



Completed 12-12
Pr.

DRB CASE ACTION LOG

REVISED 8/20/2002

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.: 02-01741 SBP 01742 SPS)	Project # 1002324
Project Name: EASTRIDGE ADDITION UNIT 4	EPC Application No.:
Agent: Ken Hovey <u>12/11/2002</u>	Phone No.: 268-5528 <u>259-8458</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/11/02 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____
 Sidewalk

PARKS / CIP: _____

PLANNING (Last to sign): _____
 See comments dated _____
 EPC comments (name) _____
 Planning must record this plat. Please submit the following items:
 -The original plat and a mylar copy for the County Clerk.
 -Tax certificate from the County Treasurer.
 -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 -Tax printout from the County Assessor.
 Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 Property Management's signature must be obtained prior to Planning Department's signature.

Project Number 1002324

Completed 12-30-02

APPLICATION NO. 02DRB-01740	PROJECT NO. 100 2324
PROJECT NAME Lots 7A1, 7A2, 7A3	
EPC APPLICATION NO. -	
APPLICANT / AGENT ISAACSON & ARFMAN	PHONE NO. 268-8828
ZONE ATLAS PAGE B-18	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

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

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED 1348	DATE 12/27/02	DATE
COMMENTS:		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
CSV For Filing #12.9 (CK #14812) ^{File Plat} Easement / Grant of new Easement / Covenants. Kathy Jaramila has Release of Covenant /		

(Return form with plat / site plan)

Handwritten marks and logo



Completed 12-30-02
BP

DRB CASE ACTION LOG

REVISED 8/20/2002

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.: 02DRB-01740 P&F

Project # 1002324

Project Name: NORTH ALBUQ. ACRES

EPC Application No.:

Agent: Isaacson & Arfman

Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/11/2002 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002324

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: New easement/agreement to covenant for pond

PARKS / CIP: _____

PLANNING (Last to sign): Bring a copy of filed plat to Maria
 See comments dated _____
 EPC comments (name) _____
 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.

Handwritten initials/signature



DRB CASE ACTION LOG

REVISED 8/20/2002

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: 02DRB-01740 P&F

Project # 1002324

Project Name: NORTH ALBUQ. ACRES

EPC Application No.:

Agent: Isaacson & Arfman

Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/11/2002 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: New easement/agreement to covenant for pond
- _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____
- _____

- PLANNING (Last to sign): _____
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- EPC comments (name) _____
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 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
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- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.

Project Number 1002324



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 11, 2002 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
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 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER 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 BOARD SECRETARY 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: 9:00 A.M. Adjourned: 11:52 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000849**
02DRB-01748 Major-Two Year SIA
1 SIA for Procedure "B" and
1 SIA for "B" Modified non-work order

UPWEST CORP., BILL WADE request(s) the above action(s) for all or a portion of **BREEZE AT MOUNTAIN GATE**, zoned SU-1 special use zone, PRD, located on the east side of FOUR HILLS RD SE, between FOUR HILLS RD SE and WATERFALL DR SE containing approximately 8 acre(s). [REF: 00410-01411 PPA, 01440-01601 EXT., 02DRB-01191] (L-23) **A ONE-YEAR EXTENSION OF THE TWO SIA'S WAS APPROVED.**

2. **Project # 1002378**
02DRB-01749 Major-Vacation of Pub
Right-of-Way

JEFF HENRY agent(s) for THOMAS HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9, **LA CUEVA TOWN CENTER**, zoned O-1, located on CARMEL AVE NW, between WYOMING NE and BARSTOW NE containing approximately 1 acre(s). [REF: ZA-98-10, DRB-98-402, V-96-109, 00EPC-00466, 00DRB-00876] [Advertised as Project #1000422 in error. Number was changed.] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION THAT ADEQUATE ACCESS SHALL BE PROVIDED TO LOT 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 20 TO THE SATISFACTION OF THE TRAFFIC ENGINEER.**

3. **Project # 1001081**
02DRB-01747 Major-Vacation of Pub
Right-of-Way

TIERRA WEST, LLC agent(s) for MENAUL DEVELOPMENT THREE, LLC & THE SAPIR FAMILY TRUST request(s) the above action(s) for all or a portion of Lot(s) 23 AND D-1 Tract(s) A, **SNOW HEIGHTS ADDITION** and Lot(s) 1, 2A, 2B, 2C, 3, 4, 5, **UNCLE DOC ADDITION, UNIT 2**, zoned C-2 and C-1, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and EUBANK BLVD NE containing approximately 3 acre(s). [REF: 01128-00255, Vac. Ord. 1292] [Deferred from 12/11/02] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

4. **Project # 1002335**
02DRB-01698 Major-Preliminary Plat
Approval
02DRB-01699 Minor-Temp Defer SDWK
02DRB-01703 Major-SiteDev Plan
BldPermit
02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153 [DEFERRED FROM 11/27/02 & 12/11/02] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

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.

5. **Project # 1002371**
02DRB-01824 Minor-SiteDev Plan
BldPermit/EPC
02DRB-01825 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for SENECA INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B & 1C, **ALBAN HILLS UNIT 1, (to be known as STONELEIGH ON THE BOSQUE APARTMENTS)** zoned SU-1/R-2, located on COORS BLVD NW, between LA ORILLA RD NW and CORRALES MAIN CANAL containing approximately 18 acre(s). [REF: Z-98-30, DRB-98-113, DRB-98-375] **[Russell Brito, EPC Case Planner]** [Deferred from 12/11/02] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**
6. **Project # 1002115**
02DRB-01833 Minor-SiteDev Plan
BldPermit/EPC
- DEKKER/PERICH/SABATINI agent(s) for ROB DICKSON, PARADIGM & CO. request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 14, **HUNING HIGHLAND ADDITION**, zoned SU-2/NCR, located on CENTRAL AVE NE, between ARNO NE and EDITH NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner]** [Deferred from 12/11/02] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

7.

Project # 1000184

02DRB-01831 Minor-Amended SiteDev
Plan BldPermit/EPC
02DRB-01832 Minor-Amended SiteDev
Plan Subd/EPC

DEKKER/PERICH/SABATINI agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, C-2A & C-3A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1/PUD, located on CENTRAL AVE AVE, between ARNO NE and EDITH NE containing approximately 1 acre(s). [Mary Piscitelli, EPC Case Planner] (K-14) **THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING. THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**

Project # 10000184

02DRB-01271 Minor-Prelim&Final Plat
Approval

SURVEY SOUTHWEST, LTD. agent(s) for CITY OF ALBUQUERQUE DEVELOPMENT SERVICES, request(s) the above action(s) for all or a portion of Tract(s) C-2A & 3A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1 for PUD, located on the northside of CENTRAL AVE NE between ARNO ST NE and COPPER AVE NE containing approximately 1 acre(s). [REF: 01500-01801, 01500-01802, Z-84-150] [Listed as Project# 1002159 in error] The Vacation was approved 9/11/02. The preliminary and final plat were indefinitely deferred with the Condition that the final plat and site development plan will be submitted concurrently] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

8.

Project # 1002324

02DRB-01741 Minor-SiteDev Plan
BldPermit
02DRB-01742 Minor-SiteDev Plan
Sub

KEN HOVEY agent(s) for MOCHO, OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 7-A, Unit B, **NORTH ALBUQUERQUE ACRES**, (to be known as **VENICE BUSINESS CENTER**, zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 6 acre(s). [REF: 1000447, 1000907] (B-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED OFF BY THE BOARD.**

Project # 1002324

02DRB-01740 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, OLSON, CHANEY & MOCHO, LLP. request(s) the above action(s) for all or a portion of Lot(s) 7A, Tract(s) A, Block 4, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on BEVERLY HILLS AVE NE, between VENICE AVE NE and I-25 containing approximately 6 acre(s). [REF: 00410- 01540, 02-01670 (SK)] (B-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER.**

9.

