte, Bohannon-Huston, Inc
Mr. Bob Paulette, Wilson and Co.
Mr. Joe Chwirka, CH2MHILL



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

Date: February 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002197**
02EPC-01955 EPC Site Development Plan
-Building Permit

City of Albuquerque
Aviation Department
P.O. Box 9948
Albuq. NM 87119

LEGAL DESCRIPTION: for all or a portion of Tract(s) NA, **SEC 28 T11N R2E**, zoned RO-20 rural and open agricultural zone, CITY OPEN SPACE, located on WEST MESA OPEN SPACE NW, between ATRISCO and 81ST. NW, (E-09) WEST MESA OPEN SPACE Chris Hyer, Staff Planner

On February 20, 2003 the Environmental Planning Commission voted to approve Project 1002197/02EPC 01955 a site development plan for building permit, for a portion of Section 28, Township 11-N, Range 2-E NMPM, located west of 81st Street and south of Gila Road within the West Mesa Open Space at Volcano Cliffs Well #1, zoned RO-20, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval for a site development plan for building permit for an approximately a 4.4 acre site for the construction of a water pump station and above ground storage reservoir to serve the *Double Eagle-II* Airport and adjacent City facilities. The site plan also shows locations for a future chlorine facility, an arsenic treatment facility and another pump station.
2. The site development plan furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing the expansion of an existing public utility to further facilitate the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open character, natural resources and traditional settlement patterns. (Goal B.3)

3. The site development plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing a public utility use that will allow future growth for the City as well as providing potable water to the *Double Eagle-II Airport*. The additional components of the existing facility will be sensitive to visual impacts on the National Monument and the Open Space area. (Policies 1.6, 3.76, 3.77, 3.78, 3.79, 3.80, 3.81, 3.82)
4. The site development plan, with a minor text amendment to the *Northwest Mesa Escarpment Plan*, will further the applicable policies to this plan by adhering to the design overlay zone policies. (Policies 10 – 14)

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for, if applicable.
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - c. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 7, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

OFFICIAL NOTICE OF DECISION
FEBRUARY 20, 2003
PROJECT #1002197
PAGE 3

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

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

Sincerely,


for Victor J. Chavez
Planning Director

VJC/CH/ac

cc: Molzen-Corbin & Associates, 2701 Miles Road NW, Albuquerque, NM 87106
Patrick Chapman, 8307 Calle Petirrojo NW, Albuquerque, NM 87120



September 23, 2003

Kent Freier, PE
Molzen-Corbin & Associates
2701 Miles Road, SE
Albuquerque, NM 87106

**RE: Development Plan Review Application Site Plan and Grading and
Drainage for Volcano Cliffs Pump Station**

Dear Mr. Freier:

This letter authorizes Molzen-Corbin & Associates to act as agent for the City of Albuquerque Aviation Department for the referenced action.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Hinde', is written over a light blue horizontal line.

Jim Hinde
Planning Manager

Deiinf092303.1





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

WATER UTILITY DIVISION

September 25, 2003

Kent Freier, P.E.
Molzen-Corbin & Associates
2701 Miles Road, SE
Albuquerque, NM 87106

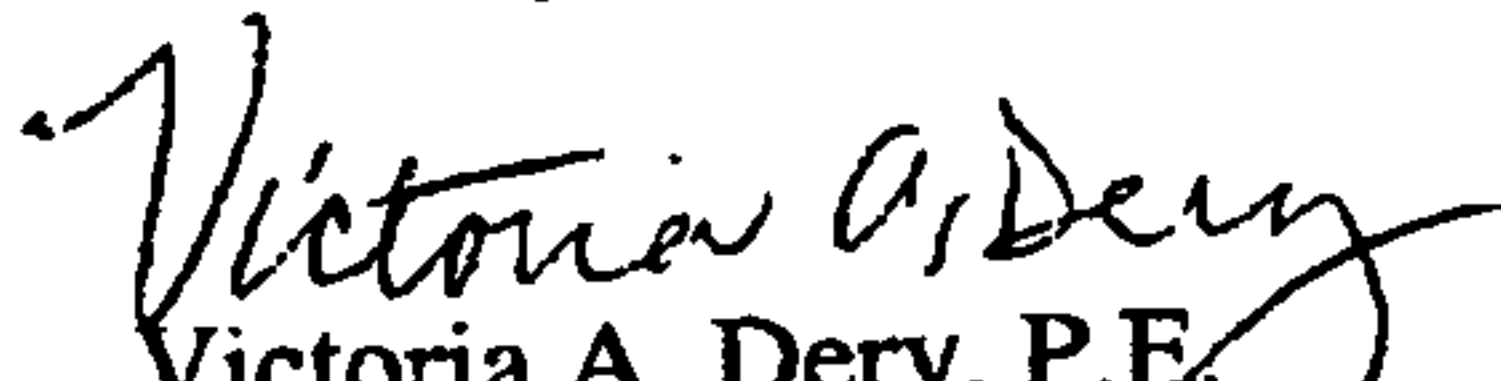
RE: Development Plan Review Application - Site Development Plans and Grading and Drainage Plans for Volcano Cliffs Site Improvements

Dear Mr. Freier:

This letter authorizes Molzen-Corbin & Associates to act as agent for the City of Albuquerque Public Works/Water Utilities Division for obtaining approval for the Site Development Plans and the Grading and Drainage Plans for the Volcano Cliffs site improvements, including the new pump stations, reservoir, chemical storage vaults and pipelines.

Please contact me at 857-8258 with any questions.

Sincerely,


Victoria A. Dery, P.E.

Cc: Art Stuart, P.E., Principal Engineer, Water Utility Division
Mike Brewer, P.E., CH2MHill
Dennis Brand, P.E., Wilson & Company
Craig Hoover, P.E., Bohannon-Huston, Inc.

Sept 30, 2003

9:30 AM

This is submitted in lieu of Fire Marshall Stamp. Will turn in later today.

Debra Paddy
Bolzen-Corbin

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER E-9-Z

REFERRAL # _____

SITE ADDRESS 81st

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 1970 GPM

SQUARE FOOTAGE - LARGEST BUILDING 5328

TYPE CONSTRUCTION FR

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE 9-29-03

FIRE DEPARTMENT INSPECTOR R.C. Sanchez

RECEIVED BY [Signature] TELEPHONE 505-242-5700

NOTES

- 1 ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI UNDER REQUIRED FIRE FLOW CONDITIONS
- 2 DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA
- 3 DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION

WHITE - INDIVIDUAL YELLOW - FILE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

- ~~N/A~~ 2. Pedestrian trails and linkages
- ~~N/A~~ 3. Bus facilities, including routes, bays and shelters existing or required

4. 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)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- ~~N/A~~ 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, 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
- ~~N/A~~ 7. Identify type, location and size of plantings (common and/or botanical names).
 - 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. Describe irrigation system
- ~~N/A~~ 9. Planting Beds, indicating square footage of each bed
- ~~N/A~~ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- N/A D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- N/A G. Loading facilities
- N/A H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- N/A J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- N/A A. Parking layout with spaces numbered per aisle and totaled.
 - ___ 1. **Location and typical dimensions**, including handicapped spaces
 - ___ 2. **Calculations:** spaces required: _____ provided: _____
 Handicapped spaces required: _____ provided: _____
- N/A B. Bicycle parking & facilities
 - ___ 1. Bicycle racks, spaces required: _____
 provided: _____
 - ___ 2. Other bicycle facilities, if applicable
- N/A C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - ___ 1. Ingress and egress locations, including width and curve radii dimensions
 - ___ 2. Drive aisle locations, including width and curve radii dimensions
 - ___ 3. End aisle locations, including width and curve radii dimensions
 - ___ 4. Location & orientation of refuse enclosure, with dimensions
 - ___ 5. Curb cut locations and dimensions
- N/A D. Pedestrian Circulation
 - ___ 1. Location and dimensions of all sidewalks and pedestrian paths
 - ___ 2. Location and dimension of drive aisle crossings, including paving treatment
 - ___ 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

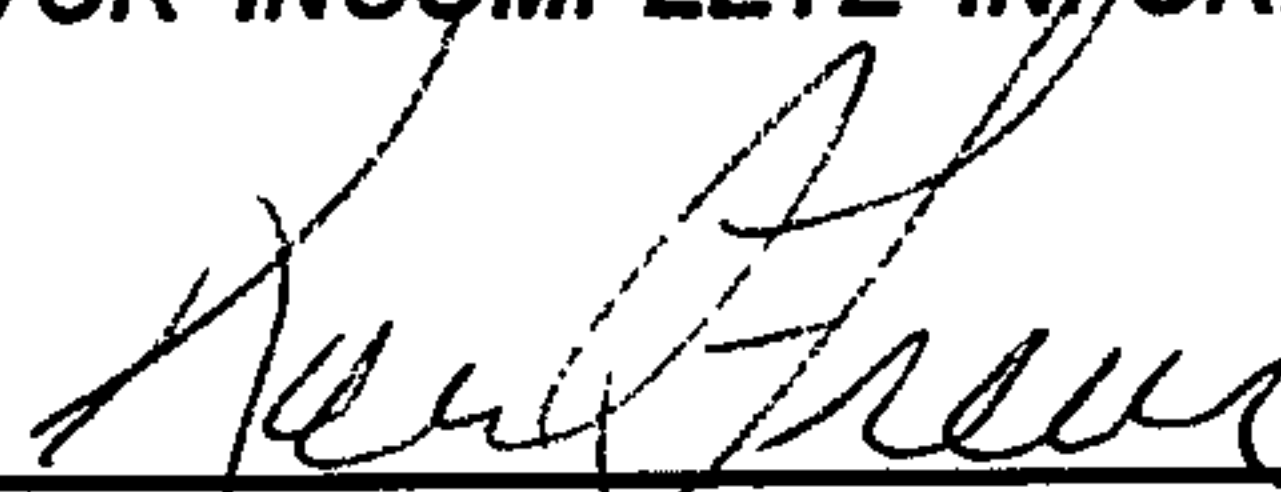
- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - N/A 4. Identify existing and proposed medians and median cuts
 - N/A 5. Sidewalk widths and locations, existing and proposed
- N/A B. Identify Alternate transportation facilities within site or adjacent to site
 - ___ 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 9/29/03

Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 82" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 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]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Existing structures on the site and within 20 feet of the site boundaries
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)

PROJECT SUMMARY

Double Eagle II Airport Infrastructure Development Volcano Cliff Reservoir Site Development Plan

This is the site development plan and conceptual grading and drainage plan for Site Development Plan approval, conceptual grading plan approval and for Building Permit application for the construction of water facilities at the existing Volcano Cliffs Reservoir Site adjacent to 81st Street and Atrisco, within the West Mesa Open Space. The City of Albuquerque Aviation Department and Public Works Department are the lead agencies in the proposed action. The facilities improvements consist of construction of a water pump station to serve the Double Eagle II Airport development and adjacent City facilities, a new ground water storage reservoir for additional storage capacity for this portion of the City water system, a future pump station associated with SAD 227 (City Project 707391), a chemical storage building for City Project 640891, and a possible future storage reservoir that will be required to establish pressure zones 4W and 3WR, future arsenic treatment facilities and chlorination facilities that will be required as the new federal arsenic guidelines become effective and with the additional storage facility is constructed.

The pump station proposed under this application is a major component on providing infrastructure at Double Eagle II Airport for future development of the general aviation area, the Soils Amendment Facility, the Shooting Range Park and to meet the requirements of the agreement between the City of Albuquerque and Eclipse Aviation. EPC approval with Open Space Advisory Board recommendation was received on the extraordinary use of Open Space property in EPC Case 02EPC 01357. This application contains proposed changes to the site plan approved in that case as required by Condition One.

The improvements intended for future development (the ground storage reservoir and disinfection facility, arsenic treatment facilities and pump station for SAD 227 and future pressure zone development) are also shown on the proposed site plan in order that the Public Works Department can have the DRB approve the site development plan for the water facility complex at one time. Schedule for the future improvement projects is as follows:

Lower Pump Station and electrical transformer, meter and switchpad, design by Molzen-Corbin & Associates, City project number 656103. Bids have been opened and award is pending. It should be noted that the Corps of Engineers is providing the majority of funding for this project and is responsible for construction project administration. It will be turned over to the City after construction is complete.

Volcano Cliffs Zone 4W Water Pump Station (SAD 227), designed by Wilson & Company, City Project Number 707391. Bids have been opened and award is pending.

Chemical Storage Facilities, designed by CH2MHILL, City Project Number 640891. Bids have been opened and awarded.

Arsenic facility, additional chemical storage and possible future reservoir site are all future projects for which design has not yet commenced.

EPC has approved of this site development plan in Case 02EPC01357 and Case 03EPC1002197.

Description of Proposed Facilities

1. Construct the Double Eagle II Lower Pump Station intended to provide potable water services to DEII Airport, SAF, Shooting Range Park and the development associated with the agreement between the City and Eclipse Aviation.
2. Construct (future) a steel ground storage water reservoir (Volcano Reservoir No. 2) adjacent and east of the existing Volcano Cliffs ground storage reservoir.
3. Construct (future) arsenic treatment facilities necessary to meet the federal arsenic guidelines that become effective in 2006.
4. Construct (future) water pumping facilities to provide a pressure system for development included in SAD 227 and La Cuentista, as approved by the Council, and to provide pumping facilities to develop pressure zones 4W and 3WR.
5. Construct a chemical storage building in between the two reservoir sites, City Project No. 640891.
6. Reclaim, re-vegetate, landscape the disturbed area in a manner consistent with the disturbed area to the state of the property prior to the construction. Provide landscaping of the site to for screening purposes as required at the completion of the site development.

The proposed buildings in these improvements will be constructed using earth tone CMU walls with flat roofs. The ground storage reservoir will be steel and painted in an earth tone to blend with the surrounding environment and in accordance with Open Space Division guidelines. Landscaping will be used to re-vegetate and reclaim the disturbed areas to their natural condition to match the surrounding vegetation and to minimize visual impact of the new and future improvements. Landscaping for screening purposes will be completed at the completion of the facilities.

Environmental Assessment

The project construction of the Double Eagle II Lower Pump Station that will serve DEII Airport will be funded by a grant administered through the U.S. Army Corps of Engineers (COE). The COE will administer the construction of the project. The City of Albuquerque will own and maintain the facility after construction. An environmental assessment for the proposed project including the water lines connecting the facility with the existing City systems has been prepared in accordance with COE and NEPA guidelines. The final Finding of No Significant Impact has been issued.

The future facility improvements will be designed and constructed through the Public Works Department. SAD 227 has included the improvements under item no. 4 above.

Project Schedule

As stated above, this project is a component of the agreement entered into by the City of Albuquerque with Eclipse Aviation to provide certain infrastructure at Double Eagle II Airport for the development of an aircraft manufacturing facility. In addition, the infrastructure included in this proposed action will provide potable water to the Double Eagle II Airport and will allow for the continued development of the airport as an employment center as outlined in the West Side Strategic Plan (1997) and within the time frame contained in the Eclipse agreement. If this action is approved, it is anticipated that construction on the facilities would begin in October, 2003.

The schedule for the future facility improvements illustrated on the proposed site plan is not known at this time. SAD 227 has received final City approval at this time and bids have been opened and awarded.