Project # 1001749
02DRB-01799 Minor-SiteDev Plan
BldPermit/EPC

W. MARK SNAPP DESIGN, INC. agent(s) for WILLIAM GARDNER request(s) the above action(s) for all or a portion of Lot(s) 11A & 12A, Block(s) 20, Tract(s) 2, Unit 3, NORTH ALBUQUERQUE ACRES, JARDINERO PROFESSIONAL PLAZA, zoned SU-1 Per use, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 4 acre(s). [REF: 02EPC-00254] [Debbie Stover, EPC Case Planner] [Deferred from 12/4/02] (C-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

Project # 1001749
02DRB-00324 Minor-Pre&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. Agent(s) for WILLIAM GARDNER request the above action(s) for Lot 11, 12, 21 & 22, Block 20, Tract 2, NORTH ALBUQUERQUE ACRES, zoned SU-1 for O-1 Permissive Uses & Plant Nursery, located on SO. SIDE OF CARMEL AV NE, between WYOMING BLVD. NE and BARSTOW ST. NE containing approximately 4 acre(s). [REF: AX-95-10, Z-98-98] (C-19) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10.

Project # 1001277

02DRB-01814 Minor-Vacation of Private Easements

02DRB-01815 Minor-Vacation of Private Easements

02DRB-01816 Minor-Prelim&Final Plat Approval

02DRB-01817 Minor-Vacation of Private Easements

02DRB-01818 Minor-Prelim&Final Plat Approval

02DRB-01819 Minor-Vacation of Private Easements

02DRB-01820 Minor-Prelim&Final Plat Approval

02DRB-01821 Minor-Vacation of Private Easements

02DRB-01822 Minor-Vacation of Private Easements

02DRB-01823 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot(s) 30 & 31, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on PANICUM RD NW, between WINTER HAVEN RD NW and SETARIA RD NW containing approximately 1 acre(s). (E-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot 7, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on GRAMA CT NW, between WINTER HAVEN RD NW and MOLINA CT NW containing approximately 1 acre(s). (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot 34, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on STIPA ST NW, between WINTER HAVEN RD NW and SETARIA RD NW containing approximately 1 acre(s). (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot(s) 20, 21, 22, 23 & 24, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on SETARIA RD NW, between WINTER HAVEN RD NW and NOLINA CT NW containing approximately 1 acre(s). (E-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1001347**
02DRB-01829 Minor-Amnd Prelim Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, & D, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE 6, 7 AND 8**) zoned RD under Rio Bravo Sector Development Plan, located on SNOW VISTA BLVD. NW, between BENAVIDES RD. NW and CARTEGENA - DE ANZA DR NW containing approximately 43 acre(s). [REF: 01410-00960, 01410-00962 (VRW), 02DRB-00764, 0765] (M-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 5/15/02 WAS APPROVED AND REINITIALED BY THE BOARD. THIS EXTENSION DOES NOT EXTEND THE PRELIMINARY PLAT EXPIRATION DATE.**

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

12. **Project # 1002243**
02DRB-01828 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 463, **TOWN OF ATRISCO GRANT**, zoned RD, located on 82ND ST. NW, between SAGE ROAD NW and SAN YGNACIO NW containing approximately 5 acre(s). (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1002345**
02DRB-01830 Minor-Sketch Plat or Plan

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **BROADWAY INDUSTRIAL CENTER - UNIT 1**, zoned SU-2 HM, located on SAN JOSE SW, between KARSTON CT SW and I-25 SW containing approximately 14 acre(s). [REF: 02DRB-00109, 02DRB-01733] (M-14 **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002369**
02DRB-01812 Minor-Sketch Plat or Plan

RALPH CORRIZ request(s) the above action(s) for all or a portion of Lot(s) 224C, **MRGCD MAP 35**, zoned R-1, located on INDIAN SCHOOL ROAD NW, between RIO GRANDE BLVD. NW and 12TH STREET NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002372**
02DRB-01827 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 223, Airport Unit, **TOWN OF ATRISCO GRANT**, zoned R-2, located on GLEN RIO RD NW, between 72ND ST NW and 68TH ST NW containing approximately 5 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board minutes for November 27, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:52 A.M.



DRB CASE ACTION LOG

REVISED 8/20/2002

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.: 02-01741 SBP 01742 SPS)

Project # 1002324

Project Name: EASTRIDGE ADDITION UNIT 4

EPC Application No.:

Agent: Ken Hovey 12/11/2002

Phone No.: ~~268-5628~~
259-845-8

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/11/02 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____
- _____

OK

- CITY ENGINEER / AMAFCA: _____
- ~~Sidewalk Water~~
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____
- _____

- PLANNING (Last to sign): _____
- See comments dated _____
- EPC comments (name) _____
- 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.
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 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.
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- Property Management's signature must be obtained prior to Planning Department's signature.

Project Number 1002324



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002324

AGENDA ITEM NO: 8

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:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments on Site Plan.
 Pond easement must be shown on plat or be released by the City prior to Final Plat signoff by City Engineer.

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: December 11, 2002

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments**

Meeting Date: December 11, 2002

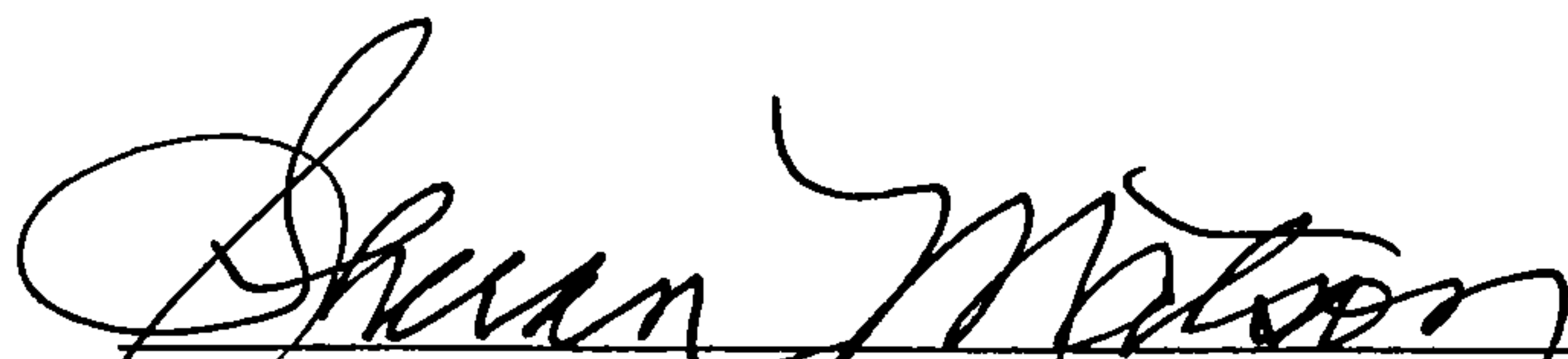
Agenda Item: 8 Project #: I002324
Application # 02DRB-01741 & 01742

Subject: Venice Business Park

These are the remaining items to be addressed in the SDB for building permit:

1. The handicapped parking spaces for Building 1 should be moved to the spaces closest to the building.
2. According to the recent amendments to the Zoning Code, a sidewalk which abuts a building must be 8 feet wide to ensure at least 6 feet of clear walking area.
3. The text in the landfill disclosure statement is not the required language. We can provide you with the correct language if you wish.

will mark on site plan



Sheran Matson, DRB Planning Representative
Telephone: 924-3880 Fax: 505-924-3864



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 11, 2002 9:00 a.m.
MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
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 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER 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 BOARD SECRETARY 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: 9:00 A.M. Adjourned: 11:52 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000849**
02DRB-01748 Major-Two Year SIA
1 SIA for Procedure "B" and
1 SIA for "B" Modified non-work order

UPWEST CORP., BILL WADE request(s) the above action(s) for all or a portion of **BREEZE AT MOUNTAIN GATE**, zoned SU-1 special use zone, PRD, located on the east side of FOUR HILLS RD SE, between FOUR HILLS RD SE and WATERFALL DR SE containing approximately 8 acre(s). [REF: 00410-01411 PPA, 01440-01601 EXT., 02DRB-01191] (L-23) **A ONE-YEAR EXTENSION OF THE TWO SIA'S WAS APPROVED.**

2. **Project # 1002378**
02DRB-01749 Major-Vacation of Pub
Right-of-Way

JEFF HENRY agent(s) for THOMAS HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9, **LA CUEVA TOWN CENTER**, zoned O-1, located on CARMEL AVE NW, between WYOMING NE and BARSTOW NE containing approximately 1 acre(s). [REF: ZA-98-10, DRB-98-402, V-96-109, 00EPC-00466, 00DRB-00876] [Advertised as Project #1000422 in error. Number was changed.] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION THAT ADEQUATE ACCESS SHALL BE PROVIDED TO LOT 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 20 TO THE SATISFACTION OF THE TRAFFIC ENGINEER.**

3. **Project # 1001081**
02DRB-01747 Major-Vacation of Pub
Right-of-Way

TIERRA WEST, LLC agent(s) for MENAUL DEVELOPMENT THREE, LLC & THE SAPIR FAMILY TRUST request(s) the above action(s) for all or a portion of Lot(s) 23 AND D-1 Tract(s) A, **SNOW HEIGHTS ADDITION** and Lot(s) 1, 2A, 2B, 2C, 3, 4, 5, **UNCLE DOC ADDITION, UNIT 2**, zoned C-2 and C-1, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and EUBANK BLVD NE containing approximately 3 acre(s). [REF: 01128-00255, Vac. Ord. 1292] [Deferred from 12/11/02] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

4. **Project # 1002335**
02DRB-01698 Major-Preliminary Plat
Approval
02DRB-01699 Minor-Temp Defer SDWK
02DRB-01703 Major-SiteDev Plan
BldPermit
02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153 [DEFERRED FROM 11/27/02 & 12/11/02] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

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.

5. **Project # 1002371**
02DRB-01824 Minor-SiteDev Plan
BldPermit/EPC
02DRB-01825 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for SENECA INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B & 1C, **ALBAN HILLS UNIT 1, (to be known as STONELEIGH ON THE BOSQUE APARTMENTS)** zoned SU-1/R-2, located on COORS BLVD NW, between LA ORILLA RD NW and CORRALES MAIN CANAL containing approximately 18 acre(s). [REF: Z-98-30, DRB-98-113, DRB-98-375] **[Russell Brito, EPC Case Planner]** [Deferred from 12/11/02] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**

6. **Project # 1002115**
02DRB-01833 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for ROB DICKSON, PARADIGM & CO. request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 14, **HUNING HIGHLAND ADDITION**, zoned SU-2/NCR, located on CENTRAL AVE NE, between ARNO NE and EDITH NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner]** [Deferred from 12/11/02] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

7. **Project # 1000184**
02DRB-01831 Minor-Amended SiteDev
Plan BldPermit/EPC
02DRB-01832 Minor-Amended SiteDev
Plan Subd/EPC

DEKKER/PERICH/SABATINI agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, C-2A & C-3A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1/PUD, located on CENTRAL AVE AVE, between ARNO NE and EDITH NE containing approximately 1 acre(s). [Mary Piscitelli, EPC Case Planner] (K-14) **THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING. THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**

Project # 10000184
02DRB-01271 Minor-Prelim&Final Plat
Approval

SURVEY SOUTHWEST, LTD. agent(s) for CITY OF ALBUQUERQUE DEVELOPMENT SERVICES, request(s) the above action(s) for all or a portion of Tract(s) C-2A & 3A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1 for PUD, located on the northside of CENTRAL AVE NE between ARNO ST NE and COPPER AVE NE containing approximately 1 acre(s). [REF: 01500-01801, 01500-01802, Z-84-150] [Listed as Project# 1002159 in error] The Vacation was approved 9/11/02. The preliminary and final plat were indefinitely deferred with the Condition that the final plat and site development plan will be submitted concurrently] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1002324**
02DRB-01741 Minor-SiteDev Plan
BldPermit
02DRB-01742 Minor-SiteDev Plan
Sub

KEN HOVEY agent(s) for MOCHO, OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 7-A, Unit B, **NORTH ALBUQUERQUE ACRES**, (to be known as **VENICE BUSINESS CENTER**, zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 6 acre(s). [REF: 1000447, 1000907] (B-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED OFF BY THE BOARD.**

Project # 1002324
02DRB-01740 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, OLSON, CHANEY & MOCHO, LLP. request(s) the above action(s) for all or a portion of Lot(s) 7A, Tract(s) A, Block 4, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on BEVERLY HILLS AVE NE, between VENICE AVE NE and I-25 containing approximately 6 acre(s). [REF: 00410- 01540, 02-01670 (SK)] (B-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER.**

9. **Project # 1001749**
02DRB-01799 Minor-SiteDev Plan
BldPermit/EPC

W. MARK SNAPP DESIGN, INC. agent(s) for WILLIAM GARDNER request(s) the above action(s) for all or a portion of Lot(s) 11A & 12A, Block(s) 20, Tract(s) 2, Unit 3, NORTH ALBUQUERQUE ACRES, JARDINERO PROFESSIONAL PLAZA, zoned SU-1 Per use, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 4 acre(s). [REF: 02EPC-00254] [Debbie Stover, EPC Case Planner] [Deferred from 12/4/02] (C-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

Project # 1001749
02DRB-00324 Minor-Pre&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. Agent(s) for WILLIAM GARDNER request the above action(s) for Lot 11, 12, 21 & 22, Block 20, Tract 2, NORTH ALBUQUERQUE ACRES, zoned SU-1 for O-1 Permissive Uses & Plant Nursery, located on SO. SIDE OF CARMEL AV NE, between WYOMING BLVD. NE and BARSTOW ST. NE containing approximately 4 acre(s). [REF: AX-95-10, Z-98-98] (C-19) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1001277**
02DRB-01814 Minor-Vacation of Private Easements
02DRB-01815 Minor-Vacation of Private Easements
02DRB-01816 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot(s) 30 & 31, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on PANICUM RD NW, between WINTER HAVEN RD NW and SETARIA RD NW containing approximately 1 acre(s). (E-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

02DRB-01817 Minor-Vacation of Private Easements
02DRB-01818 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot 7, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on GRAMA CT NW, between WINTER HAVEN RD NW and MOLINA CT NW containing approximately 1 acre(s). (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

02DRB-01819 Minor-Vacation of Private Easements
02DRB-01820 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot 34, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on STIPA ST NW, between WINTER HAVEN RD NW and SETARIA RD NW containing approximately 1 acre(s). (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

02DRB-01821 Minor-Vacation of Private Easements
02DRB-01822 Minor-Vacation of Private Easements
02DRB-01823 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot(s) 20, 21, 22, 23 & 24, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on SETARIA RD NW, between WINTER HAVEN RD NW and NOLINA CT NW containing approximately 1 acre(s). (E-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1001347**
02DRB-01829 Minor-Amnd Prelim Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, & D, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE 6, 7 AND 8**) zoned RD under Rio Bravo Sector Development Plan, located on SNOW VISTA BLVD. NW, between BENAVIDES RD. NW and CARTEGENA - DE ANZA DR NW containing approximately 43 acre(s). [REF: 01410-00960, 01410-00962 (VRW), 02DRB-00764, 0765] (M-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 5/15/02 WAS APPROVED AND REINITIALED BY THE BOARD. THIS EXTENSION DOES NOT EXTEND THE PRELIMINARY PLAT EXPIRATION DATE.**

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

12. **Project # 1002243**
02DRB-01828 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 463, **TOWN OF ATRISCO GRANT**, zoned RD, located on 82ND ST. NW, between SAGE ROAD NW and SAN YGNACIO NW containing approximately 5 acre(s). (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1002345**
02DRB-01830 Minor-Sketch Plat or Plan

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **BROADWAY INDUSTRIAL CENTER - UNIT 1**, zoned SU-2 HM, located on SAN JOSE SW, between KARSTON CT SW and I-25 SW containing approximately 14 acre(s). [REF: 02DRB-00109, 02DRB-01733] (M-14 **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002369**
02DRB-01812 Minor-Sketch Plat or Plan

RALPH CORRIZ request(s) the above action(s) for all or a portion of Lot(s) 224C, **MRGCD MAP 35**, zoned R-1, located on INDIAN SCHOOL ROAD NW, between RIO GRANDE BLVD. NW and 12TH STREET NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002372**
02DRB-01827 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 223, Airport Unit, **TOWN OF ATRISCO GRANT**, zoned R-2, located on GLEN RIO RD NW, between 72ND ST NW and 68TH ST NW containing approximately 5 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board minutes for November 27, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:52 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments**