MOLZENCOORN & ASSOCIATES
 ENGINEERING ARCHITECTURE INTERIORS
 10000 ALBUQUERQUE BLVD., SUITE 100
 ALBUQUERQUE, NM 87123
 PH: 505.263.0000
 FAX: 505.263.0001
 WWW.MOLZENCOORN.COM

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
PROJECT LOCATION MAP

City Project No.	Zone Map No.	Sheet	of
		1	5

NO.	DATE	REMARKS	BY
REVISIONS			
DESIGN			

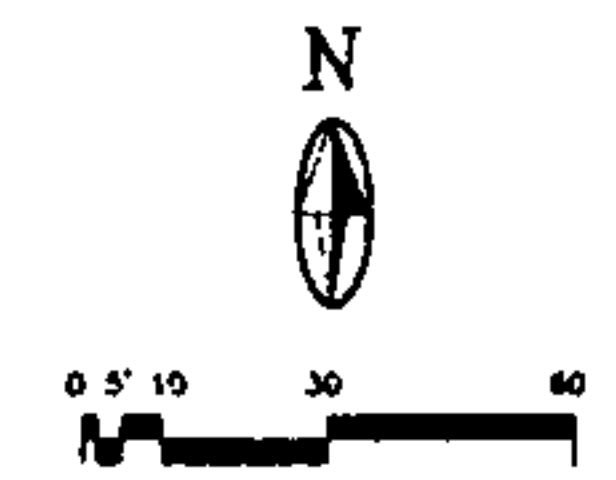
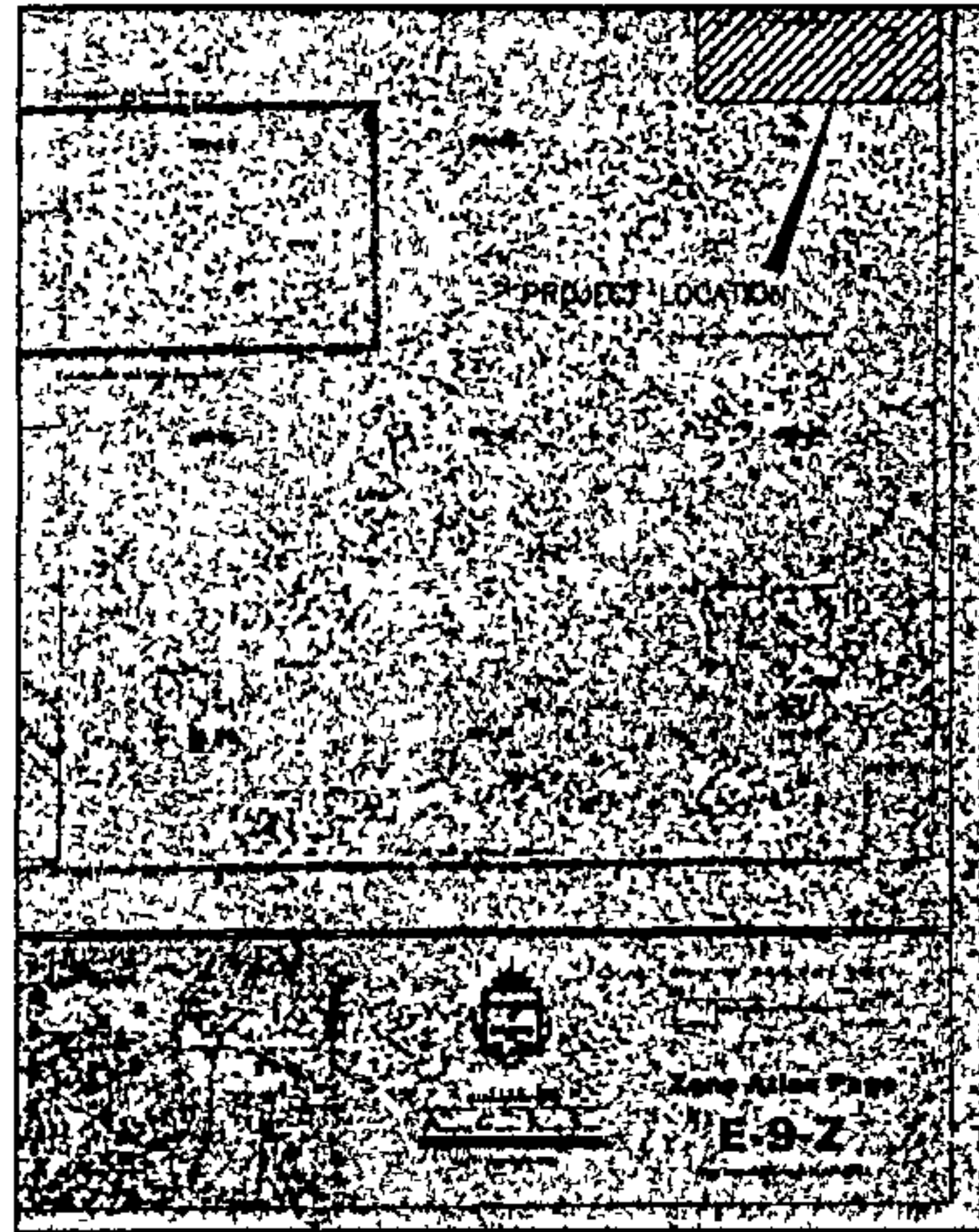
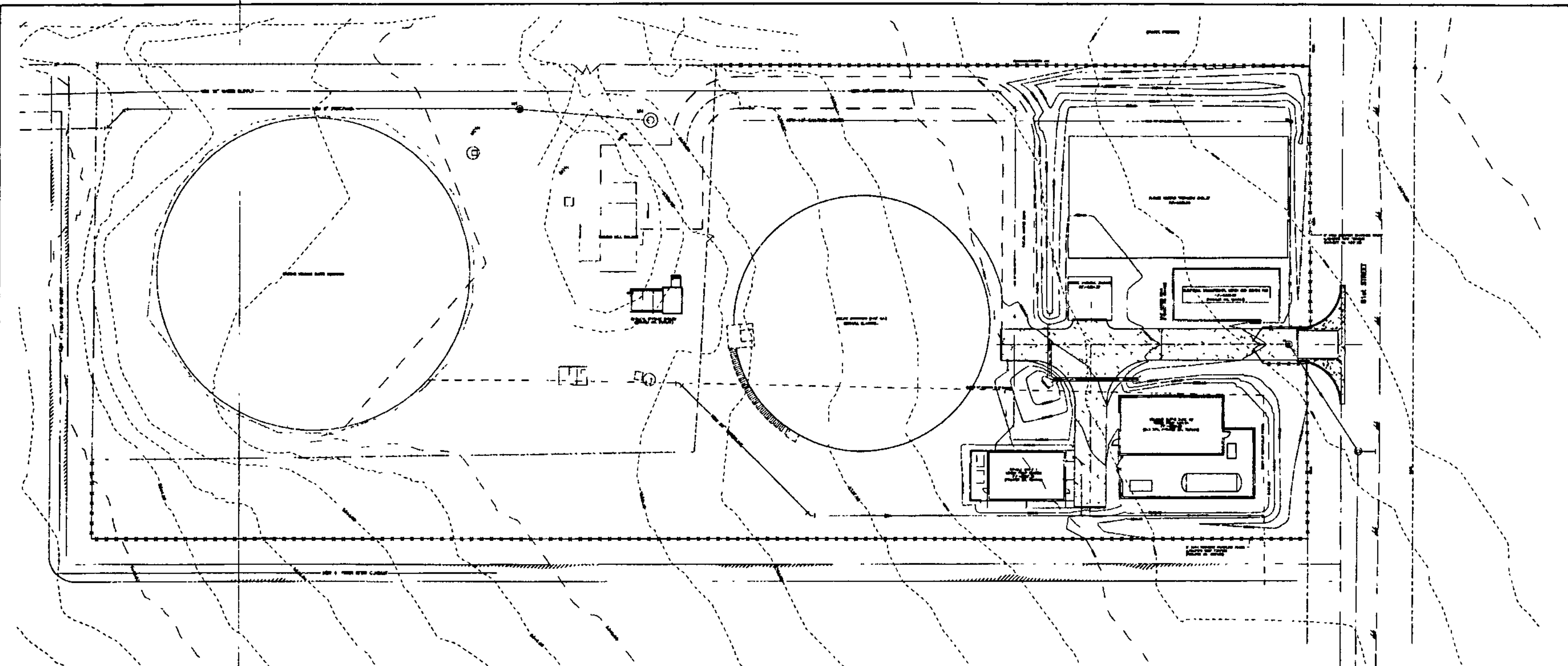
ENGINEER'S SEAL
Kent S. Freier

 9/24/03

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

BENCH MARKS	

AS BUILT INFORMATION	
CONTRACTOR	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
MICRO-FILM INFORMATION	
NO.	
DATE	



- LEGEND**
- 1' CONTOUR --- EXISTING CONTOUR (1' CONTOUR ELEVATION)
 - 5007-08 — NEW CONTOUR
 - NEW CHAINLINK FENCE
 - ▨ ACCESS ROAD GRAVEL SURFACE

ENVIRONMENTAL HEALTH APPROVAL

Michael H. Holt SWMB 9 24 03
 AUTHORIZED SIGNATURE *for Double Eagle Facility*

2700 WILSON RD NE
 ALBUQUERQUE, NM 87112
 TEL: 981-240-9722
 FAX: 981-240-9899

MOLZEN-CORBIN & ASSOCIATES
 ENGINEERS, ARCHITECTS, PLANNERS

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

TITLE: DOUBLE EAGLE II AIRPORT INFRASTRUCTURE DEVELOPMENT
 SITE DEVELOPMENT PLAN

Design Review Committee	City Engineer Approval	No./Day/Year	No./Day/Year
City Project No.	Zone Map No.	Sheet	Of
		2	5

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		NO.	BY	DATE	NO.	DATE	NO.
		NO.	BY	DATE	NO.	DATE	NO.
DESIGNED BY: KSF		REVISIONS		AS BUILT INFORMATION		MICRO-FILM INFORMATION	
DRAWN BY: JWP		DESIGN		NO.		NO.	
CHECKED BY: JWP		DATE: 08/24/03		NO.		NO.	
		DATE: 08/24/03		NO.		NO.	

DATE: 08/24/03

PHASE I WORK

VOLCANO CLIFFS PUMP STATION
 ENTRANCE ROAD
 ASSOCIATED GRADING AND LANDSCAPING
 PERIMETER FENCING

PHASE II WORK

FUTURE RESERVOIR
 FUTURE ARSENIC TREATMENT FACILITY
 MODIFICATIONS TO EXISTING WELL BUILDING
 ACCESS ROAD
 ASSOCIATED GRADING AND LANDSCAPING

PHASE III WORK

FUTURE ZONE 3W PUMP STATION
 ASSOCIATED GRADING AND LANDSCAPING

AREA CALCULATIONS (PHASE I)

PUMP BUILDING AREA: 1232 S.F.
 SITE SIZE FOR THIS PROJECT: 99838 S.F.
 AREA LANDSCAPED: 42726 S.F.
 PERCENTAGE LANDSCAPED: 42.8%

REMAINDER OF SITE WILL BE RESTORED/LANDSCAPED WITH COMPLETION OF FUTURE IMPROVEMENTS

LEGEND

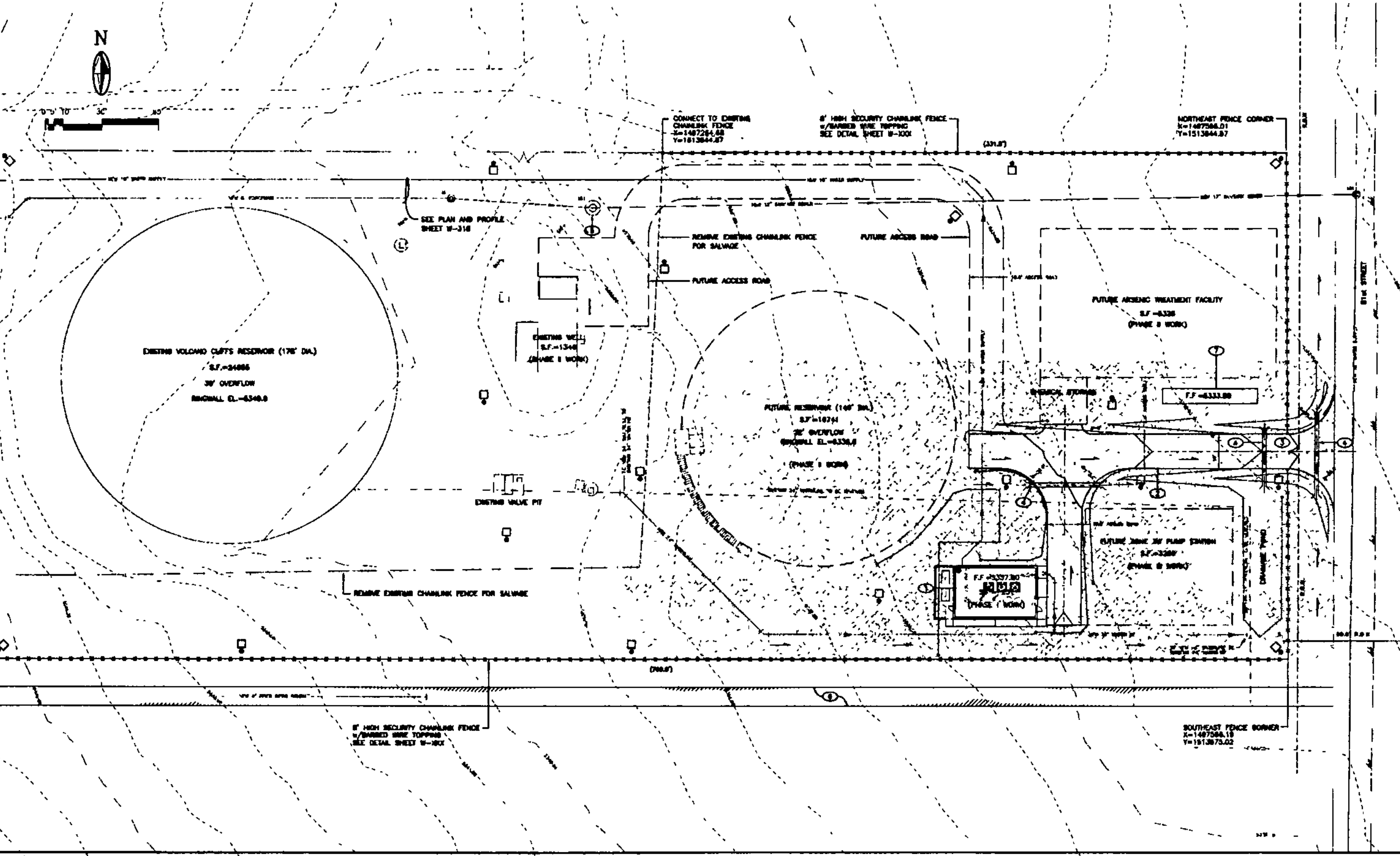
- 1' INTERVAL --- EXISTING CONTOUR (1' CONTOUR INTERVAL)
- 6007-00 --- NEW CONTOUR
- 6007-14 --- NEW TOPO SPOT ELEVATION
- * * * * * --- NEW CHAINLINK FENCE (PHASE I)
- ▲ SURVEY CONTROL POINT
- [] --- ACCESS ROAD GRAVEL SURFACE (PHASE I)
- [] --- LANDSCAPING AREA (PHASE I)
- [] --- FUTURE IMPROVEMENTS
- [] --- DRAINAGE FLOW DIRECTION
- [] --- UTILITY MANHOLE

KEYED NOTES

- 1 VOLCANO CLIFFS PUMP STATION
 F.F.=5337.00
 SEE ARCHITECTURAL SHEET A-XXX
- 2 18" WIDE ACCESS ROAD, 6" THICK GRAVEL SURFACE COURSE OVER 12" COMPACTED SUBGRADE
- 3 20' DOUBLE SWING GATE, SEE DETAIL SHEET W-XXX
- 4 24" DIA CMP CULVERT, SEE SECTIONS SHEET W-XXX
- 5 8" DIA SANITARY SEWER METERING MANHOLE
 SEE DETAIL SHEET W-510
- 6 10" RECREATION TRAIL
 SEE SHEET W-318
- 7 ELECTRICAL TRANSFORMER METER AND SWITCH PAD
 F.F.=5333.50
 SEE ELECTRICAL SHEET E-XXX

GENERAL NOTES

- 1 THIS SITE IS ZONED FOR RO-20
- 2 SITE DISTURBANCE WILL BE MINIMIZED AT THE ONSET OF CONSTRUCTION A FENCE SHALL BE ERECTED AROUND THE PERIMETER OF THE SITE TO ESTABLISH THE LIMITS OF DISTURBANCE. VEHICLES AND CONSTRUCTION OPERATIONS ASSOCIATED WITH THIS PROJECT SHALL BE RESTRICTED TO THE FENCED AREA. NO DISTURBANCE SHALL OCCUR OUTSIDE THE FENCE. VEHICLES NOT DIRECTLY ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT WILL NOT BE PERMITTED ON THE SITE.
- 3 THE INTENT OF LANDSCAPING AT THIS SITE FOR THIS UTILITY CONSTRUCTION PROJECT IS TO RESTORE DISTURBED AREA TRUE TO ITS ORIGINAL CONDITION BY THE INSTALLATION OF RECLAMATION SEEDING. RECLAMATION SEEDING MIX SHALL BE NATIVE GRASSES, FORNS, AND WOODY PERENNIALS AS RECOMMENDED BY THE CITY OF ALBUQUERQUE OPEN SPACE DIVISION. INTRODUCTION OF NON-NATIVE AND OPPORTUNISTIC SPECIES WILL BE PROHIBITED.
- 4 AREAS AT THIS SITE RESTORED WITH RECLAMATION SEEDING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO ESTABLISH COVER.
- 5 ACCESS DRIVES AND CIRCULATION AREAS WILL BE COVERED WITH GRAY, COMPACTED, CRUSHED GRAVEL TO A DEPTH OF SIX INCHES.
- 6 FUTURE UTILITY PROJECTS ARE PLANNED FOR THIS SITE.
- 7 THE LANDS TO THE NORTH OF THE FACILITY ARE ZONED RO-1 AND HOLD THE POTENTIAL FOR FUTURE DEVELOPMENT.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
TITLE: DOUBLE EAGLE II AIRPORT INFRASTRUCTURE DEVELOPMENT
LANDSCAPING PLAN