Meeting Date: November 13, 2002


Agenda Item: 8

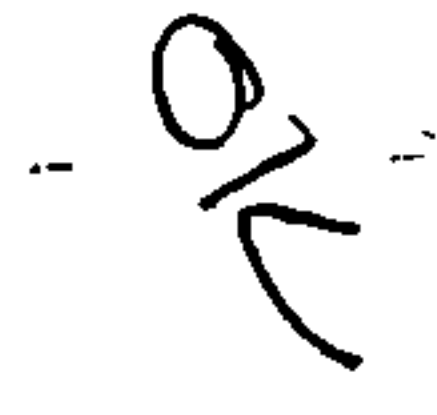
Project #: 1002324

Application # 02DRB-01741
02DRB-01742

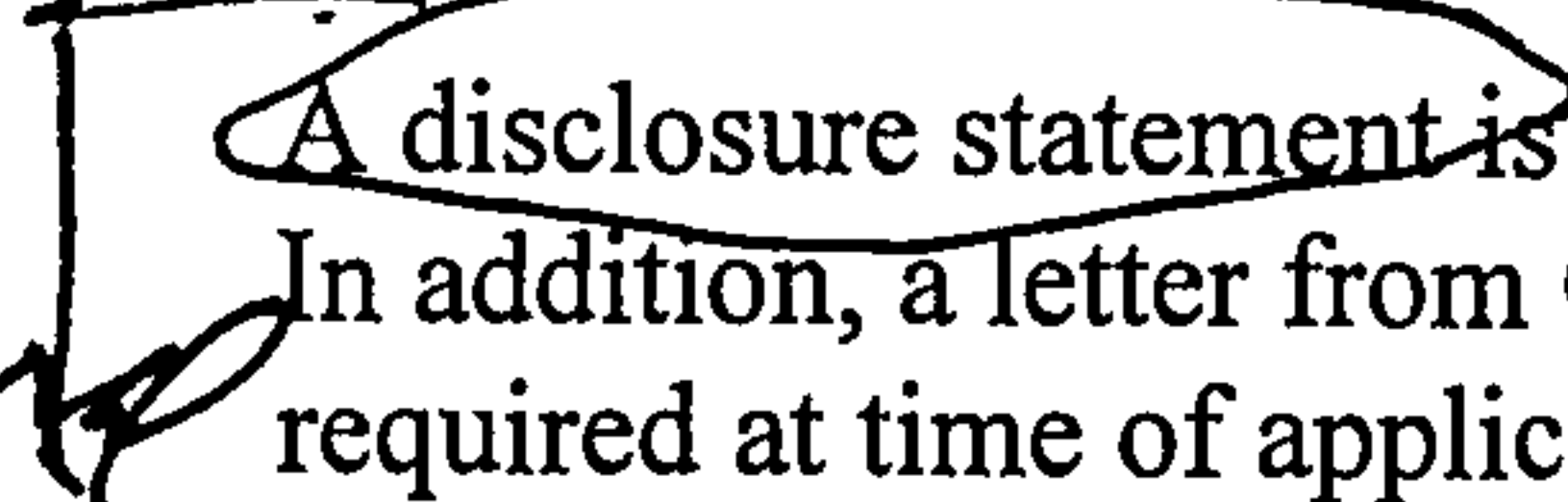

Subject: North Albuquerque Acres, Venice Business Park

This property lies within the boundaries of the North I-25 Sector Development Plan and, therefore, additional requirements for IP development must be met in the site development plan.

 Sign elevations and dimensions are required on SDPs for Building Permits.

 The City Zoning Code requires a minimum 10' side yard setback for IP development. On the SDP, the ~~east~~^{west} side of the property does not appear to have that setback.

Some of the plants on the landscape plan are high water use plants according to the City Plant List. Please consider substituting plants with lower water usage. Also, junipers are high allergens. Please consider replacing these shrubs also.

  A disclosure statement is also required on the SDP for property within 1000' of a landfill. In addition, a letter from City Environmental Health stating development may proceed is required at time of application to DRB.



Sheran Matson, DRB Planning Representative

Telephone: 924-3880

Fax: 505-924-3864

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments**

Meeting Date: November 13, 2002

Agenda Item: 12 **Project #:** 1002324
Application # 02DRB-01740

Subject: **North Albuquerque Acres, Venice Business Park**

No adverse comments on the requested plat actions.



Sheran Matson, DRB Planning Representative
Telephone: 924-3880 Fax: 505-924-3864



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002324

Item No. 12

Zone Atlas B-18

DATE ON AGENDA 11-20-02

INFRASTRUCTURE REQUIRED () YES (x) NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The cross-access easement maintenance and beneficiaries need to be clarified, dimensioned.
<input type="checkbox"/>	Has the adjacent street easements been dedicated as right-of-way?

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

11/19/02

I called Ken Honey ^{✓ Fred Hoffman} told him
the SDPs ^{plans} would be indefinitely
deferred until they have the
required EHD sign off for
100% landfill property.

J. Makson



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002324

AGENDA ITEM NO: 8 & 12

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:

An approved conceptual grading and drainage plan is required for site plan and plat sign-off by the City Engineer.
 Need cross-lot drainage easements on plat.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; 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: November 20, 2002



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 20, 2002

9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
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 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER 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 BOARD SECRETARY 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: 9:00 A.M. Adjourned: 12:12 P.M.**
B. Changes and/or Additions to the Agenda
C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001594**
02DRB-01621 Major-Bulk Land Variance
02DRB-01622 Major-Vacation of Pub
Right-of-Way
02DRB-01623 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for INVESTMENTS & CONSTRUCTION request(s) the above action(s) for UNPLATTED TRACTS, **SALAZAR & DAVIS TRACTS**, zoned MULTIPLE, SEE RIO BRAVO SECTOR DEVELOPMENT PLAN, located SOUTH AND EAST OF CARTAGENA AVE SW, between DELGADO DR SW (IF EXTENDED SOUTH) and SNOW VISTA DIVERSION CHANNEL containing approximately 300 acre(s). [REF: 01500-01652, 01792 SK, Z-99-58] (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION.**

2. **Project # 1002033**
02DRB-01655 Major-Vacation of Public
Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 10, **SANDIA GLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SANDIA GLO CT NE, between CORONADO AVE NE and KARAK RD NE containing approximately 1 acre(s). [REF: 02EPC-01195, 02DRB-00935, V-97-138, S-99-39] (D-21) **THIS VACATION ACTION WAS REMANDED BACK TO DRB FROM EPC. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1002315**
02DRB-01650 Major-Preliminary Plat
Approval
02DRB-01651 Major-Vacation of Pub
Right-of-Way
02DRB-01652 Major-Vacation of Public
Easements
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

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, **THE WILDERNESS @ HIGH DESERT**, zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW) (F-23) **THE VACATION (02-01651) FOR ITEM 4 WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF THREE DIFFERENT EASEMENTS (02-01652) WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE ADDED CONDITION: THE VACATION OF EASEMENT 30 IS APPROVED WITH THE CONDITION THAT AMAFCA BOARD APPROVES IT ALSO. APPLICATION # 02-01650, FOR PRELIMINARY PLAT, APPLICATION # 02-01653, FOR TEMPORARY DEFERRAL OF SIDEWALKS AND APPLICATION # 02-01654 FOR SIDEWALK WAIVER WERE DEFERRED AT THE AGENT'S REQUEST TO 12/4/02.**

4. **Project # 1002318**
02DRB-01649 Major-Bulk Land Variance
02DRB-01656 Minor-Prelim&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, **HIGH DESERT, (to be known as THE WILDERNESS @ HIGH DESERT**, zoned SU-2 / HD R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND containing approximately 73 acre(s). (F-23) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

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.