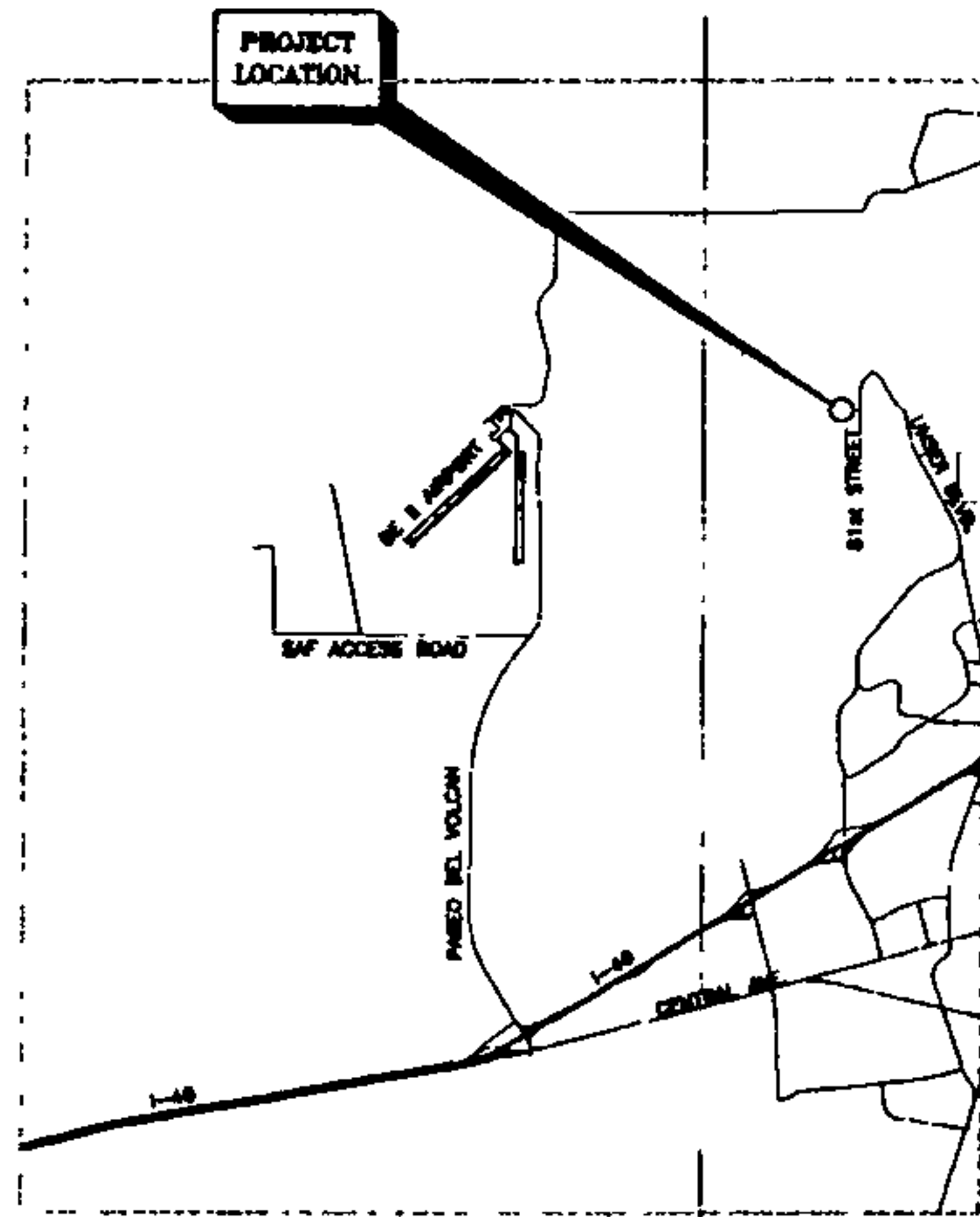
Design Review Committee	City Engineer Approval		

City Project No. Zone Map No. Sheet Of

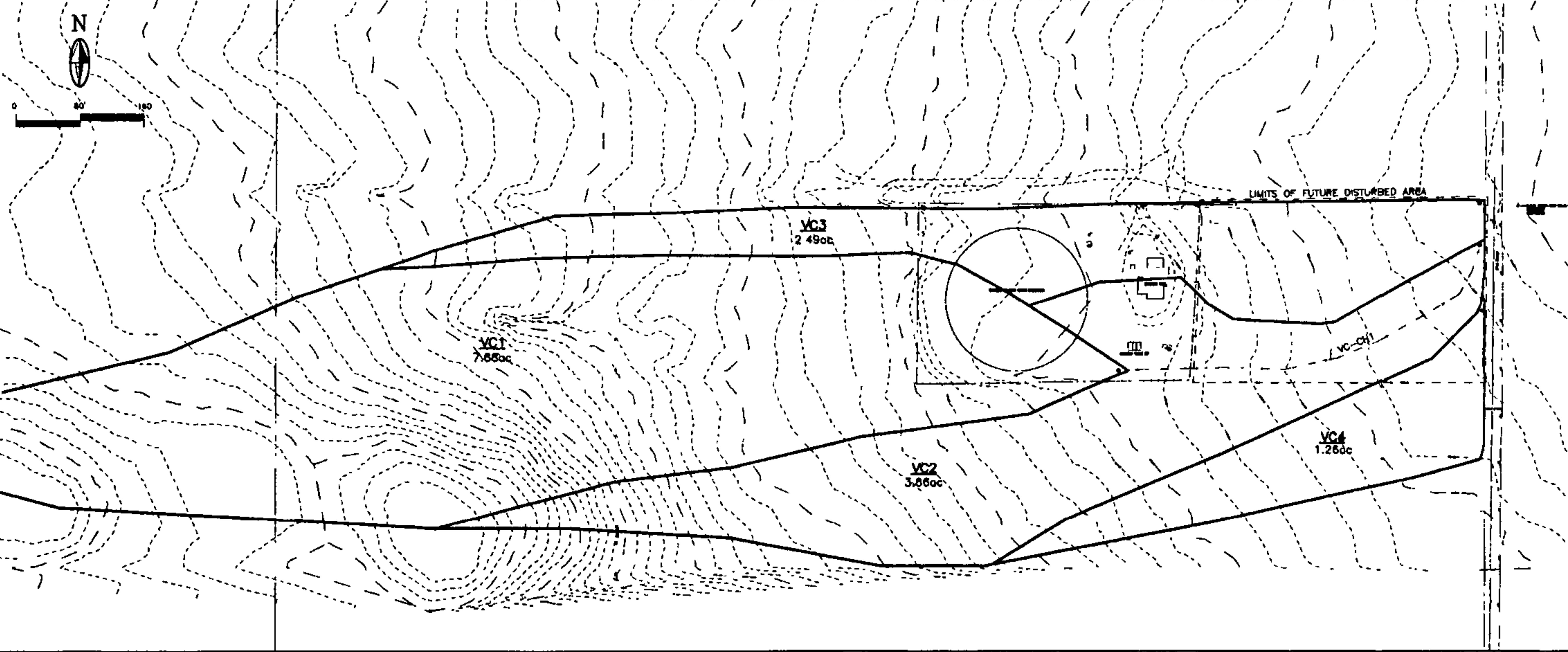
09/24/03
 1:1
 CMP-STW02(J)

LEGEND

- 6679 80 --- EXISTING CONTOUR (1' CONTOUR INTERVAL)
- --- LIMITS OF FUTURE DISTURBED AREA
- --- EXISTING SUB-BASIN BOUNDARY
- --- DRAINAGE CHANNEL FLOW DIRECTION



VICINITY MAP



SITE CHARACTERISTICS

- 100 YEAR RAINFALL TABLE
 100yr - 1hr = 1.87in
 100yr - 6hr = 2.20in
 100yr - 24hr = 2.66in
- SUB-BASIN VC1
 AREA = 7.65ac
 LAND TREATMENT:
 A = 95.0%
 B = 0.0%
 C = 5.0%
 D = 0.0%
 REACH = 1632.0ft
 HIGH EL. = 5379.00ft
 LOW EL. = 5340.00ft
- SUB-BASIN VC2
 AREA = 3.06ac
 LAND TREATMENT:
 A = 90.0%
 B = 0.0%
 C = 10.0%
 D = 0.0%
 REACH = 1385.0ft
 HIGH EL. = 5374.00ft
 LOW EL. = 5332.00ft
- SUB-BASIN VC3
 AREA = 2.49ac
 LAND TREATMENT:
 A = 95.0%
 B = 0.0%
 C = 5.0%
 D = 0.0%
 REACH = 1358.0ft
 HIGH EL. = 5381.00ft
 LOW EL. = 5332.00ft
- SUB-BASIN VC4
 AREA = 1.26ac
 LAND TREATMENT:
 A = 100.0%
 B = 0.0%
 C = 0.0%
 D = 0.0%
 REACH = 718.0ft
 HIGH EL. = 8348.00ft
 LOW EL. = 5332.00ft

CALCULATIONS

- SUB-BASIN VC1
 $Q(100yr-6hr) = 5.48cfs$
 $Q(100yr-24hr) = 6.44cfs$
 $RUNOFF Vol(100yr-6hr) = 0.301ac-ft$
 $RUNOFF Vol(100yr-24hr) = 0.300ac-ft$
 $TP(100yr-6hr) = 1.645hr$
 $TP(100yr-24hr) = 1.650hr$
- SUB-BASIN VC2
 $Q(100yr-6hr) = 3.70cfs$
 $Q(100yr-24hr) = 3.68cfs$
 $RUNOFF Vol(100yr-6hr) = 0.153ac-ft$
 $RUNOFF Vol(100yr-24hr) = 0.153ac-ft$
 $TP(100yr-6hr) = 1.598hr$
 $TP(100yr-24hr) = 1.600hr$
- SUB-BASIN VC3
 $Q(100yr-6hr) = 1.94cfs$
 $Q(100yr-24hr) = 1.83cfs$
 $RUNOFF Vol(100yr-6hr) = 0.085ac-ft$
 $RUNOFF Vol(100yr-24hr) = 0.085ac-ft$
 $TP(100yr-6hr) = 1.632hr$
 $TP(100yr-24hr) = 1.650hr$
- SUB-BASIN VC4
 $Q(100yr-6hr) = 1.60cfs$
 $Q(100yr-24hr) = 1.58cfs$
 $RUNOFF Vol(100yr-6hr) = 0.047ac-ft$
 $RUNOFF Vol(100yr-24hr) = 0.047ac-ft$
 $TP(100yr-6hr) = 1.532hr$
 $TP(100yr-24hr) = 1.550hr$
- SUB-BASIN VC2 + CHANNEL VC-CH1
 $Q(100yr-6hr) = 7.03cfs$
 $Q(100yr-24hr) = 8.74cfs$
 $RUNOFF Vol(100yr-6hr) = 0.453ac-ft$
 $RUNOFF Vol(100yr-24hr) = 0.451ac-ft$
 $TP(100yr-6hr) = 1.865hr$
 $TP(100yr-24hr) = 1.800hr$

NOTES

AS SHOWN ON THE VICINITY MAP, THE SITE IS LOCATED EAST OF THE DOUBLE EAGLE II AIRPORT AND CAN BE ACCESSED BY CONTINUING NORTH ON UNSER BLVD. THROUGH THE PETROGLYPH NATIONAL MONUMENT TO 81st STREET. THERE IS CURRENTLY AN EXISTING RESERVOIR DIRECTLY WEST OF THE FUTURE UNDEVELOPED SITE. ACCORDING TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT, JOB NO. 1-20721 "WATER SUPPLY AND TRANSMISSION LINE WASTEWATER COLLECTION AND TRANSMISSION LINE" THE SOIL IN THE AREA IS BEST DESCRIBED AS SALTY SAND.

AS SHOWN BY PANEL 111 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. FOR THE CITY OF ALBUQUERQUE, NEW MEXICO DATED SEPTEMBER 20, 1998, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

THE GRADING PLAN SHOWS 1) EXISTING GRADES INDICATED BY CONTOURS AT 1.0' INTERVAL AS SHOWN FROM THE TOPOGRAPHIC SURVEY PROVIDED BY MOLZEN-CORBIN & ASSOCIATES AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, 2) PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1.0' INTERVALS, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 4) THE LIMIT AND CHARACTER OF PROPOSED IMPROVEMENTS, AND 5) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES.

THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A 117" DIAMETER STEEL GROUND RESERVOIR, PUMP STATION, AND A POSSIBLE ARSENIC TREATMENT FACILITY. AN ACCESS ROAD WITH A GRAVEL SURFACE WILL ALSO BE CONSTRUCTED AS PART OF THE NEW DEVELOPMENT. CURRENTLY THE SITE IS FAMILY FLAT WITH NATURAL VEGETATION AND GENERALLY DRAINS FROM WEST TO EAST TOWARD THE PETROGLYPH NATIONAL MONUMENT, TO THE MARIPOSA BASIN PARK.

PROPOSED DEVELOPMENT GRADING WILL CONTINUE TO ALLOW THE SITE TO DRAIN FROM WEST TO EAST. TWO CULVERTS WILL BE PLACED UNDER THE FUTURE ACCESS ROAD AT DIFFERENT LOCATIONS TO ALLOW FLOWS TO REACH A SMALL RETENTION POND LOCATED SOUTHEAST OF THE FUTURE PUMP STATION. TWO OTHER RETENTION PONDS ARE LOCATED NORTH OF THE FUTURE ARSENIC TREATMENT FACILITY, AND NORTH OF THE FUTURE RESERVOIR. THESE PONDS WILL HANDLE FLOWS GENERATED FROM THE DEVELOPED SITE ONLY. THE PONDS ARE GRADED AT 3:1 SIDE SLOPES AND HAVE A TOTAL CAPACITY OF 0.51ac-ft. EXISTING FLOWS FROM SUB-BASIN VC1 AND VC2 WILL BE GRADED TO DRAIN IN A SMALL SWALE TO THE SOUTHEAST CORNER OF THE SITE, AWAY FROM THE PROPOSED DEVELOPMENT. EXISTING FLOWS FROM SUB-BASIN VC3 WILL ALSO DRAIN AWAY FROM THE PROPOSED DEVELOPMENT TO THE NORTHEAST CORNER OF THE SITE.

AS SHOWN BY CALCULATIONS CONTAINED HEREIN, THE MAXIMUM PONDING VOLUME FOR THE 100yr-24hr STORM EVENT ARE AS FOLLOWS: POND 1) 0.188ac-ft, POND 2) 0.088ac-ft, AND POND 3) 0.134ac-ft, NOT INCLUDING ANY INFILTRATION.

THE CALCULATIONS SHOWN FOR BOTH EXISTING AND FUTURE CONDITIONS ANALYZE BOTH THE 100yr-24hr AND THE 100yr-6hr STORM EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993 IN CONJUNCTION WITH THE ARD-LANDS HYDROLOGIC MODEL "ANYMO-97" COMPUTER PROGRAM, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND THE VOLUME OF RUNOFF GENERATED BY THIS DEVELOPMENT.

779 NILES RD NE
ALBUQUERQUE, NM 87102
TEL: 505-243-8999
FAX: 505-243-0272

MOLZEN-CORBIN & Associates
INCORPORATED

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE DOUBLE EAGLE II AIRPORT INFRASTRUCTURE DEVELOPMENT VOLCANO CLIFFS PUMP STATION GRADING AND DRAINAGE PLAN EXISTING CONDITIONS	
Design Review Committee	City Engineer Approval
City Project No.	Zone Map No.
Sheet 4	Of 5

AS BUILT INFORMATION

NO	DATE	BY	REMARKS

FIELD NOTES

NO	DATE	BY	REMARKS

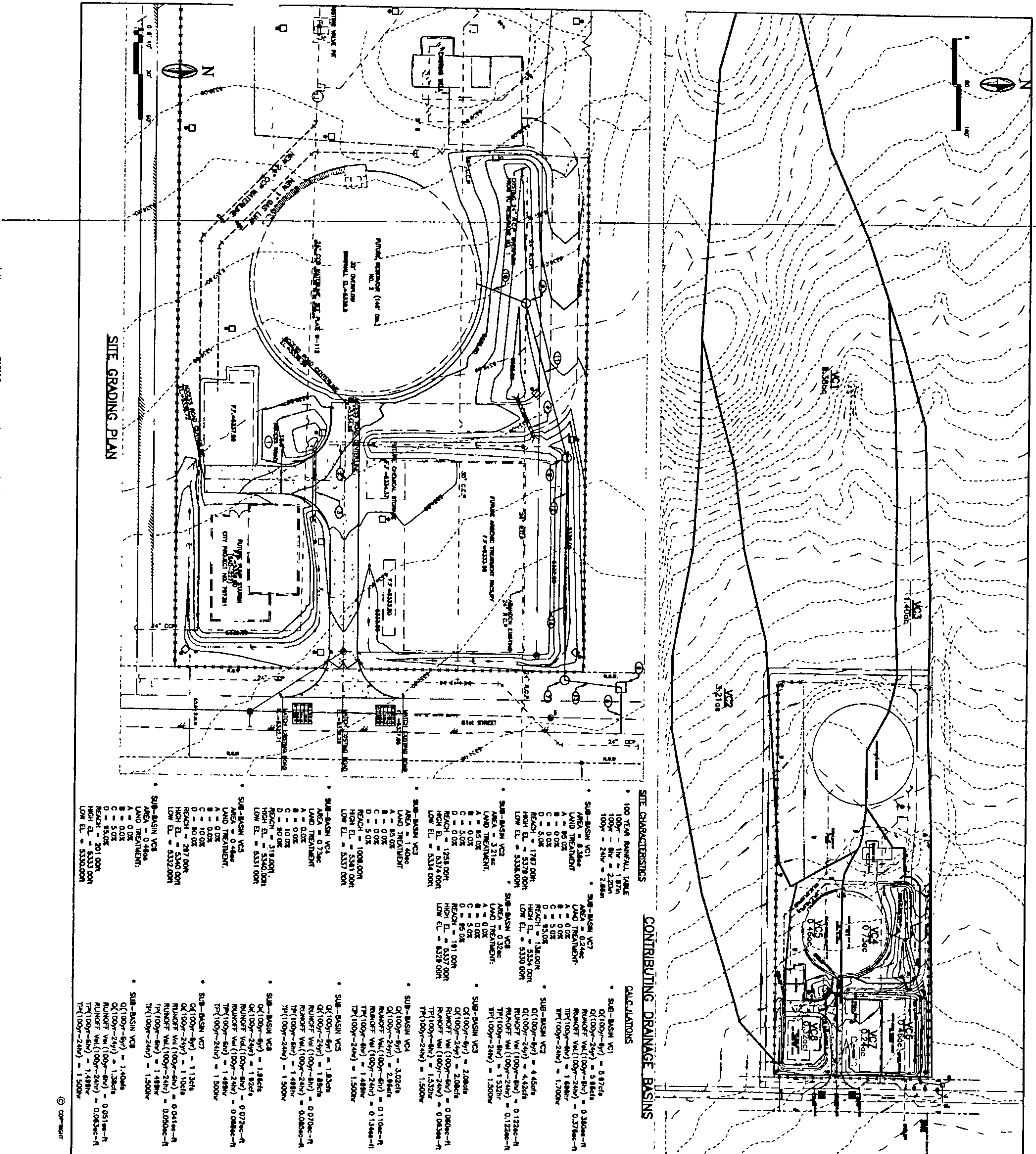
REVISIONS

NO	DATE	BY	REVISIONS

DESIGNED BY: JIM, RDC DATE: 08/24/03
 DRAWN BY: RDC DATE: 08/24/03
 CHECKED BY: KSF DATE: 09/24/03

ENGINEER'S SEAL

ALBUQUERQUE, N.M.
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
JIM RDC
9/24/03



SITE CHARACTERISTICS

100 YEAR RAINFALL TABLE
 100Y - 1" = 1.87" (47.8mm)
 100Y - 24" = 2.20" (55.9mm)
 100Y - 24" = 2.84" (72.1mm)

CONTRIBUTING DRAINAGE BASINS

Basin V1
 AREA = 6.24ac
 LAND TREATMENT: A = 0.02, B = 0.02, C = 0.02, D = 0.02
 REACH = 1787.00ft
 HIGH EL. = 5379.00ft
 LOW EL. = 5338.00ft

Basin V2
 AREA = 0.24ac
 LAND TREATMENT: A = 0.02, B = 0.02, C = 0.02, D = 0.02
 REACH = 191.00ft
 HIGH EL. = 5330.00ft
 LOW EL. = 5327.00ft

Basin V3
 AREA = 1.40ac
 LAND TREATMENT: A = 0.02, B = 0.02, C = 0.02, D = 0.02
 REACH = 1258.00ft
 HIGH EL. = 5374.00ft
 LOW EL. = 5331.00ft

Basin V4
 AREA = 1.40ac
 LAND TREATMENT: A = 0.02, B = 0.02, C = 0.02, D = 0.02
 REACH = 1008.00ft
 HIGH EL. = 5381.00ft
 LOW EL. = 5337.00ft

Basin V5
 AREA = 0.24ac
 LAND TREATMENT: A = 0.02, B = 0.02, C = 0.02, D = 0.02
 REACH = 181.00ft
 HIGH EL. = 5337.00ft
 LOW EL. = 5329.00ft

Basin V6
 AREA = 1.82ac
 LAND TREATMENT: A = 0.02, B = 0.02, C = 0.02, D = 0.02
 REACH = 1135.00ft
 HIGH EL. = 5340.00ft
 LOW EL. = 5320.00ft

Basin V7
 AREA = 1.82ac
 LAND TREATMENT: A = 0.02, B = 0.02, C = 0.02, D = 0.02
 REACH = 1135.00ft
 HIGH EL. = 5340.00ft
 LOW EL. = 5320.00ft

Basin V8
 AREA = 1.82ac
 LAND TREATMENT: A = 0.02, B = 0.02, C = 0.02, D = 0.02
 REACH = 1135.00ft
 HIGH EL. = 5340.00ft
 LOW EL. = 5320.00ft

LEGEND

- EXISTING CONTOUR (1' CONTOUR INTERVAL)
- NEW CONTOUR
- NEW TOPOG SPOT ELEVATION
- ACCESS ROAD GRADUAL SURFACE
- LIMITS OF DISTURBED AREA
- NEW CHAINLINK FENCE
- EXISTING SUB-BASIN BOUNDARIES
- DRAINAGE CHANNEL FLOW DIRECTION

KEYED NOTES

- 18" WIDE ACCESS ROAD, 5" THICK GRADUAL SURFACE COURSE OVER 12' COMPACTED SUBGRADE
- 28" x 30" ANCH PIPE, L=37' 0", SLOPE=0.50%
 NW IN=5331.75, N=1513462.55, E=1497453.38
 NW OUT=5331.87, N=1513704.34, E=1497453.38
- 28" x 30" ANCH PIPE, L=50' 0", SLOPE=0.50%
 NW IN=5332.00, N=1513462.77, E=1497506.50
 NW OUT=5331.75, N=1513860.77, E=1497457.38
- 28" x 30" ANCH PIPE, L=30' 0", SLOPE=0.50%
 NW IN=5331.34, N=1513788.08, E=1497423.20
 NW OUT=5331.19, N=1513810.58, E=1497450.47
- 40" RCP PIPE, S/D 227, SLOPE=4.48
- 40" RCP PIPE, S/D 227, SLOPE=4.48
- 7' MANHOLE TO ACCOMMODATE RESERVOIRS
 OVERFLOW AND SITE SURFACE FLOWS
 NW IN=5322.49
 NW OUT=5322.39
- 8' MANHOLE TO ACCOMMODATE RESERVOIRS
 OVERFLOW
 NW IN=5324.78
 NW OUT=5324.88
- 8' MANHOLE TO ACCOMMODATE RESERVOIRS
 OVERFLOW
 NW IN=5328.47
 NW OUT=5328.37
- 36" RCP OVERFLOW PIPE
 L=35' 0", SLOPE=1.58
- 36" RCP OVERFLOW PIPE
 L=108' 6", SLOPE=1.35
- 36" RCP OVERFLOW PIPE
 L=148.55, SLOPE=1.35
- 36" RCP OVERFLOW PIPE
 L=37' 8", SLOPE=1.08
- DOUBLE GRATE, TYPE "D", CATCH BASIN
 INV=5322.24
 GRATE EL.=5328.52

ENGINEER'S SEAL
 KEN S. FREIER
 NEW MEXICO
 LICENSED PROFESSIONAL ENGINEER
 6182

SURVEY INFORMATION

NO	BY	DATE

BENCH MARKS

NO	DATE

AS BUILT INFORMATION

CONTRACTOR	DATE

MICRO-FILM INFORMATION

NO	DATE

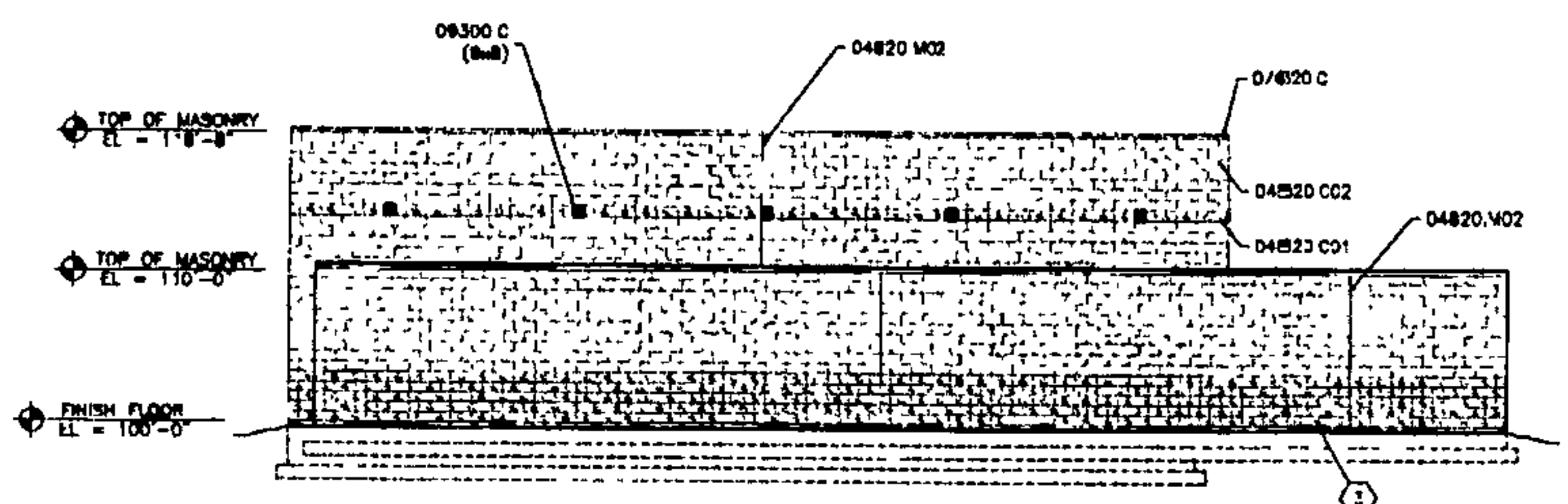
REVISIONS

NO	DATE	REMARKS

DESIGNED BY JMP, RDG **DATE** 08/24/03
DRAWN BY RDG **DATE** 08/24/03
CHECKUP BY KSF **DATE** 08/24/03

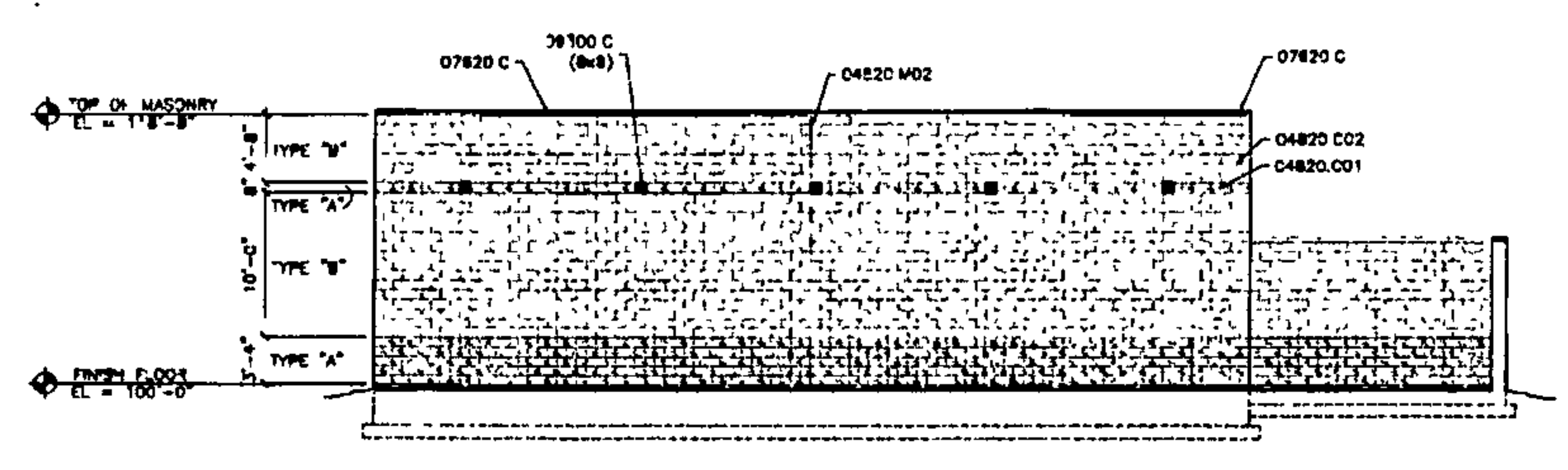
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
VOLCANO CLIFFS PUMP STATION
 GRADING AND DRAINAGE PLAN
 FUTURE CONDITIONS

Design Review Committee City Engineer Approval
 City Project No. Zone Map No. Sheet 5 of 5



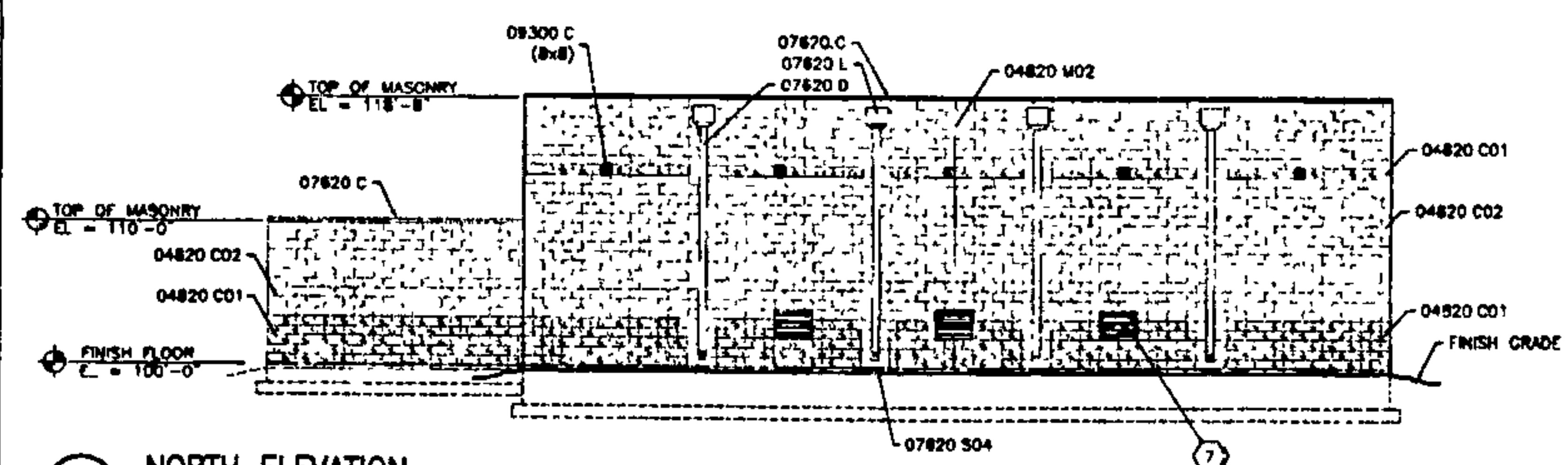
SOUTH ELEVATION

1/8"=1'-0"



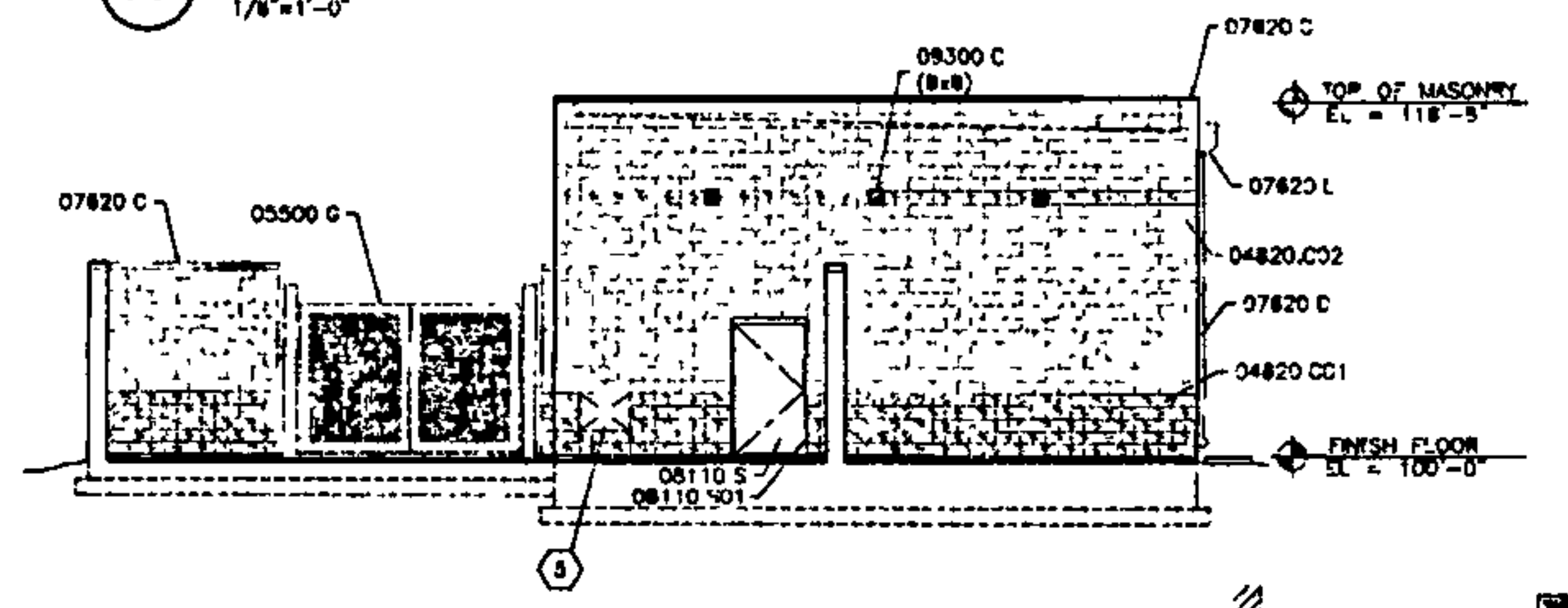
SOUTH ELEVATION - BEHIND SCREEN WALL

1/8"=1'-0"



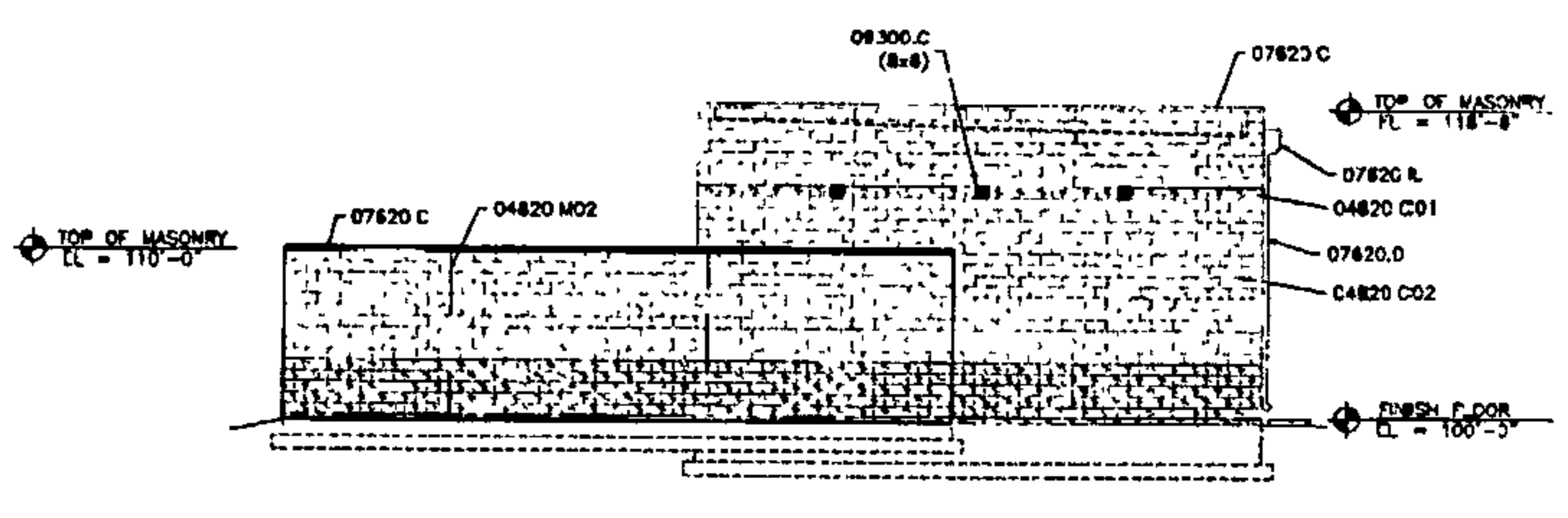
NORTH ELEVATION

1/8"=1'-0"