5. **Project # 1000226**
02DRB-01739 Minor-SiteDev Plan
BldPermt/EPC

DORMAN-BREEN ARCHITECTS agent(s) for CROSS OF HOPE LUTHERAN CHURCH request(s) the above action(s) for all or a portion of Tract(s) S-1-B, **TAYLOR RANCH**, zoned SU-1 special use zone, for church & related facilities, located on TAYLOR RANCH DR NW, between MONTANO RD. NW and KACHINA ST. NW containing approximately 4 acre(s). [REF: Z-80-74-2, 02EPC-01349] [**Juanita Vigil, EPC Case Planner**] (E-11) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND TRANSPORTATION DEVELOPMENT.**

6. **Project # 1001124**
02DRB-01734 Minor-SiteDev Plan
BldPermit/EPC

PHILIP PELZMAN agent(s) for CHRIST LUTHERAN CHURCH & SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 40, Block 40, **BROAD ACRES**, zoned SU-1 Church & related facilities, located on PENNSYLVANIA NE, between CANDELARIA NE and LOUISIANA NE containing approximately 5 acre(s). [REF: Z-96-1, DRB-96-219, 01410-00357 (VPE), ZA-68-71-1] [**Debbie Stover, EPC Case Planner**] (G-19) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

7. **Project # 1001565**
02DRB-01713 Minor-SiteDev Plan
BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUGS request(s) the above action(s) for all or a portion of Tract(s) J-1, **REPLAT OF FOUR HILLS SHOPPING CENTER AND APARTMENT COMPLEX**, zoned C-2 community commercial zone, SHOPPING CENTER SITE, located on TRAMWAY BLVD SE, between CENTRAL AVE SE and WENONAH AVE SE containing approximately 9 acre(s). [REF: 01EPC-01544, ZA-96-146, ZA-92-93, V-89-88, Z-84-124-1] [Debbie Stover, EPC Case Planner] (L-22/23) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

8. **Project # 1002324**
02DRB-01741 Minor-SiteDev Plan
BldPermit
02DRB-01742 Minor-SiteDev Plan
Sub

KEN HOVEY agent(s) for MOCHO, OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 7-A, Unit B, **NORTH ALBUQUERQUE ACRES**, (to be known as **VENICE BUSINESS CENTER**), zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 6 acre(s). [REF: 1000447, 1000907] (B-18) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

9. **Project # 1002337**
02DRB-01708 Minor-SiteDev Plan
BldPermit/EPC
02DRB-01710 Minor-SiteDev Plan
Subd/EPC

HERB DENISH AND ASSOCIATES, INC. agent(s) for UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **MONROE JUNIOR HIGH SCHOOL**, zoned SU-3 Inside and Outside Intense Core, located on LOUISIANA BLVD. NE, between INDIAN SCHOOL RD. NE and INTERSTATE 40 containing approximately 12 acre(s). [DEFERRED FROM 11/13/02] (J-19) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, TRANSPORTATION DEVELOPMENT AND PLANNING. THE INFRASTRUCTURE LIST DATED 11/20/02 WAS APPROVED.**

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

10. **Project # 1001558**
02DRB-01714 Minor-Prelim&Final Plat
Approval

BURTON ENGINEERS INC. agent(s) for CORONADO PARK LTD. request(s) the above action(s) for all or a portion of Tract(s) A, **CORONADO VILLAGE**, zoned SU-2 MUD, located on the northwest corner intersection of I-25 and PASEO DEL NORTE NE containing approximately 58 acre(s). [REF: 01420—01520 (VPE on 11/14/01) (C-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER AND TRANSPORTATION DEVELOPMENT.**

11. **Project # 1002221**
02DRB-01738 Minor-Amnd Prelim Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) J, VENTANA RANCH, **VITTORIA SUBDIVISION @ VENTANA RANCH**, zoned R-2, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and PARADISE BLVD NW containing approximately 21 acre(s). [REF: 02DRB-1563] (B-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED AND THE AMENDED GRADING PLAN ENGINEER STAMP DATED 11/12/02 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE APPROVED PRELIMINARY PLAT.**

12. **Project # 1002324**
02DRB-01740 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, OLSON, CHANEY & MOCHO, LLP. request(s) the above action(s) for all or a portion of Lot(s) 7A, Tract(s) A, Block 4, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on BEVERLY HILLS AVE NE, between VENICE AVE NE and I-25 containing approximately 6 acre(s). [REF: 00410- 01540, 02-01670 (SK)] (B-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1000267**
02DRB-01555 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE / UPWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, **BREEZE @ SOUTH PEAK**, zoned R-3 residential zone, located on OCEAN BREEZE DR NE, between CHELWOOD PARK BLVD. NE and EASTRIDGE DR. NE containing approximately 1 acre(s). [REF: 02DRB-00954 SIA, 00460-00223 SK,00440-01100 FPA,00410-00399] [INDEFINITELY DEFERRED FROM 10/23/02 AND 11/20/02] (J-22) **INDEFINITELY DEFERRED ON A NO SHOW.**

NO ACTION IS TAKEN ON THESE CASES:

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

14. **Project # 1000390**
02DRB-01737 Minor-Sketch Plat or Plan

BOHANNAN HUSTON agent(s) for LAS VENTANAS LIMITED PARTNERSHIP. request(s) the above action(s) for all or a portion of Tract(s) H, **VENTANA RANCH**, zoned SU-1 special use zone, for restricted C-2, located on the southeast corner of UNIVERSE NW and PARADISE BLVD NW containing approximately 16 acre(s). [REF: 01410-01495] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002346**
02DRB-01735 Minor-Sketch Plat or Plan

BOHANNAN HUSTON agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) G, **VENTANA RANCH**, zoned SU-1 special use zone, for restricted C-2, located on the northeast corner of UNIVERSE BLVD NW and PARADISE BLVD NW and containing approximately 13 acre(s). [REF: DRB-96-6, (1000390)] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1001986**
02DRB-01715 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOC. agent(s) for RIO OESTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1 residential zone, located on the WEST SIDE OF COORS BLVD NW, between LA ORILLA RD NW and VILLA CORTA DEL SUR NW containing approximately 10 acre(s). [REF: 02EPC-00834, 02EPC-00835] (E-12) **THE ABOVE REQUEST WAS**

17. **Project # 1002342**
02DRB-01720 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, **CLYDE LELAND SUBDIVISION**, zoned R-T residential zone, located on ATRISCO DR NW, between LEGENDS AVE NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-138-502] (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1002345**
02DRB-01733 Minor-Sketch Plat or Plan
- CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES, LLC, ROBERT SHAFFER JR. request(s) the above action(s) for all or a portion of Lot(s) 3, Unit 1, **BROADWAY INDUSTRIAL CENTER**, zoned SU-2 special neighborhood zone, HM, located on the east end of SAN JOSE AVE SE, between KARSTEN CT SE and SOUTH I-25 containing approximately 14 acre(s). [REF: DRB-97-271, (1000131) 02DRB-00109] (M-14) **THE ABOVE REQUEST WAS REVIEWED AND**
19. **Project # 1002347**
02DRB-01736 Minor-Sketch Plat or Plan
- RICHARD HUDSON agent(s) for LAUREANO MEDRANO request(s) the above action(s) for all or a portion of Lot(s) 36 & 37, Block B, **MONKBRIDGE ADDITION**, zoned M-1, located on HEADINGLY NW, between 2ND STREET NW and 1ST STREET NW containing approximately 1 acre(s). (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002002**
02DRB-01743 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for RETAIL DEVELOPMENT INC., LLC request(s) the above action(s) for all or a portion of **BEAR CANYON ARROYO, SAN MATEO DEL NORTE**, zoned C-3 heavy commercial zone, located WEST OF SAN MATEO BLVD NE, between OSUNA RD NE and ACADEMY RD NE containing approximately 5 acre(s). [LISTED AS PROJECT #1002348 WHICH WAS INCORRECT] (E-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board minutes for 10/30/02 and 11/6/02. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:12 P.M.



ALBUQUERQUE
NEW MEXICO

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 6, 2002 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
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 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER 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 BOARD SECRETARY 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: **9:00 A.M.** Adjourned: **11:36 A.M.**
- B. Changes and/or Additions to the Agenda
- C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000990**
02DRB-01541 Major-Two Year SIA

ISAACSON & ARFMAN PA agent(s) for CHAPIN P & SANDRA L CARNES request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF LEO CHAVEZ, BLAKE ROAD MOBILE HOME SUBDIVISION**, zoned MH residential zone, located on or near the NE QUADRANT OF WENDELL RD SW and BLAKE RD SW, containing approximately 10 acre(s). [REF: DRB-97-199, S-99-57, Z-87-21, AX-87-4, DRB-98-70, 01411-01212] (N-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED WITH 2 CONDITIONS: 1) THIS WILL BE THE LAST EXTENSION. 2) THE DOWNSTREAM PROPERTY OWNER WILL RECEIVE NO FURTHER EXTENSIONS.**

2. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF **PARCEL A OF PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 94 OF TOWN OF ATRISCO GRANT**, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 11/6/02] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

- Project # 1000570**
02DRB-01021 Minor-Temp Defer SDWK
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01020 Major-Vacation of Public Easements

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] [Deferred from 11/6/02] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