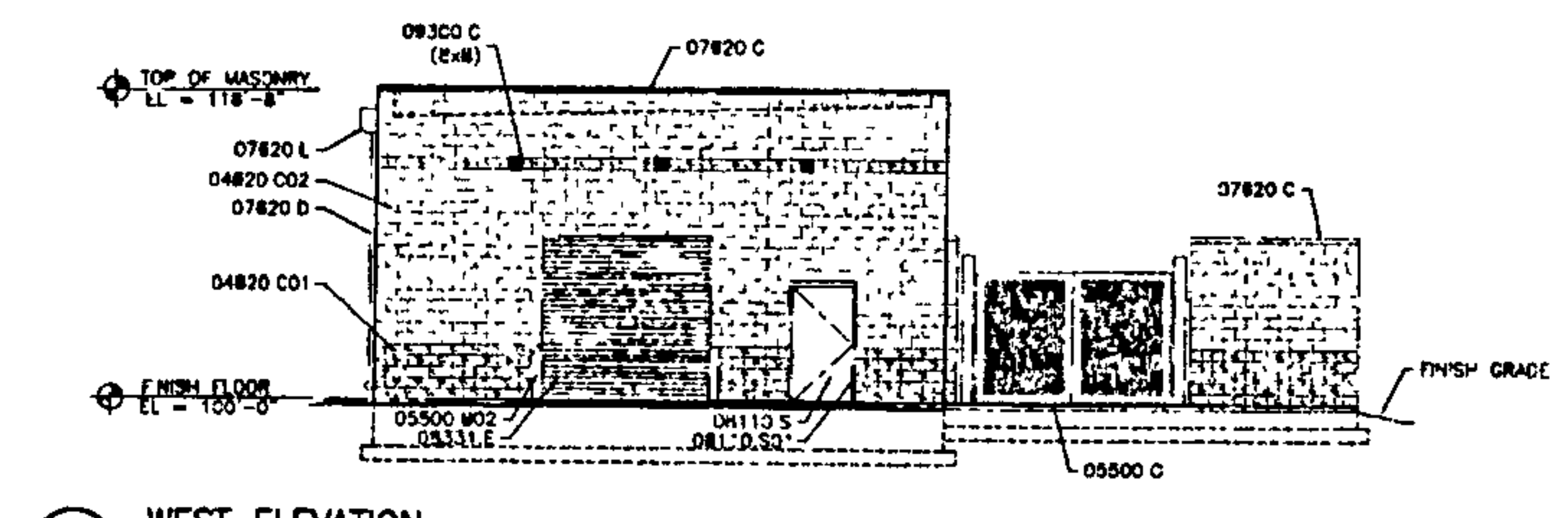
EAST ELEVATION - BEHIND SCREEN WALL

1/8"=1'-0"



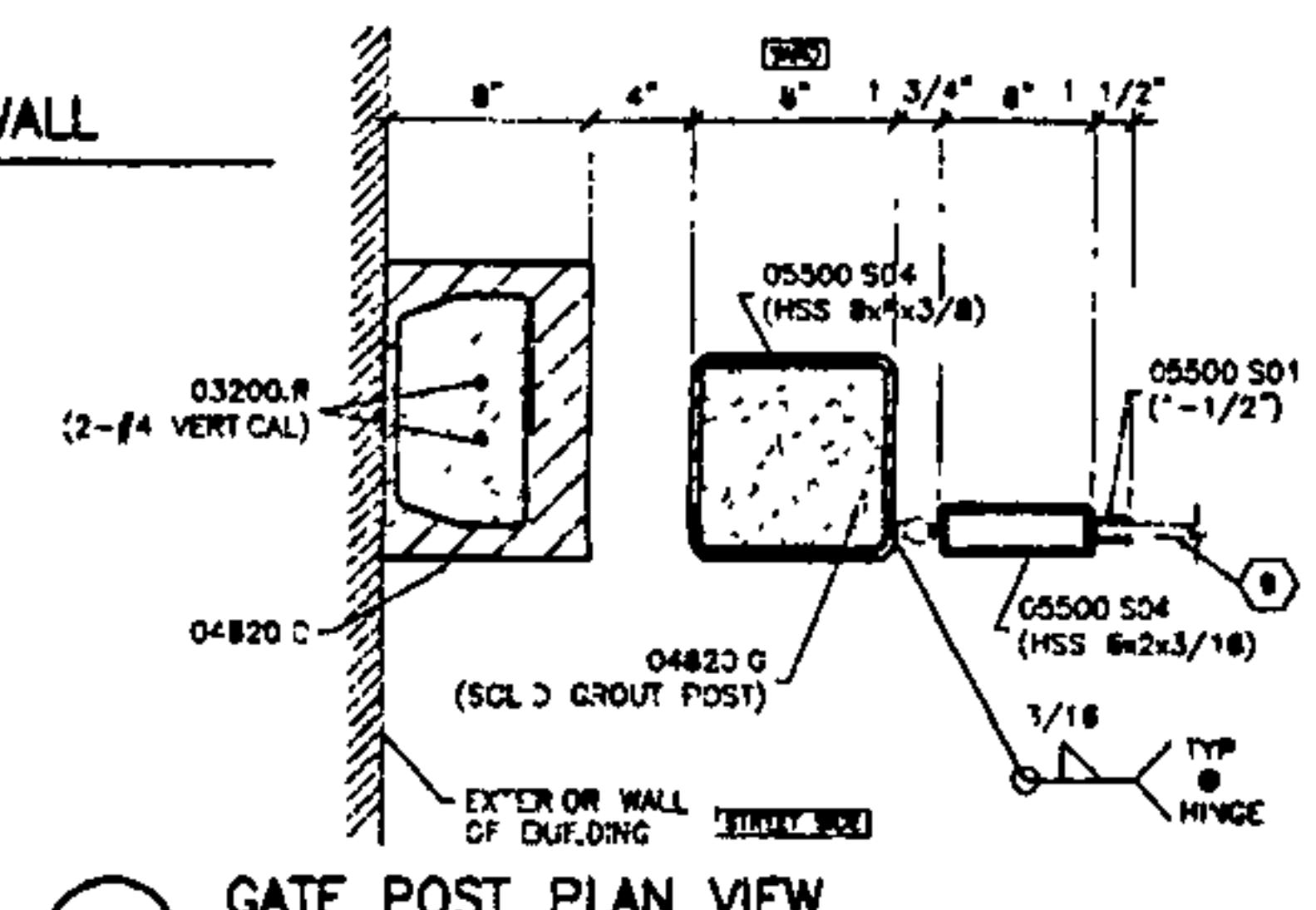
EAST ELEVATION

1/8"=1'-0"



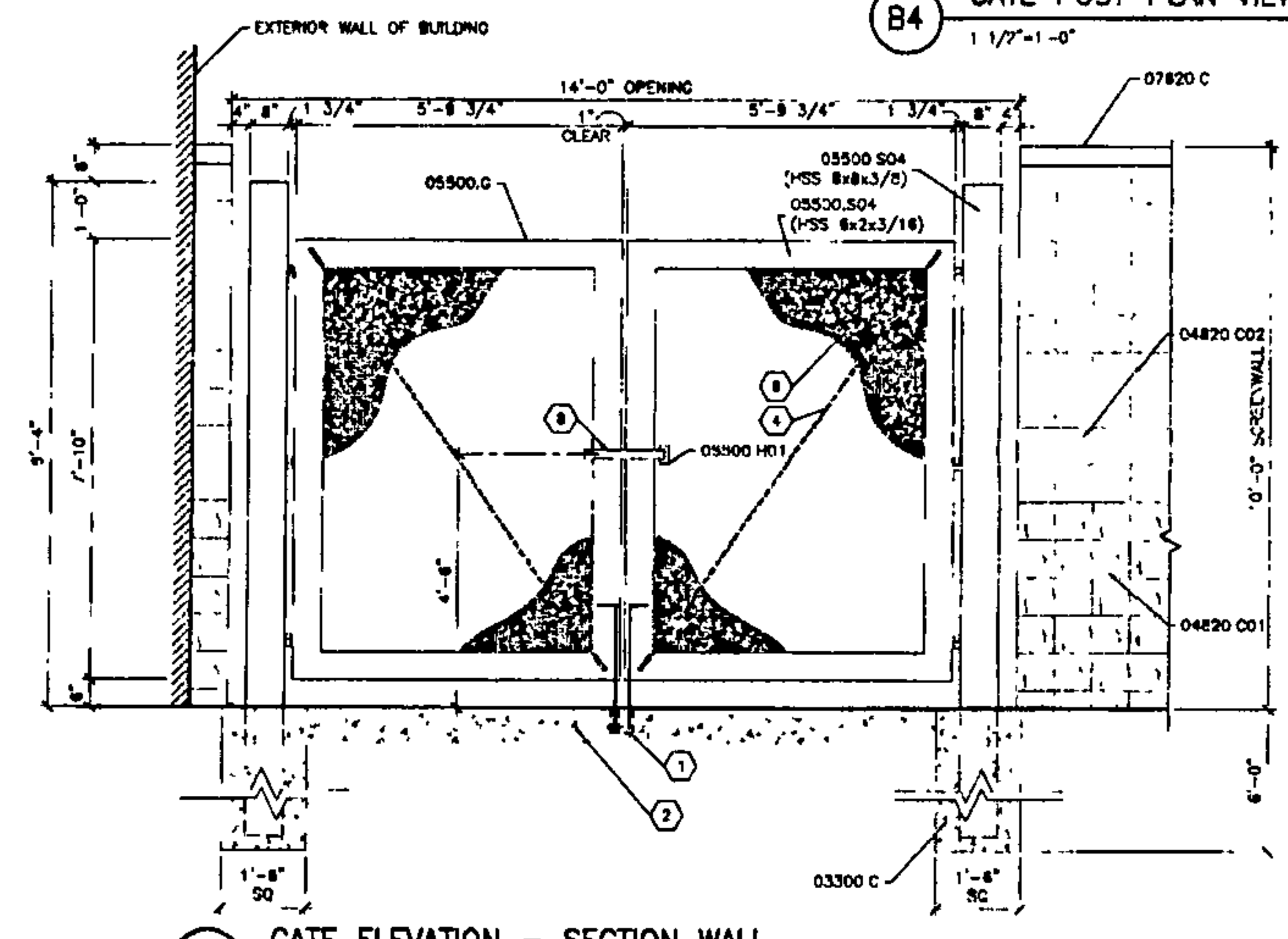
WEST ELEVATION

1/8"=1'-0"



GATE POST PLAN VIEW

1/2"=1'-0"



GATE ELEVATION - SECTION WALL

1/2"=1'-0"

GENERAL SHEET NOTES

1. REFERENCE ELEVATIONS ARE BASED ON A TOP OF SLAB ELEVATION OF 100'-0" SEE DRAWING ON C-01 FOR DATUM

REFERENCE KEYNOTES

- DIVISION 3 - CONCRETE**
 - 03200 R REINFORCING STEEL
 - 03300 C CAST-IN-PLACE CONCRETE
- DIVISION 4 - MASONRY**
 - 04820 C CONCRETE MASONRY UNITS
 - 04820 C01 CONCRETE MASONRY UNITS TYPE "A"
 - 04820 C02 CONCRETE MASONRY UNITS TYPE "B"
 - 04820 G GROUT
 - 04820 M02 MASONRY CONTROL JOINT
- DIVISION 5 - METALS**
 - 05500 B02 BOLLARD
 - 05500 G GATE
 - 05500 H01 HASP
 - 06500 S01 STEEL CHANNEL
 - 05500 S04 STEEL TUBE
- DIVISION 7 - THERMAL & MOISTURE PROTECTION**
 - 07820 C COPING
 - 07820 D DOWNSPOUT
 - 07820 L LEADERHEAD
 - 07820 S04 SPAS4 PAD
- DIVISION 8 - DOORS & WINDOWS**
 - 08110 S STEEL DOOR
 - 08110 S01 STEEL FRAME
 - 08331 E EXTERIOR COILING DOOR
- DIVISION 9 - FINISHES**
 - 08300 C CERAMIC MOSAIC TILE

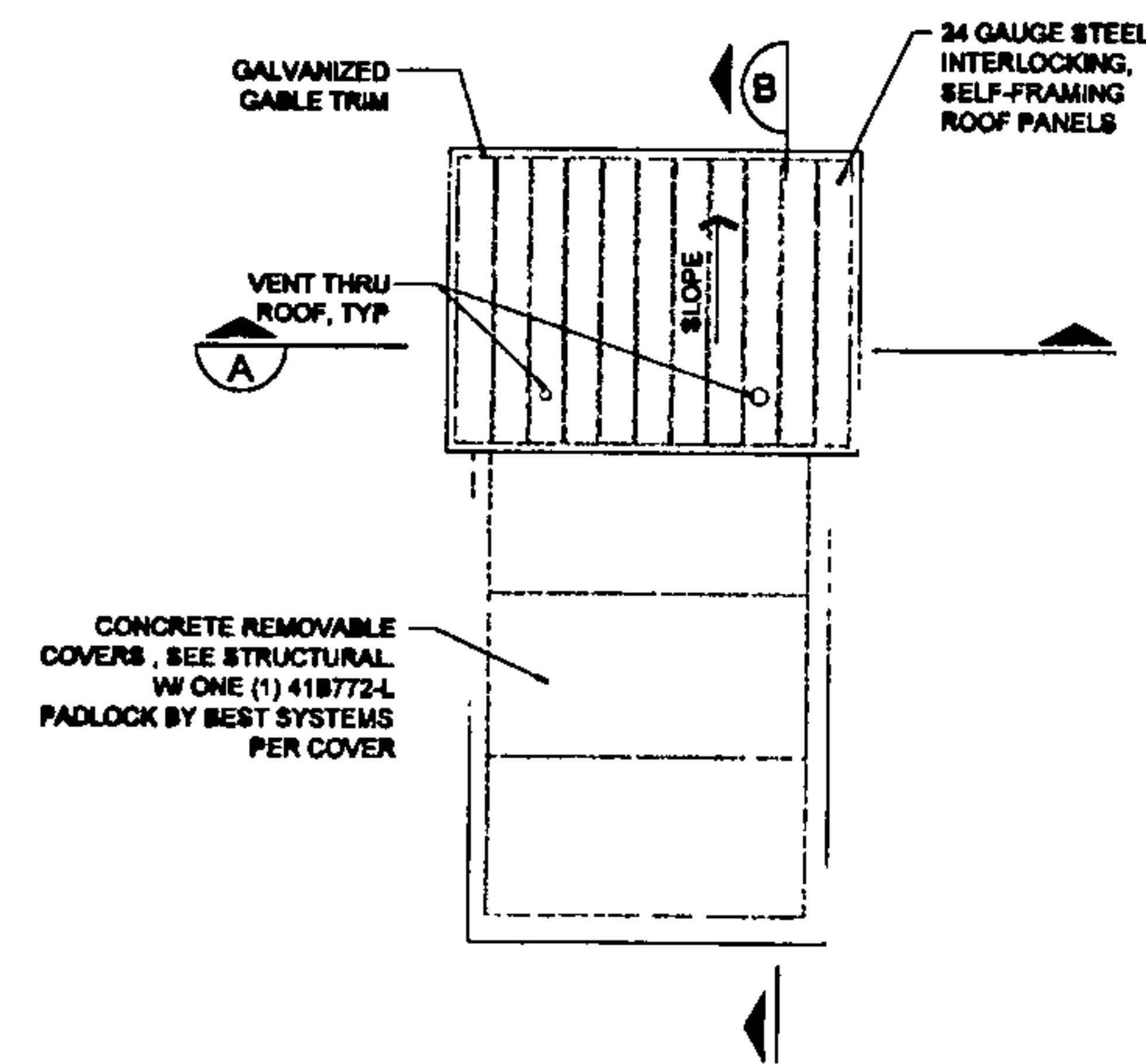
SHEET KEYNOTES

1. 1" DIA. x 4" DEEP STEEL BELLEVED HOLE IN PAVING FOR CONE BOLT
2. CONCRETE PAVING - SEE PLANS FOR THICKNESS AND REINFORCING
3. BLOCK OPENING AT THIS LOCATION TO ALLOW FOR DRAINAGE. LOCATE BOTTOM OF OPENING AT ADJACENT GRADE LEVEL.
4. TURNBUCKLE ADJUSTABLE, DIAGONAL GATE BRACE.
5. HVAC WALL PENETRATION - SEE MECHANICAL.
6. RAILING INFILL PANEL, 3/4" WIRE MESH, 10 GA., 1-1/2" CHANNEL.
7. THRU-WALL LOUVER - SEE MECHANICAL.
8. PROVIDE HASP AT GATE FOR PADLOCK (PER COA REQUIREMENTS)