3. **Project # 1002183**
02DRB-01569 Major-SiteDev Plan Subd
02DRB-01570 Major-Preliminary Plat
Approval
02DRB-01572 Minor-Temp Defer SDWK
02DRB-01573 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract S, **EAGLE SPRINGS SUBDIVISION, UNIT 2**, and Tract 2, Lot(s) 18 & 19, Block(s) 4, Unit 3, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on the north side of SIGNAL AVE NE, between ALAMEDA BLVD NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: 02DRB-01317 Sketch] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR DETAILED INFORMATION REQUIRED BY THE SECTOR PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/6/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/10/02 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE CONSTRUCTION OF SIDEWALKS FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1001825**
02DRB-01557 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS INC. agent(s) for YOUTH DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) NA, **FRANCISCO ARMIJO Y OTERO ADDITION**, zoned SU-3, and located on ROMA AVE NW, between LOMAS BLVD NW and MARQUETTE AVE NW. [REF: 02400-00448, V-86-121] (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002221**
02DRB-01563 Major-Preliminary Plat
Approval
02DRB-01564 Major-Vacation of Public
Easements
02DRB-01565 Minor-Sidewalk Waiver
02DRB-01566 Minor-Temp Defer of SW

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) J, **VITTORIA SUBDIVISION @ VENTANA RANCH**, zoned R-2, located north of PASEO DEL NORTE NW, east of UNIVERSE BLVD NW and south of PARADISE BLVD NW containing approximately 21 acre(s). (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/6/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/4/02 THE PRELIMINARY PLAT WAS APPROVED WITH 3 CONDITIONS OF FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. 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 WAS APPROVED FOR THE CONSTRUCTION OF SIDEWALKS FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1002276**
02DRB-01568 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST, LTD agent(s) for EDWIN & MONA LESTER request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block 1, **SUNRISE TERRACE WEST, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on 114TH ST SW, between SHIRE ST. SW and ANDALUSIAN AVE SW containing approximately 1 acre(s). [REF: Z-95-65] (L-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002277**
02DRB-01571 Major-SiteDev Plan
BldPermit

DORMAN/BREEN ARCHITECTS agent(s) for CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **JOURNAL CENTER 2**, zoned IP, located on WOLCOTT AVE NE, between WASHINGTON ST NE and HANCOCK CT NE containing approximately 2 acre(s). [REF: 1000633, D 95-268, Z-79-80] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/13/02.**

8. **Project # 1001875**
02DRB-01493 Major-Preliminary Plat
Approval
02DRB-01495 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF AND UNPLATTED LAND / PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO NW containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC00838, Z-71-124] [DEFERRED FROM 11/6/02] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/13/02.**

Project # 1001875
02DRB-01507 Minor-SiteDev Plan Subd/EPC
02DRB-01508 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST, LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND in PRESLEY CO. OF NM, **WESTERN TRAILS SUBDIVISION**, zoned SU-1 special use zone, PRD, located on the west side of COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493 PPA, 02DRB-01495 TDSW, Z-71-124] [Debbie Stover, EPC Case Planner] [DEFERRED FROM 11/6/02] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/13/02.**

9. **DRB-97-165**
V-97-507

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] (L-23) DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.

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.

THERE ARE NO SITE PLAN CASES THIS WEEK

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

10. **Project # 1000178**
02DRB-01657 Minor-Final Plat Approval

SOUTHWEST SURVEYING CO., INC. agent(s) for TEN WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 27A-1a, **THE TOWERS SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on 90TH ST SW, between EUCARIZ AVE SW and TOWER RD SW containing approximately 18 acre(s). [REF: 01400-01707 PP] (L-9) DELEGATED OFF THE AGENDA 11/5/02.

11. **Project # 1001562**
02DRB-01660 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT (to be known as **RESERVE AT FOUR HILLS SUBDIVISION**, zoned R-1, located on WAGON TRAIN NE, between RATON AVE NE and RIO ARRIBA AVE NE containing approximately 17 acre(s). [REF: 02DRB-01096/01097/01098, DRB02-1263] (M-22) **DELEGATED OFF THE AGENDA 11/5/02.**
12. **Project # 1001625**
02DRB-01664 Minor-Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for LONGFORD GROUP INC request(s) the above action(s) for all or a portion of Tract(s) 1B, 2, 3 and a portion of 4 (to be known as **SUNRISE RANCH SOUTH, LANDS OF ATRISCO GRANT**, zoned R-T residential zone, located on 98TH ST SW, between EUCARIZ SW and TOWER SW containing approximately 20 acre(s). (L-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
13. **Project # 1002317**
02DRB-01648 Minor-Ext of SIA for SDWK
- SIVAGE-THOMAS HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 6 and 1, Block(s) J & B, Unit 1, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-T, located on HIGH DESERT ST NE, between SPAIN RD NE and ACADEMY RD NE containing approximately 14 acre(s). [REF: DRB-98-367] (E-23) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

14. **Project # 1002315**
02DRB-01646 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 13, **HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located EAST OF TRAMWAY BLVD NE, SOUTH OF IMPERATA and WEST OF TRACT A, FOREST SERVICE LAND containing approximately 73 acre(s). [REF: DRB-91-343] (F-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1002321**
02DRB-01663 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON, INC. agent(s) for TIBURON INVESTMENT CO. request(s) the above action(s) for all or a portion of Tract(s) 8A-1, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on WASHINGTON ST NE, between MASTHEAD NE and RUTLEDGE RD NE containing approximately 52 acre(s). [REF: 00410-01191, 1000633] (D-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1002322**
02DRB-01666 Minor-Sketch Plat or Plan
- MULE BARN ENTERPRISES agent(s) for ACME REAL ESTATE FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on WEST SIDE OF 90TH ST SW between SUNSET GARDENS RD NW and BRIDGE BLVD SW containing approximately 8 acre(s). [REF: ZA-97-89, V-84-23, Z-1028] (L-9) **NO ONE PRESENT AT THE MEETING. COMMENTS FORWARDED.**

17. **Project # 1002324**
02DRB-01670 Minor-Sketch Plat

ISAACSON & ARFMAN PA agent(s) for MOCHO, OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) A, Lot 7A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO NE and I-25 NE containing approximately 6 acre(s). [REF: 00410-01540] (B-18) **COMMENTS RECEIVED.**

02DRB-01671 Minor-Sketch Plan

see case above for comments

KEN HOVEY agent(s) for MOCHO, OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 7-A, Unit B, **NORTH ALBUQUERQUE ACRES**, (to be known as **VENICE BUSINESS CENTER**, zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 6 acre(s). [REF: 1000447, 1000907] (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board minutes for October 16 and October 23, 2002.
MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.

19. **ADJOURNED: 11:36 A.M.**



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002324

Item No. 17

Zone Atlas B-18

DATE ON AGENDA 11-06-02

INFRASTRUCTURE REQUIRED (x) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
-----	---------

- Sketch plat
 - The standard street improvements are required on an infrastructure list.
 - The streets need to meet the requirements of the DPM.
- Sketch plan
 - There doesn't appear to be adequate area for delivery vehicles for building two and three.

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002324

Item No. 17

Zone Atlas B-18

DATE ON AGENDA 11-06-02

INFRASTRUCTURE REQUIRED (x) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	Sketch plat <ul style="list-style-type: none"> <input type="checkbox"/> The standard street improvements are required on an infrastructure list. <input type="checkbox"/> The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	Sketch plan <ul style="list-style-type: none"> <input type="checkbox"/> There doesn't appear to be adequate area for delivery vehicles for building two and three.

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



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: 1002324

AGENDA ITEM NO: 17

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

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan which follows the master plan is required for site plan sign-off by the City Engineer / AMAFCA.

An approved Infrastructure List is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

discussed

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: November 6, 2002

11/6/02 PM

Called Ken Honey. Left
message saying zone code
& N. I 25 SDP require SDP
in straight IP zoning.

J. Matson

11/7/02 10:40

Told Ken he would have
to apply for SDP ^{DRB} public
hearing. He said okay.

No Master Plan for area
& is new SDP

J. Matson



City of Albuquerque

Environmental Health Department

Martin J. Chavez, Mayor
Interoffice Memorandum

DATE: November 28, 2002

TO: Sheran Matson, Planning Department

FROM: Marcia A. Pincus, Environmental Health Department

SUBJECT: Proposed Venice Business Center Lot 7A, North Albuquerque Acres, Tract A, Unit B, Block 4: DRB Project Number 1002324.