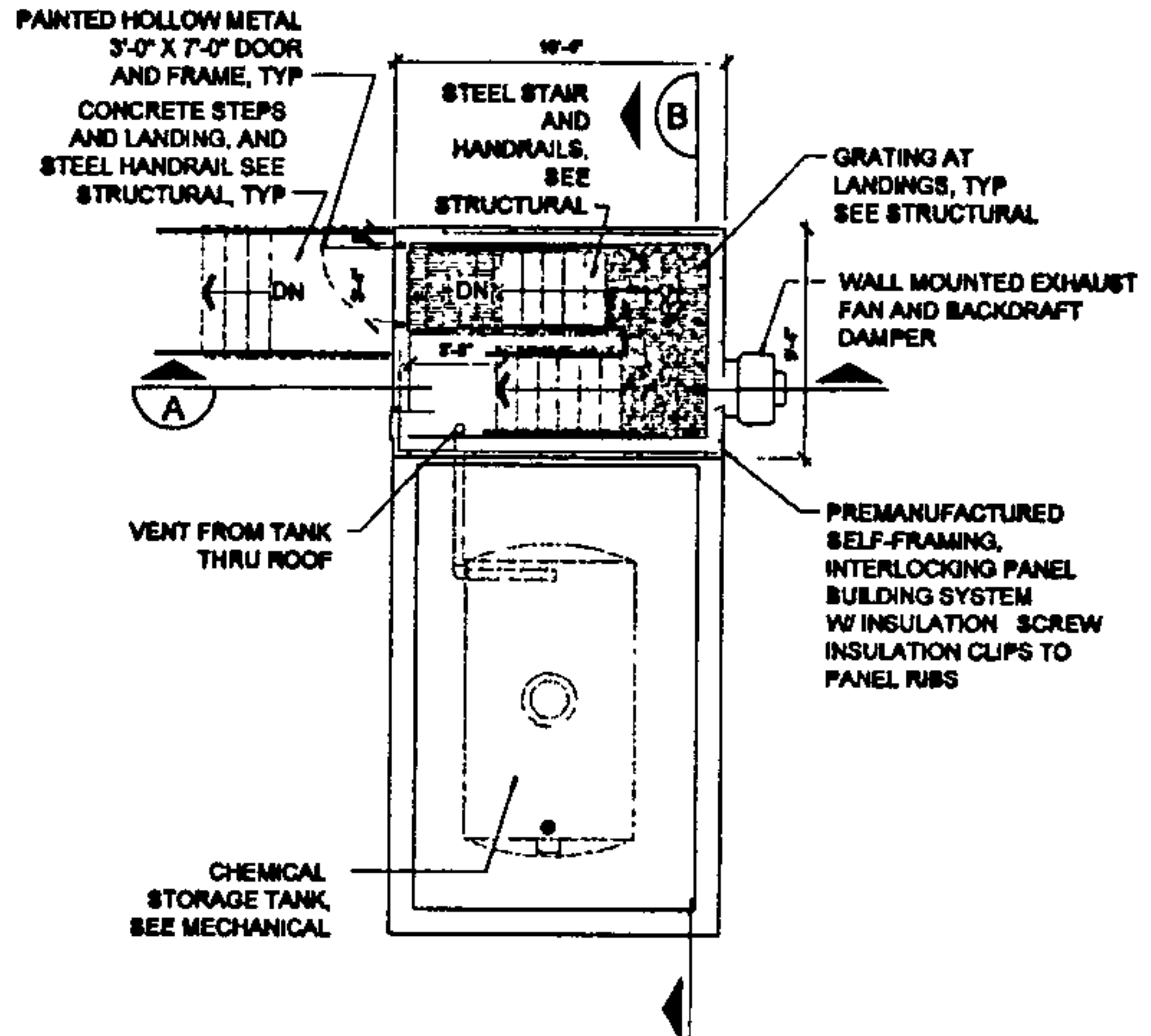
LEGEND

- CMU TYPE "A" =
- CMU TYPE "B" =

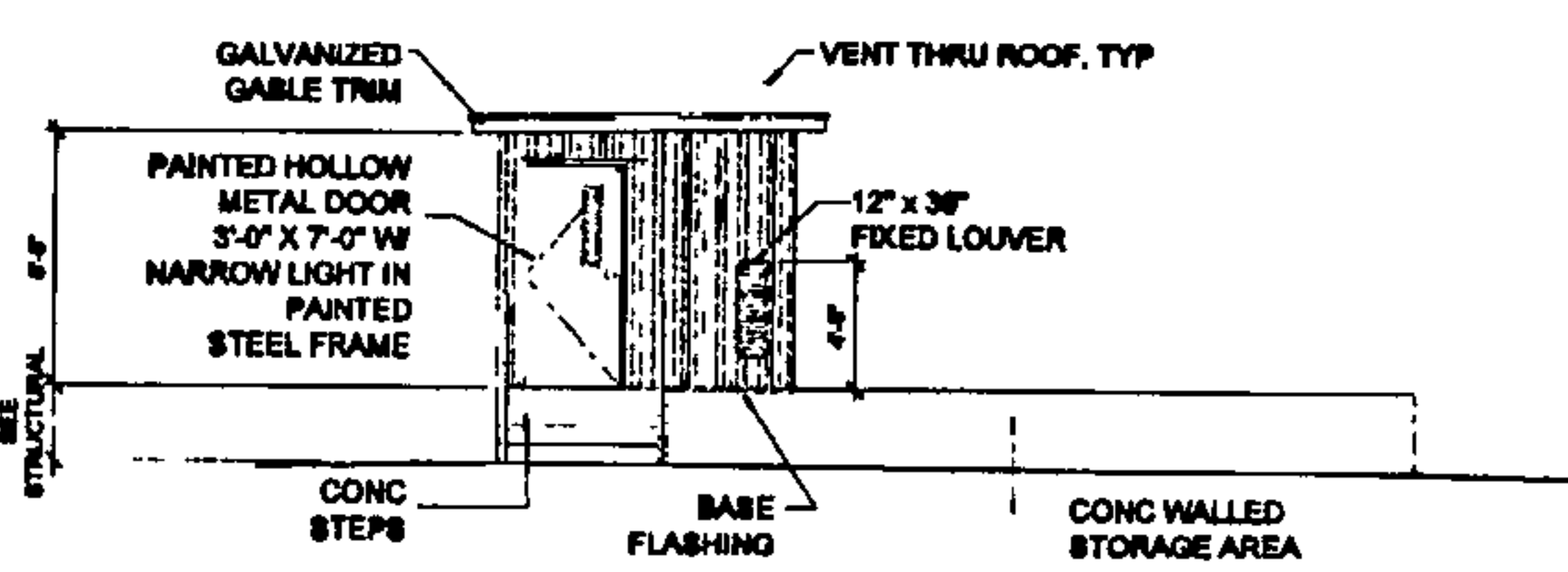
<p>WILSON & COMPANY 4970 LINDA AVE. N.E. SUITE 100 ALBUQUERQUE, N.M. 87110 (505) 271-4900</p>	<p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP</p>	
	<p>VOLCANO CLIFFS ZONE 4W WATER PUMP STATION ELEVATIONS</p>	
<p>Design Review Committee</p>	<p>City Engineer Approval</p>	<p>DATE: 05/23/2003</p>
<p>City Project No 707391</p>	<p>Zone Map No E-9, E10</p>	<p>Drawing A-02</p>
<p>Sheet 94</p>		



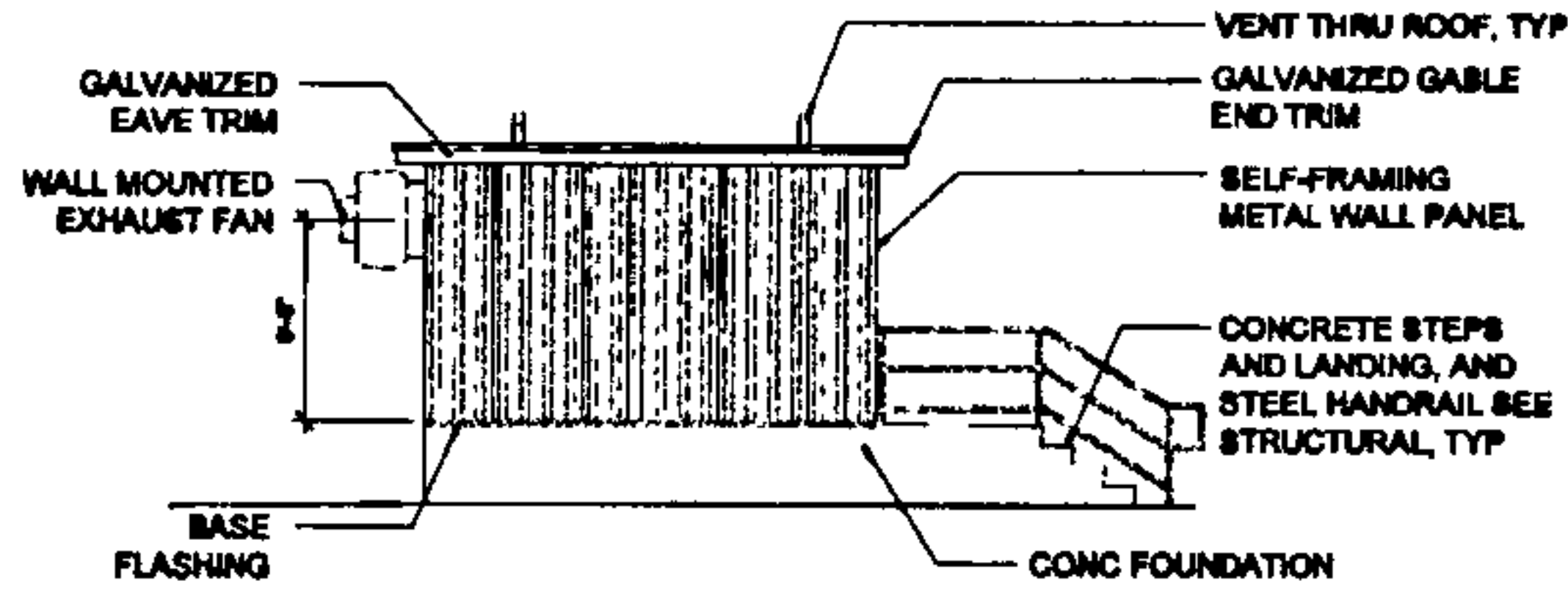
ROOF PLAN
3/16" = 1'-0"



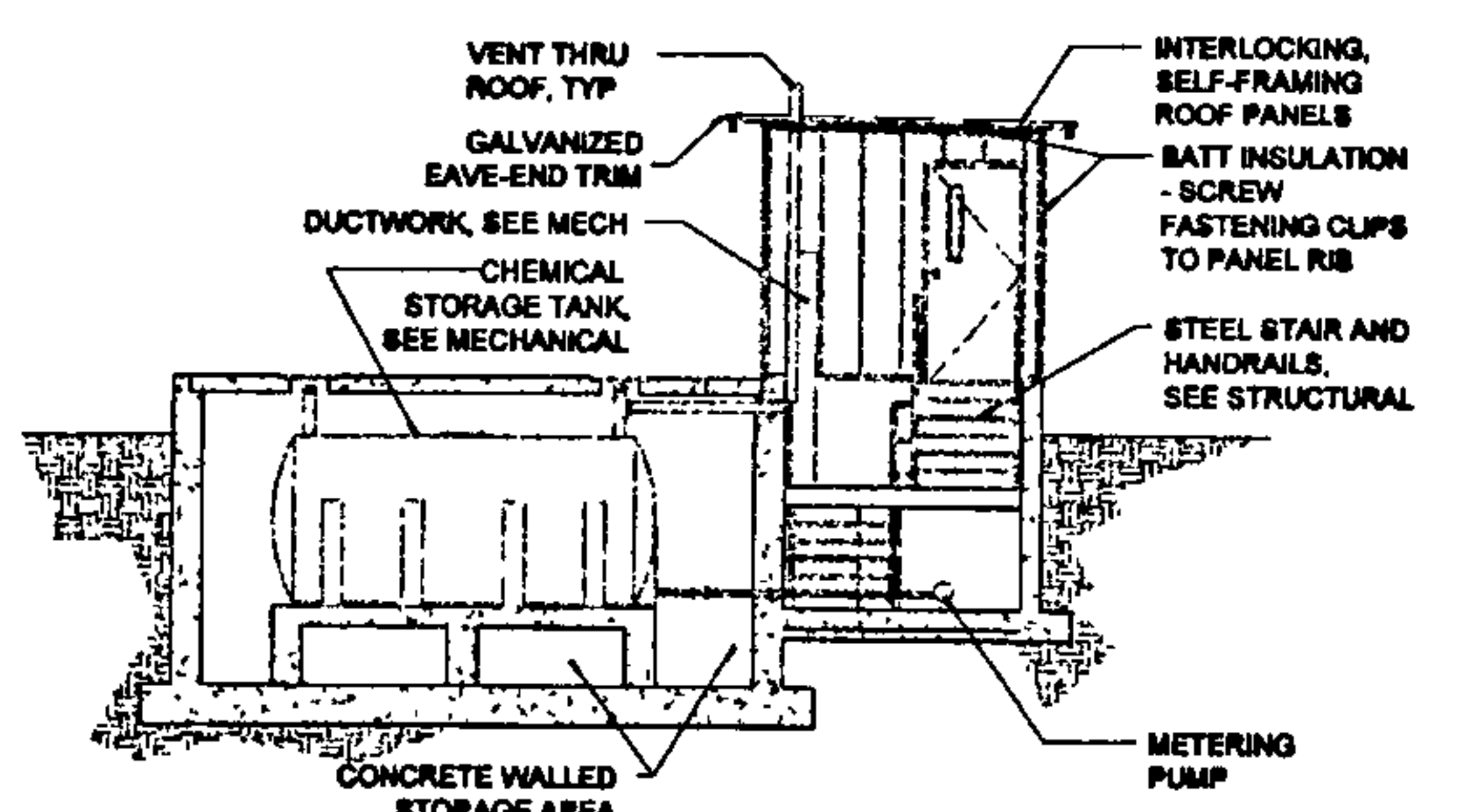
FLOOR PLAN
3/16" = 1'-0"



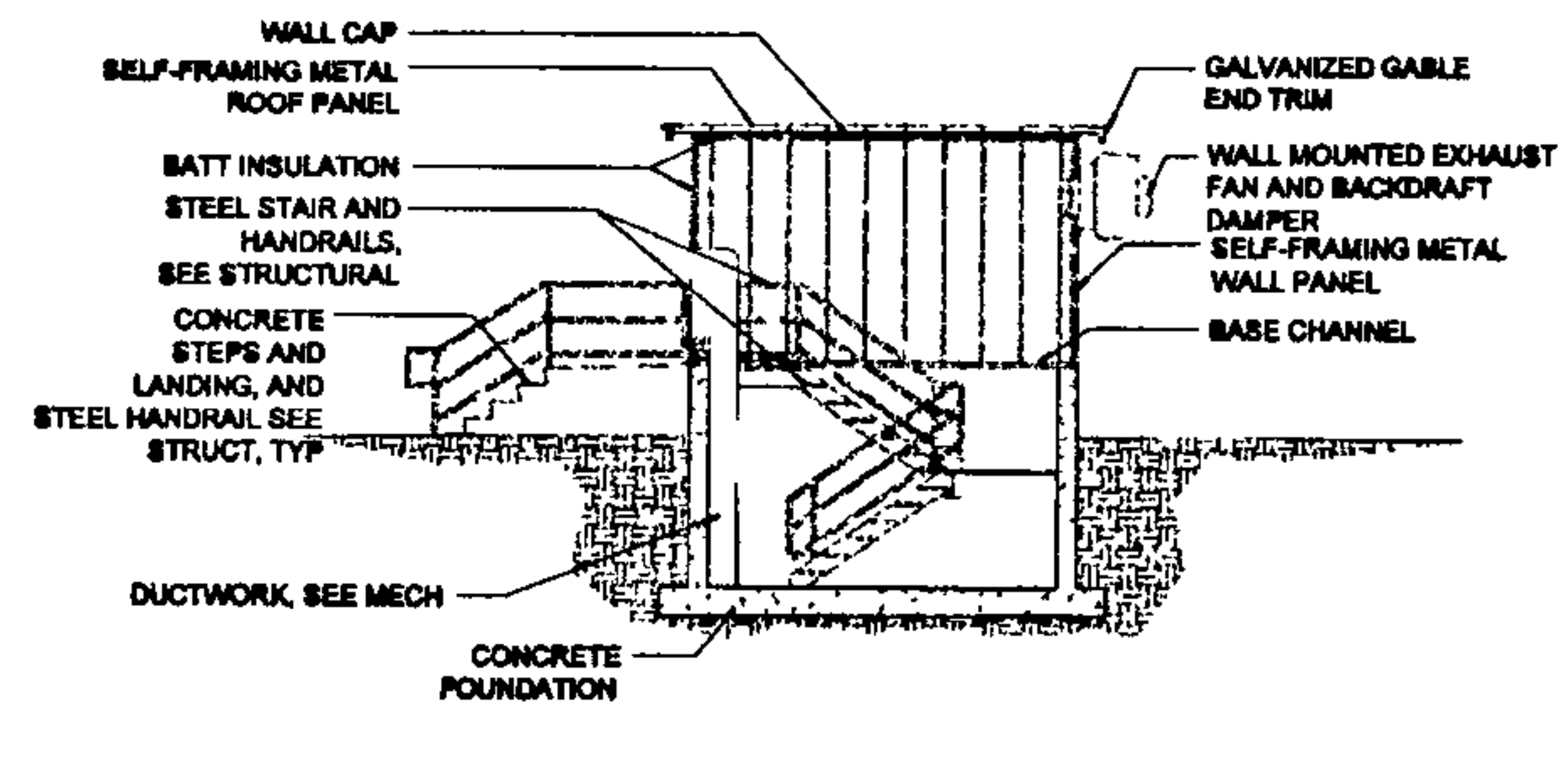
WIDTH ELEVATION
3/16" = 1'-0"