Environmental health Department has received from the owner/developer the necessary documents as required by the City's Interim Guidelines for Development Within 1000 feet of a Landfill. Based on the information in these documents, the applicant may proceed through the remainder of the DRB process, providing all other Planning requirements have been met.

Prior to the applicant submitting building plans for the proposed building(s) to Building Safety Division for a building permit, the applicant must submit the building plans to Environmental Health Department for review.

cc: Fred Aguirre, Planning Department
David Steele, Planning Department
Al Tull, Planning Department
Kevin Curran, Legal Department
Charles Kolberg, Legal Department
John Chaney, Mocho, Chaney, Olson, Mocho LLP (fax 505.881.2036)

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action
 ___ Minor Subdivision action
 ___ Vacation **V**
 ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING **Z**

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

APPEAL / PROTEST of... **A**

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: MOCHNO, CHANEY, OLSON & MOCHNO, LLP PHONE: (505) 881-1762
 ADDRESS: 2501 SAN PEDRO AVE SUITE 117 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNERS
 AGENT (if any): KEN HOVEY PHONE: (505) 259-8458
 ADDRESS: PO BOX 8500 FAX: 254 0283
 CITY: ALBUQ STATE NM ZIP 87198 E-MAIL: Ken_hovey@NSA.com

DESCRIPTION OF REQUEST: SITE PLAN APPROVAL FOR BUILDING PERMIT
SKETCH PLAN FOR

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 7-A TRACTA Block: 4 Unit: B
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES TRACT A, UNIT B
 Current Zoning: IP Proposed zoning: NA
 Zone Atlas page(s): B-18 No. of existing lots: ONE No. of proposed lots: 3
 Total area of site (acres): 5.89 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No ___ but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? YES
 UPC No 101806512728430907 MRGCD Map No _____
 LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: VENICE AVE, & BEVERLY HILLS AVE and SAN MATEO # 125

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_ etc):
1000447 1000907

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

SIGNATURE KEN HOVEY DATE _____
 (Print) KEN HOVEY ___ Applicant! Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

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

Application case numbers	Action	S.F.	Fees
<u>02DRB - 01741</u>	<u>SPBP</u>	<u>P3</u>	<u>\$ 385.00</u>
<u>02DRB - 01742</u>	<u>SPS</u>		<u>\$ 385.00</u>
			\$
			\$
			\$
			\$
Hearing date <u>NOV 20 2002</u>			Total <u>\$ 770.00</u>

April Cardin 11-12-02
 Planner signature / date

Project # 1002324

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **Copies as needed above**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

KEN HOVEY

Applicant name (print)

~~Ken Hovey~~ 11/12/02

Applicant signature / date



Form revised September 2001

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

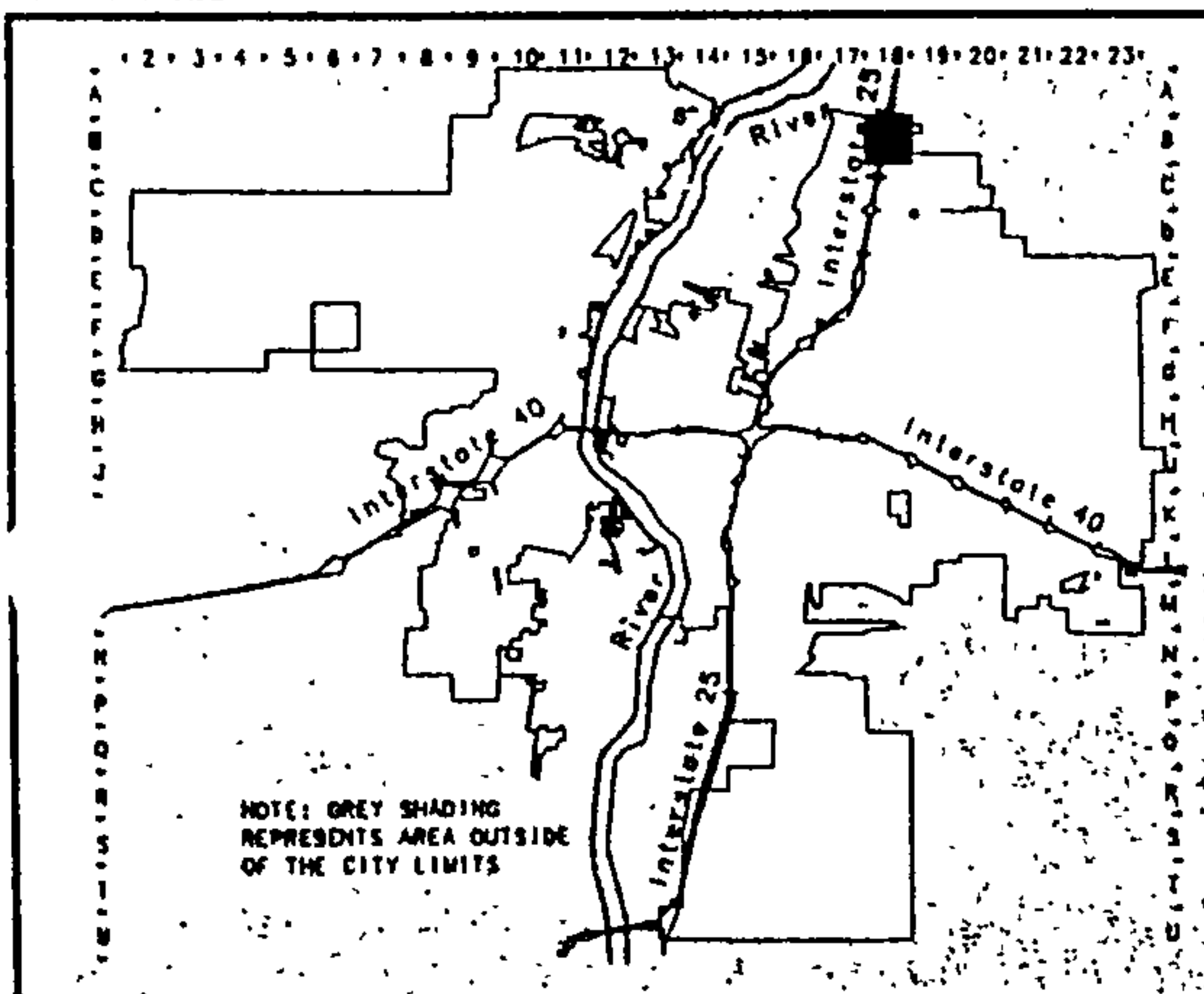
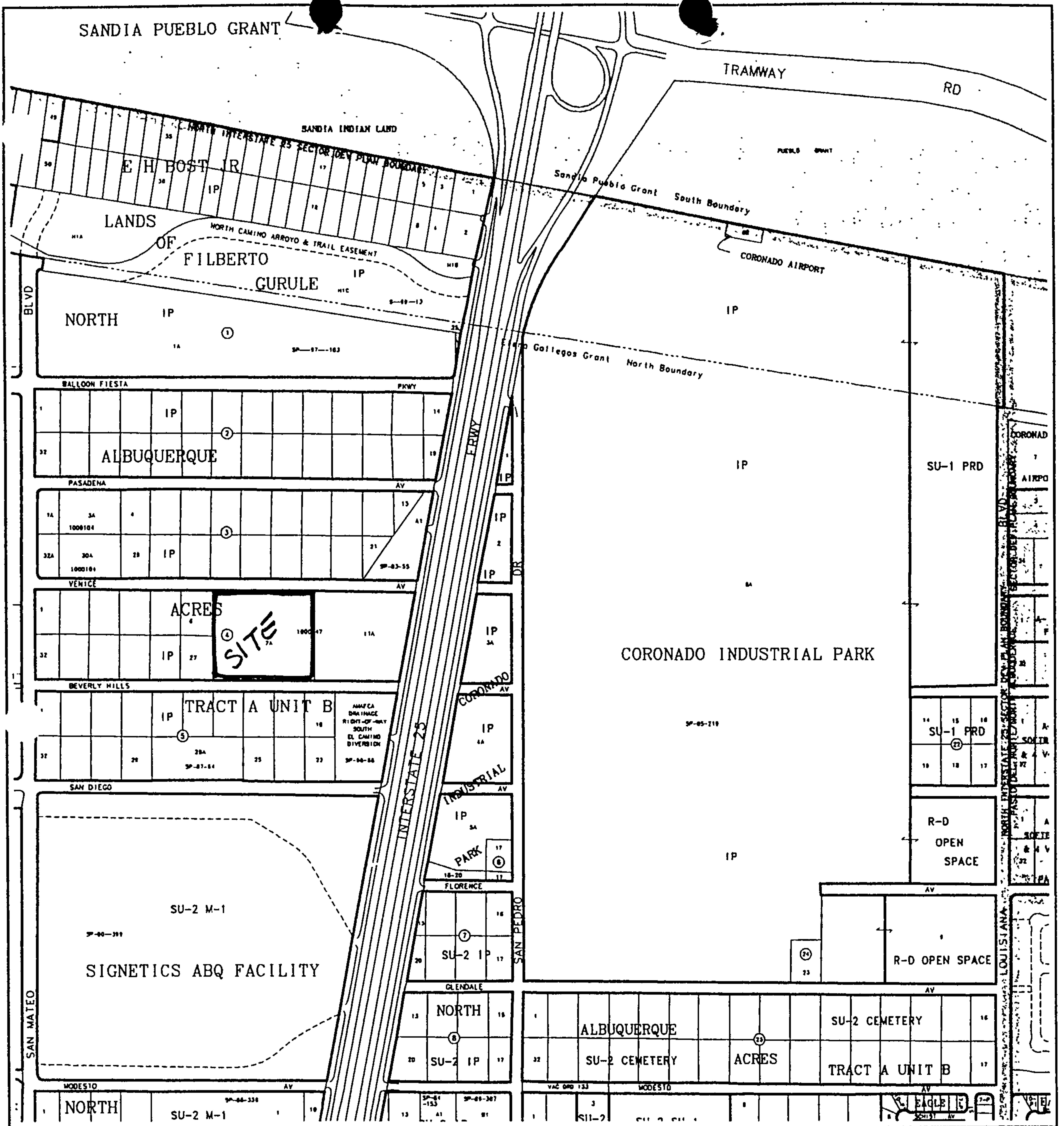
Application case numbers