LENGTH ELEVATION
3/16" = 1'-0"



SECTION B
3/16" = 1'-0"



SECTION A
3/16" = 1'-0"

BUILDING CRITERIA

THIS BUILDING HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF 1987 NEW MEXICO AND UNIFORM BUILDING CODES AND COA ZONING REQUIREMENTS

TYPE OF BUILDING CONSTRUCTION	TYPE II-N
ALLOWABLE SQUARE FOOTAGE	18,000 SF
ACTUAL GROSS SQUARE FOOTAGE	124 SF
ALLOWABLE BUILDING HEIGHT	66 FT
ACTUAL BUILDING HEIGHT ABOVE GRADE	11 FT
OCCUPANCY GROUP	F1 - INDUSTRIAL OCCUPANCY
NFPA CLASSIFICATION	NFPA 101 SPECIAL USE INDUSTRIAL, UNOCCUPIED
BUILDING USE	SHED TO HOUSE METERING PUMP

EXTERIOR PROTECTION BASED ON LOCATION ON PROPERTY
 UBC 603 4.2 EXCEPTION TO TABLE 6-A
 FIRE-RESISTIVE RATING NOT REQUIRED FOR EXTERIOR WALL OF ONE-STORY, TYPE II-N IF AREA IS LESS THAN 1,000 SF AND SEPARATION IS GREATER OR EQUAL TO 8 FT

BUILDING SITE	LEAVITT	WEBSTER	WEST MESA
DISTANCE TO NEAREST PROPERTY LINE	72'	64'	14'
DISTANCE TO NEAREST BUILDING	9'	22'	9'

UBC DESIGN OCCUPANT LOAD (FOR EGRESS REQUIREMENT) 84 SF OCCUPIABLE AREA /300 SF = 1 OCCUPANT

36" MIN WIDTH EXITS PROVIDED 1
 36" MIN WIDTH EXITS REQUIRED 1

STAIRWAY: EXEMPT FROM REQUIREMENTS OF SECTION 1003 3.3
 CODE CRITERIA HAS BEEN MET WHEREVER POSSIBLE.
 STAIRS AND LANDING WIDTHS ARE 3'-0", MIN

PLUMBING FIXTURES REQUIRED NONE REQUIRED FOR MECHANICAL EQUIPMENT SPACES

SEISMIC ZONE 2

No Chemicals are stored within the shed. Liquid Chemicals are stored in underground tanks and injected into a closed system. A 14" thick concrete wall separates the tank and its containment area from the shed. Chemicals are as follows.

SOLUTION OF 0.8% SODIUM HYPOCHLORITE (NaOCl) AND 99.2% WATER - 2800 GALLONS
 CLASSIFICATION OF NaOCl (per JT Baker system for storage MSDS)
 not a health hazard - blue label indicates poisonous hazards
 nonflammable - red label indicates flammable hazards
 non-corrosive - white label indicates corrosive hazards
 non-reactive - yellow label indicates reactive hazards, oxidizers and reducers
 product is labeled for general storage with orange label

GENERAL NOTES

- REFER TO SHEET A-7 FOR TYPICAL DETAILS
- INSTALL BASE FLASHING AT PERIMETER OF BUILDING.
- THE BUILDING MANUFACTURER SHALL SUPPLY ALL NECESSARY FRAMING AND CONNECTIONS TO STRUCTURALLY REPLACE ANY PORTIONS OF PANELS REMOVED FOR WALL OPENINGS FOR EQUIPMENT. THE CONTRACTOR SHALL PROVIDE REQUIRED SUPPORT COMPONENTS FOR ALL EQUIPMENT AND TRIM TO MAKE THE INSTALLED EQUIPMENT WEATHERTIGHT



CH2MHILL
 8001 Indian School Rd. N.E., SUITE 380
 Albuquerque, New Mexico 87110
 (505) 884-5800

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION

TITLE: CHEMICAL STORAGE FACILITIES - PHASE 2
 TYPE II - PLANS, ELEVATIONS AND SECTIONS

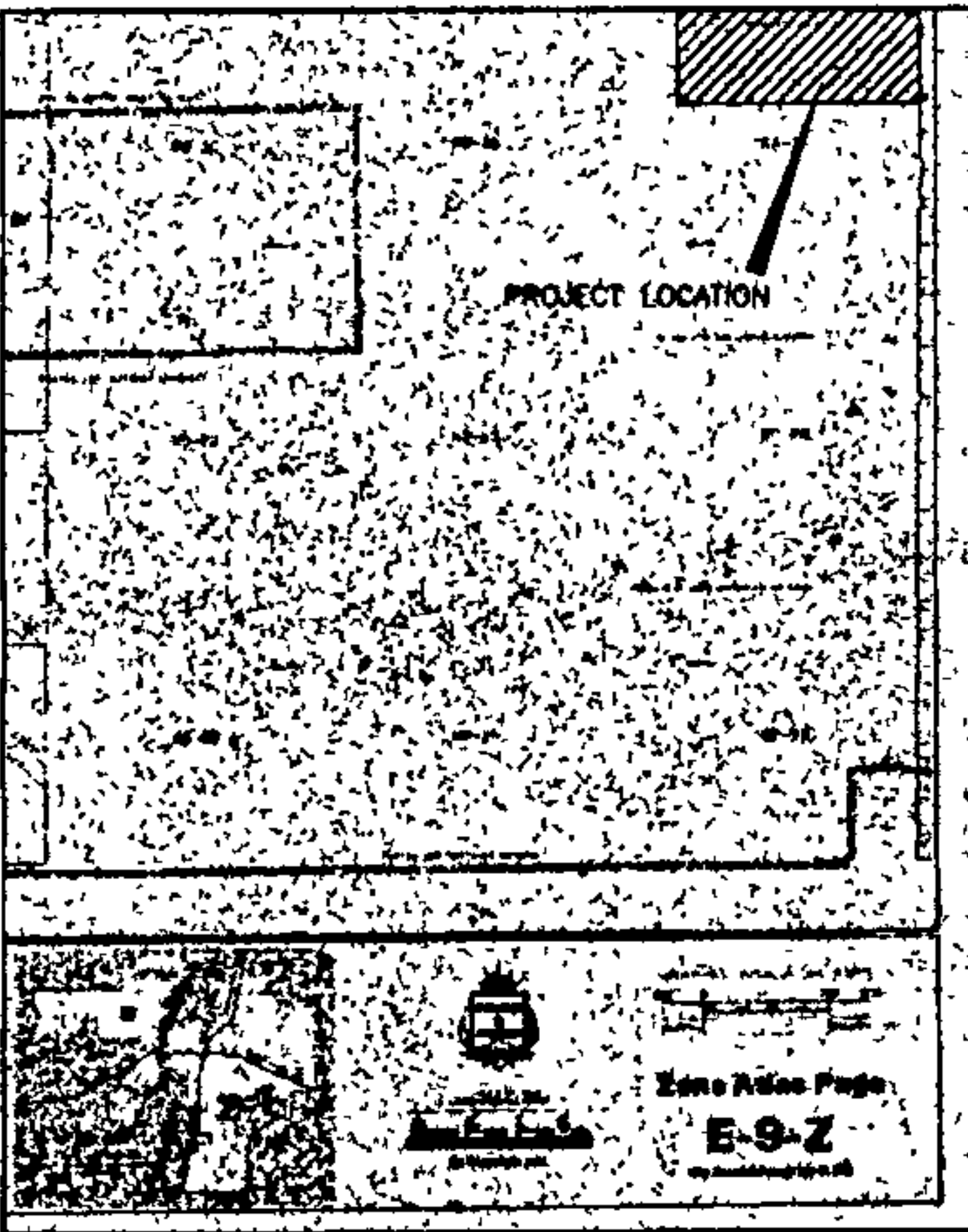
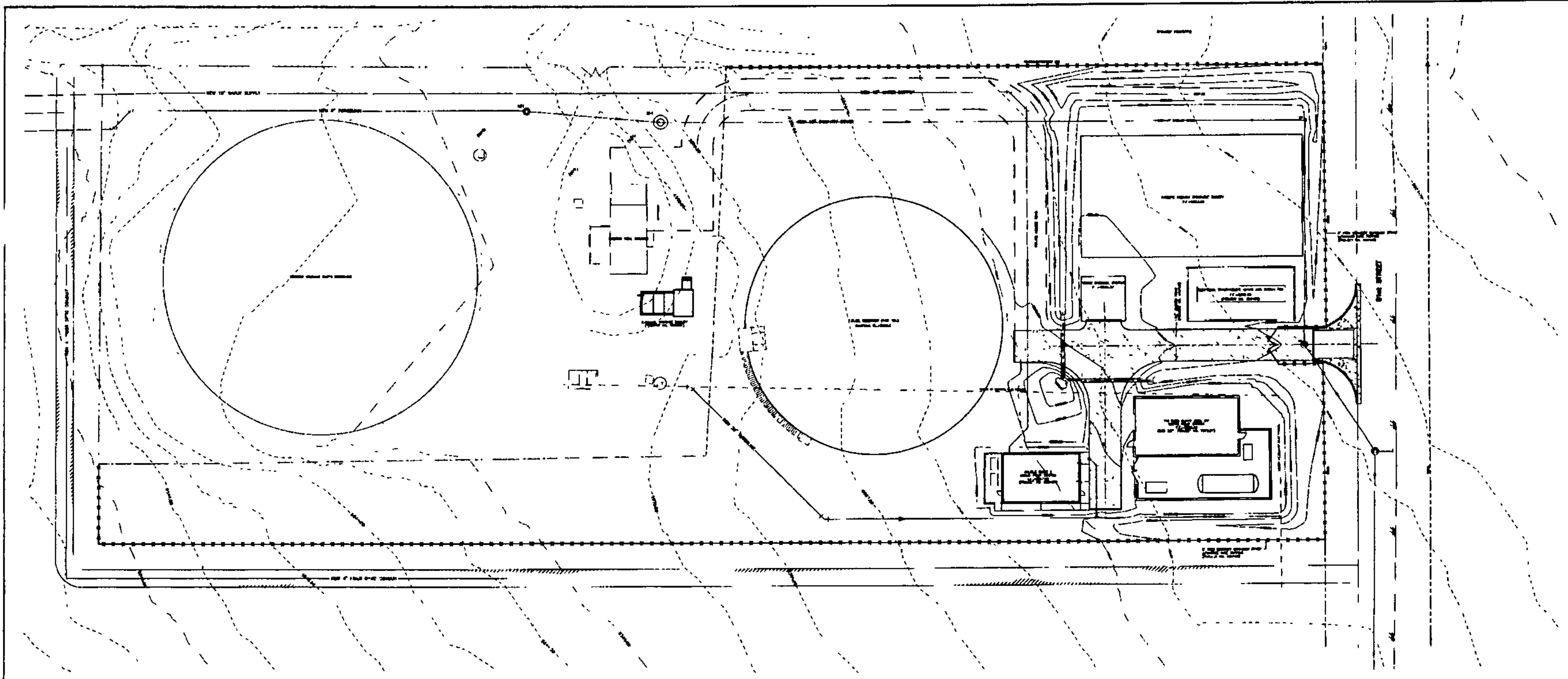
Design Review Committee	City Engineer Approval	NO. DATE	BY

CITY PROJECT NO. 6408.92 : Zone Map No
 New Mexico Planning Authority Project No. 1036-DW & 1036-PP

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SHEET 22 OF 52
 DRAWING NO A-2

ACHPP-LOWE
 12-1
 1/2002



- LEGEND**
- 542' 00"--- EXISTING CONTOUR (1' CONTOUR ELEVATION)
 - 527' 00"— NEW CONTOUR
 - NEW CHAINLINK FENCE
 - ▭ ACCESS ROAD GRAVEL SURFACE

ENVIRONMENTAL HEALTH APPROVAL

AUTHORIZED SIGNATURE



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

**TITLE DOUBLE EAGLE II AIRPORT INFRASTRUCTURE DEVELOPMENT
UTILITY LAYOUT PLAN
FOR PLANNING**

Design Review Committee	City Engineer Approval	Mo./Da./Yr.	Mo./Da./Yr.
City Project No.	Zone Map No.	Sheet	Of
		1	1

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	NO.	BY	DATE	DATE	DATE	DATE
1	09/24/03						
2	09/24/03						
3	09/24/03						

REVISIONS DESIGN

NO. DATE BY

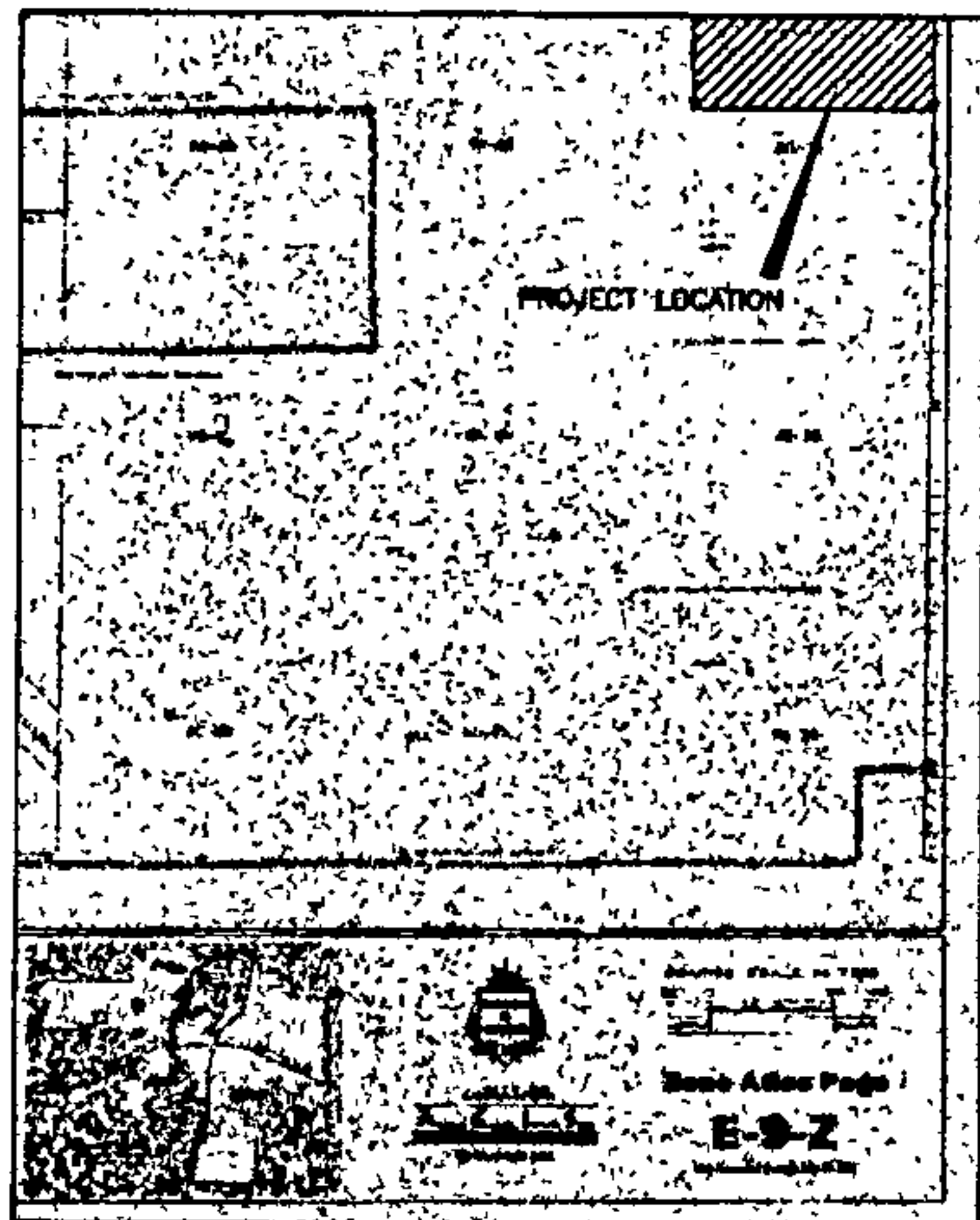
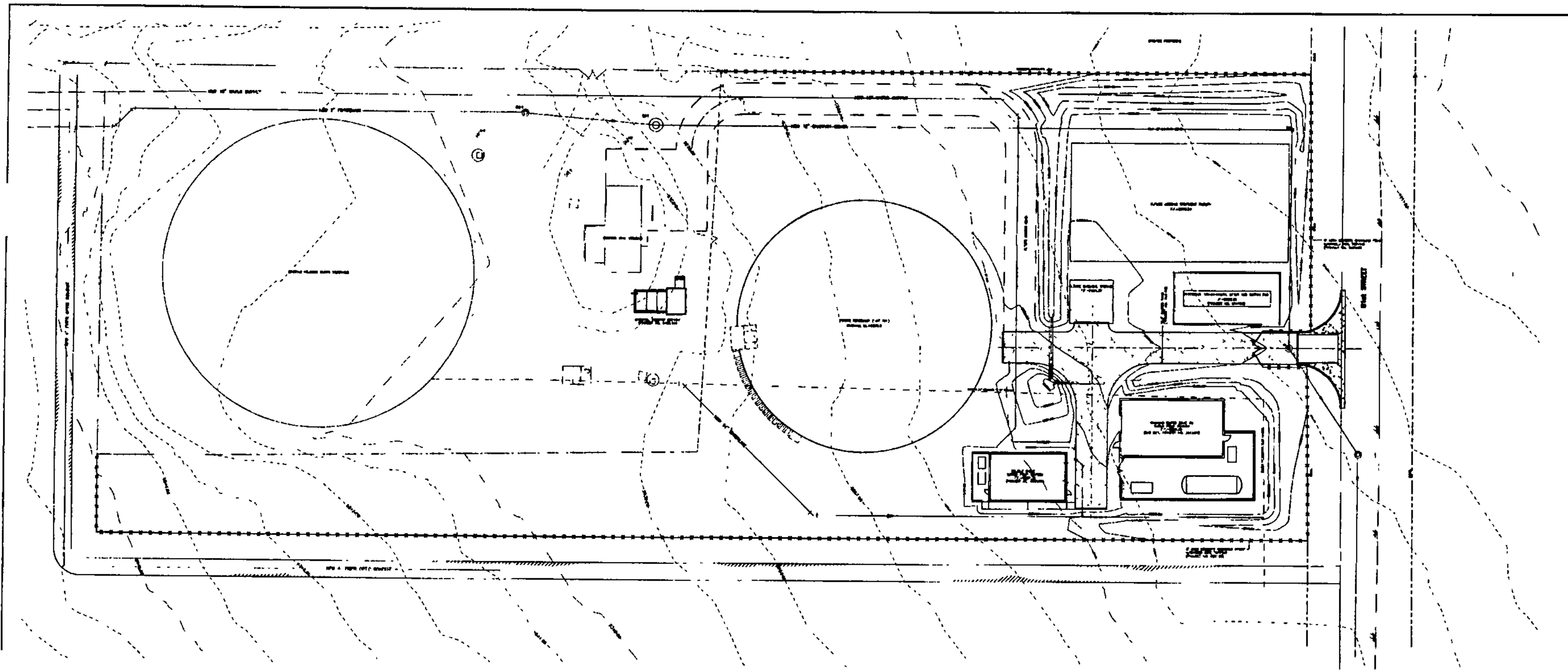
1 09/24/03 NSF

2 09/24/03 JWP

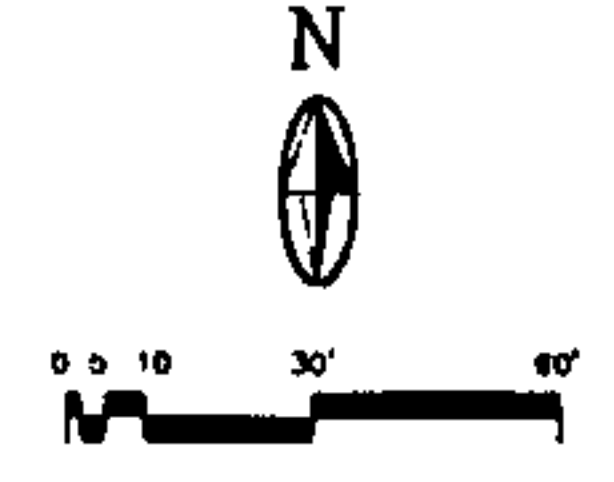
3 09/24/03 JWP

ENGINEER'S SEAL: KENT S. FLETCHER, LICENSE NO. 8102, STATE OF NEW MEXICO

AS BUILT INFORMATION: CONTRACTOR, DATE, SURVEYOR, DATE, CHECKED BY, DATE, MICRO-FILM INFORMATION, DATE.



- LEGEND**
- - - - - EXISTING CONTOUR
(1' CONTOUR ELEVATION)
 - 5927.00 — NEW CONTOUR
 - - - - - NEW CHAINLINK FENCE
 - ACCESS ROAD GRAVEL SURFACE



ENVIRONMENTAL HEALTH APPROVAL

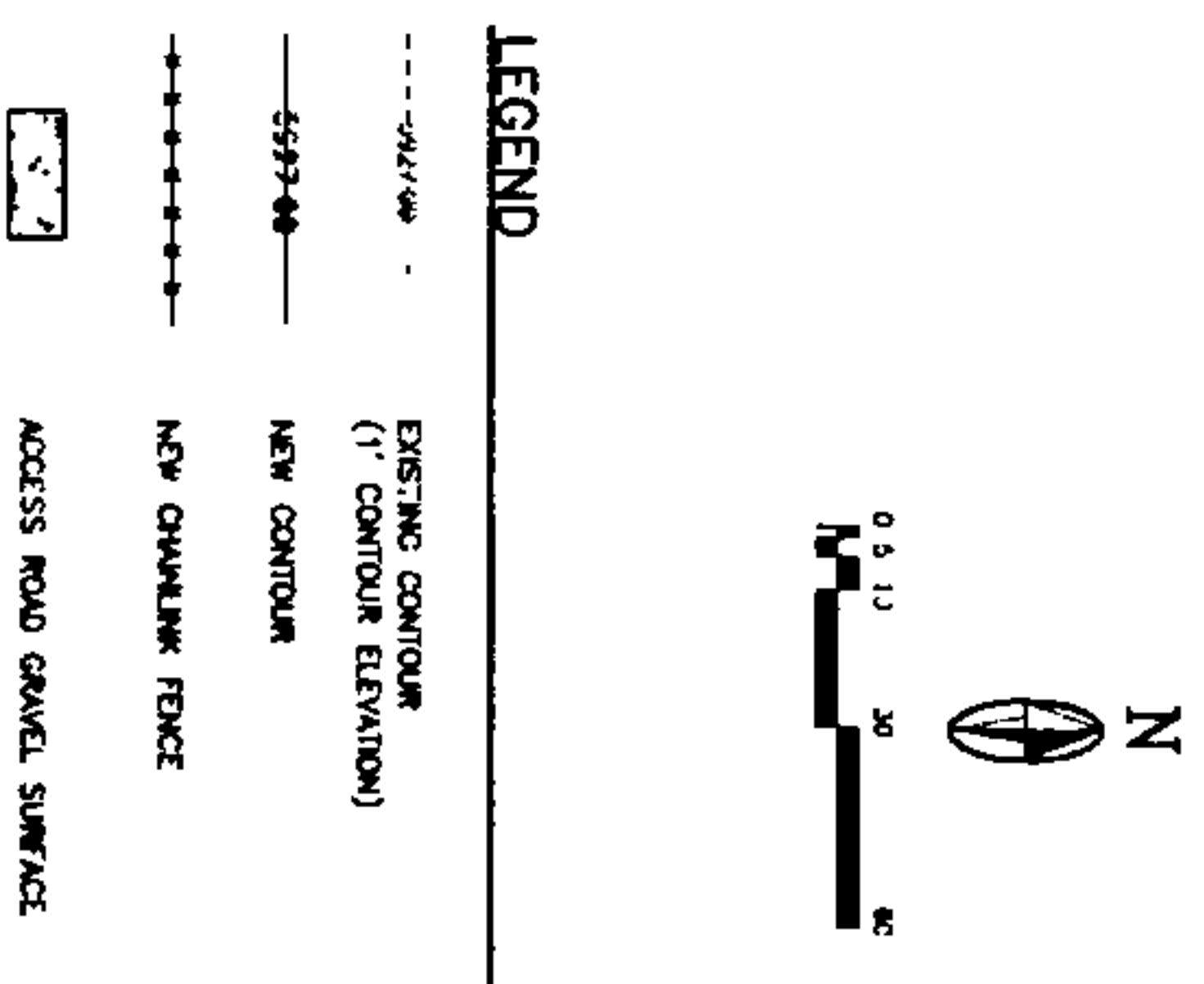
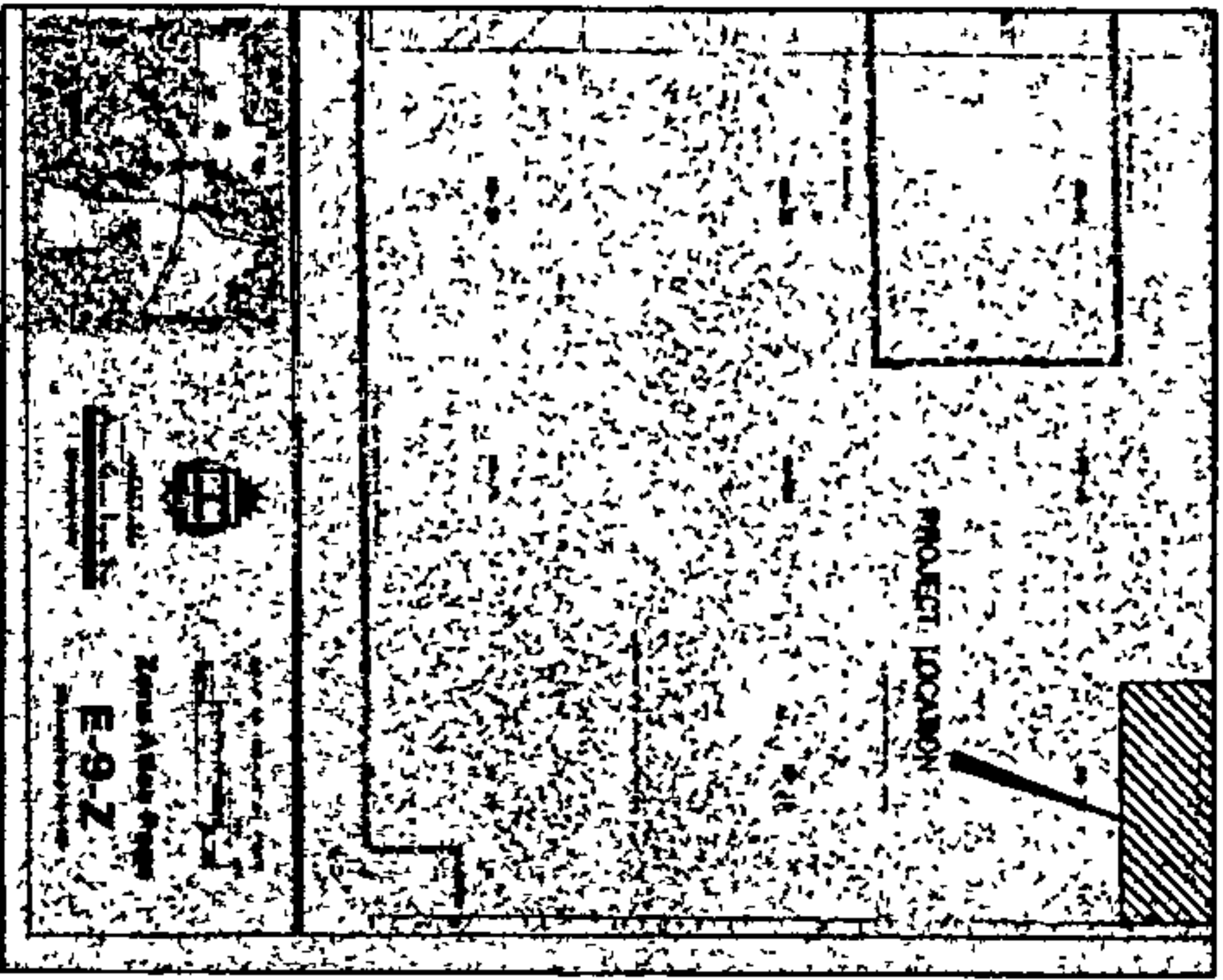
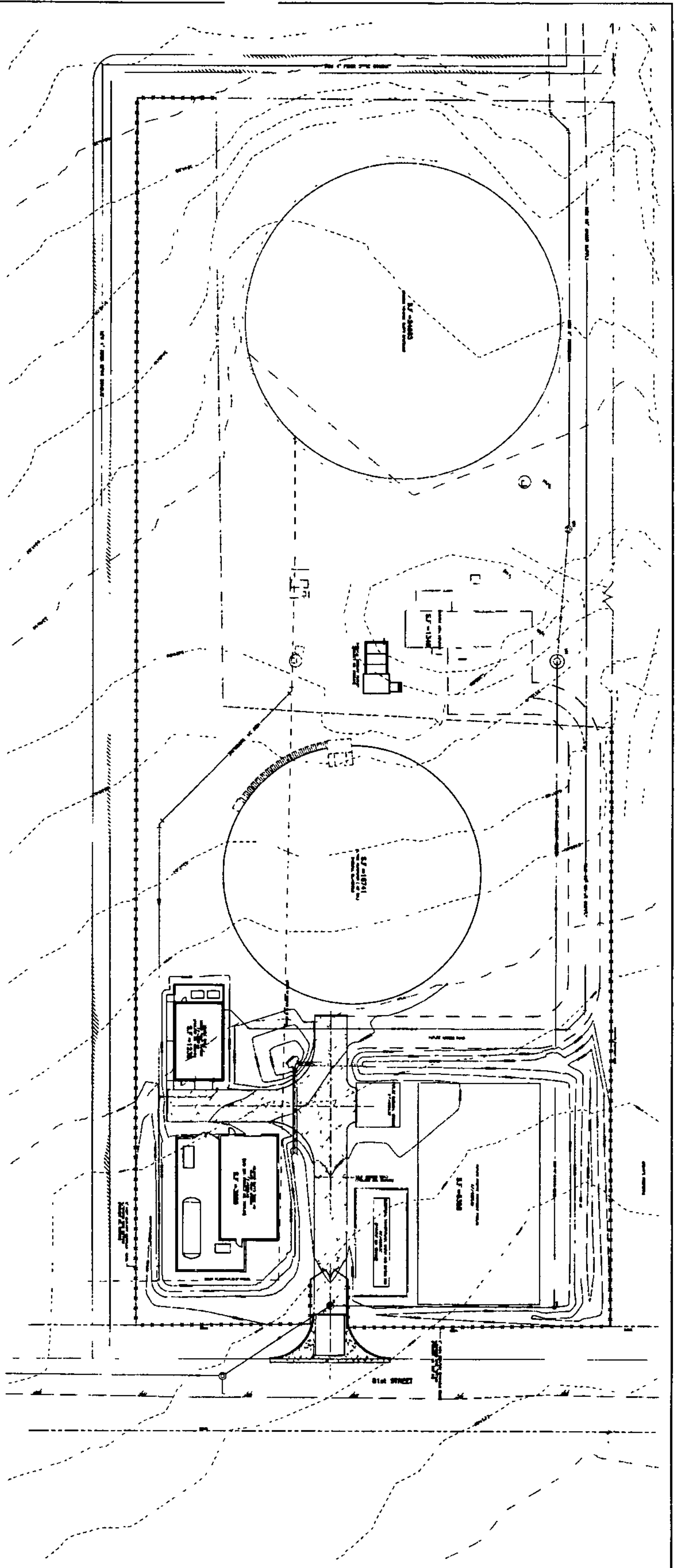
AUTHORIZED SIGNATURE



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
**TITLE: DOUBLE EAGLE II AIRPORT INFRASTRUCTURE DEVELOPMENT
UTILITY LAYOUT PLAN
FOR UTILITY DEVELOPMENT**

Design Review Committee	City Engineer Approval	Mo / Day / Yr	Mo / Day / Yr
City Project No.	Zone Map No.	Sheet	Of
		1	1

ENGINEER'S SEAL		SURVEY INFORMATION		AS BUILT INFORMATION	
		NO.	FIELD NOTES	NO.	BENCH MARKS
		BY	DATE	NO.	DATE
DESIGNED BY	KSF	DATE	08/24/03	NO.	DATE
DRAWN BY	JMP	DATE	08/24/03	NO.	DATE
CHECKED BY	JMP	DATE	08/24/03	NO.	DATE
				NO.	DATE
				NO.	DATE
				NO.	DATE



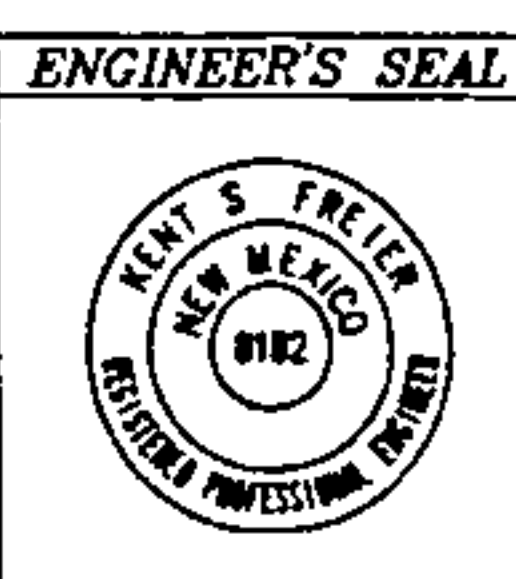
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ENVIRONMENTAL HEALTH APPROVAL

AUTHORIZED SIGNATURE
 MOIZEN COBBIN, SC
 REGISTERED PROFESSIONAL ENGINEER
 NO. 10284
 STATE OF NEW MEXICO

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
 TITLE DOUBLE EAGLE II AIRPORT INFRASTRUCTURE DEVELOPMENT
 SITE DEVELOPMENT PLAN
 FOR FIRE MARSHAL

City Project No.	Zone Map No.	Sheet	1
Design Review Committee	City Engineer Approval	Last Design Update	08/24/03



NO.	DATE	REMARKS	BY
REVISIONS			
DESIGN			
DESIGNED BY	KSF	DATE	08/24/03
DRAWN BY	JMP	DATE	08/24/03
CHECKED BY	JMP	DATE	08/24/03

SURVEY INFORMATION			BENCH MARKS	AS BUILT INFORMATION
FIELD NOTES				
NO.	BY	DATE		
MICRO-FILM INFORMATION				