020RB - 01741
020RB - 01742

Paul Cander 11-12-02

Planner signature / date

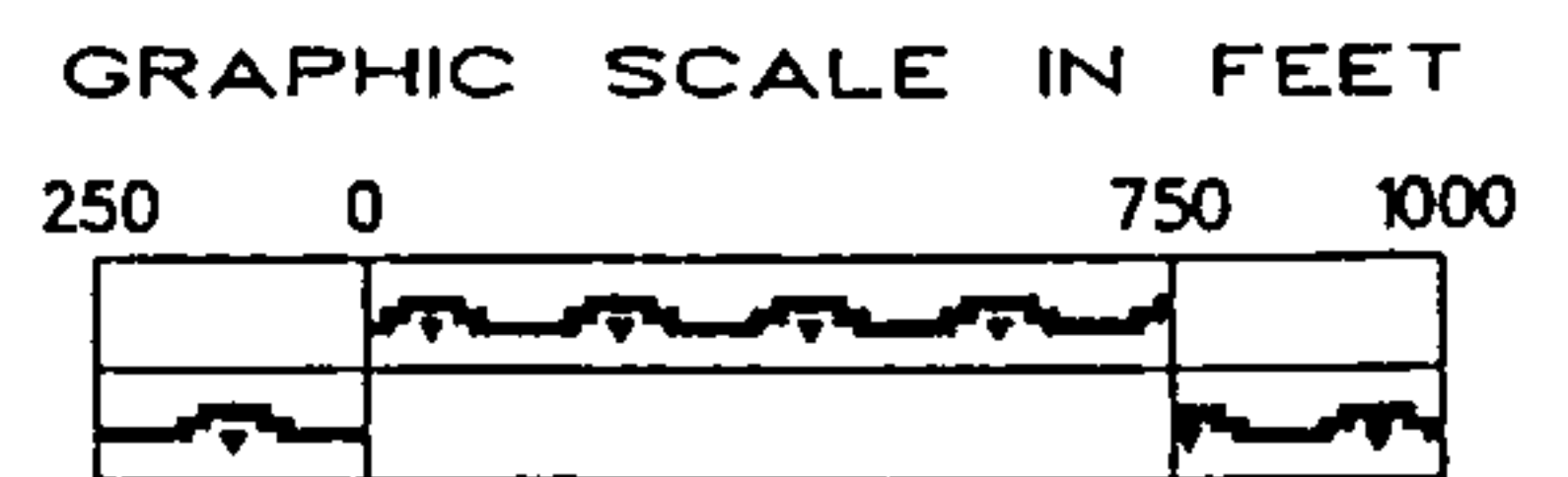
Project # 1002324



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

B-18-Z

Map Amended through April 03, 2002

October 29, 2002

Ken Hovey
3808 Simms Ave. SE
Albuquerque, NM 87108

City of Albuquerque, Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Gentlemen:

This is to request review and approval of a site development plan for a proposed retail/warehouse facility to be located at 5600, 5610, 5620 and 5640 Venice Avenue NE. The property is zoned IP. This facility, as proposed, will be an excellent addition to this neighborhood. Please don't hesitate to contact me at 259-8458 for further discussion.

Sincerely,



Ken Hovey, AIA

THIS SITE DEVELOPMENT PLAN COMPLIES WITH PROVISIONS
OF THE NORTH 1-25 SECTOR DEVELOPMENT PLAN,
KEN HOVEY

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Mochó, Charney Olson
AGENT Ken Hovey & Isaacson & Aifman
ADDRESS _____
PROJECT NO. 1002324
APPLICATION NO. 02102B 01740 - 0172

\$ 1125⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 1125⁰⁰ **Total amount due**

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

11/12/2002 12:24PM LOC: ANN
X
RECEIPT# 0000262 WSH 006 TRANS# 0031
Account 441006 Fund 0000
Activity 4983000 TRSKDM
Trans Amt 10/28/02 \$1,125.00
J24 Misc \$1,125.00
CK \$1,125.00

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

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

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

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

SHEET #1 - SITE PLAN

A. General Information

1. Scale

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

100232K

2. Bar Scale

3. North Arrow

4. Scaled Vicinity Map

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

6. Property lines

7. Existing and proposed easement (identify each)

B. Proposed Development

1. Structural

- A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls
- B. Square footage of each structure
- C. Proposed of each structure
- D. Temporary structures, sign and other improvements
- E. Wall(s), fence(s), and screening: height, length, color, and materials.
Show cross-sections for retaining walls.
- F. Dimensions of all principal site elements
- G. Loading facilities
- H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

A. Parking design with spaces numbered per aisle and totaled.

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

B. Bicycle racks, spaces required: _____

Provided: _____

C. Refuse container and enclosure, if applicable.

C. Street and Circulation

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

D. Utilities

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

E. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 - GRADING PLAN

A. General Information

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

B. Proposal

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

B. Spot Elevation

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

C. Grade Changes

Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

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

B. Signage

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

A. Samples

- 1. Presentation Models
- 2. Photos

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

ZONING Supplemental form **Z**

Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

SITE DEVELOPMENT PLAN **P**

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

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: MOCHO, OLSON, CHANEY & MOCHO LLP PHONE: 881-1762
 ADDRESS: 2501 SAN PEDRO DR. NE FAX: 881-2036
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER / DEVELOPER
 AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
 ADDRESS: 128 MONROE ST NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: ~~VACATION OF TEMPORARY PUBLIC DRAINAGE~~
Final Plat Approval

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

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

Lot or Tract No. LOT 7-A, TR. A. Block: 4 Unit: B
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES
 Current Zoning: IP Proposed zoning: N/A
 Zone Atlas page(s): B-18 No. of existing lots: 1 No. of proposed lots: 3
 Total area of site (acres): 5.9076 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? YES
 UPC No. 101806512728430907 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: @ or Near: BEVERLY HILLS AVE
 Between: VENICE AVE Approx. and 600 FT. WEST OF I-025

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
00410-00000-01540 (Proj # 1000907) 1002324

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

SIGNATURE Fred C. Arfman DATE 12.03.02
 (Print) FRED C. ARFMAN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02DRB-01740</u>			\$ _____
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Dec. 11, 2002</u>			Total \$ _____

Paul Carter 12/3/02
 Planner signature / date

Project # 1002324

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
 - 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
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
 Extension of preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - 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
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **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.

FRED C. ARFMAN
 Applicant name (print)
Fred C. Arfman
 Applicant signature / date



Form revised September 2001

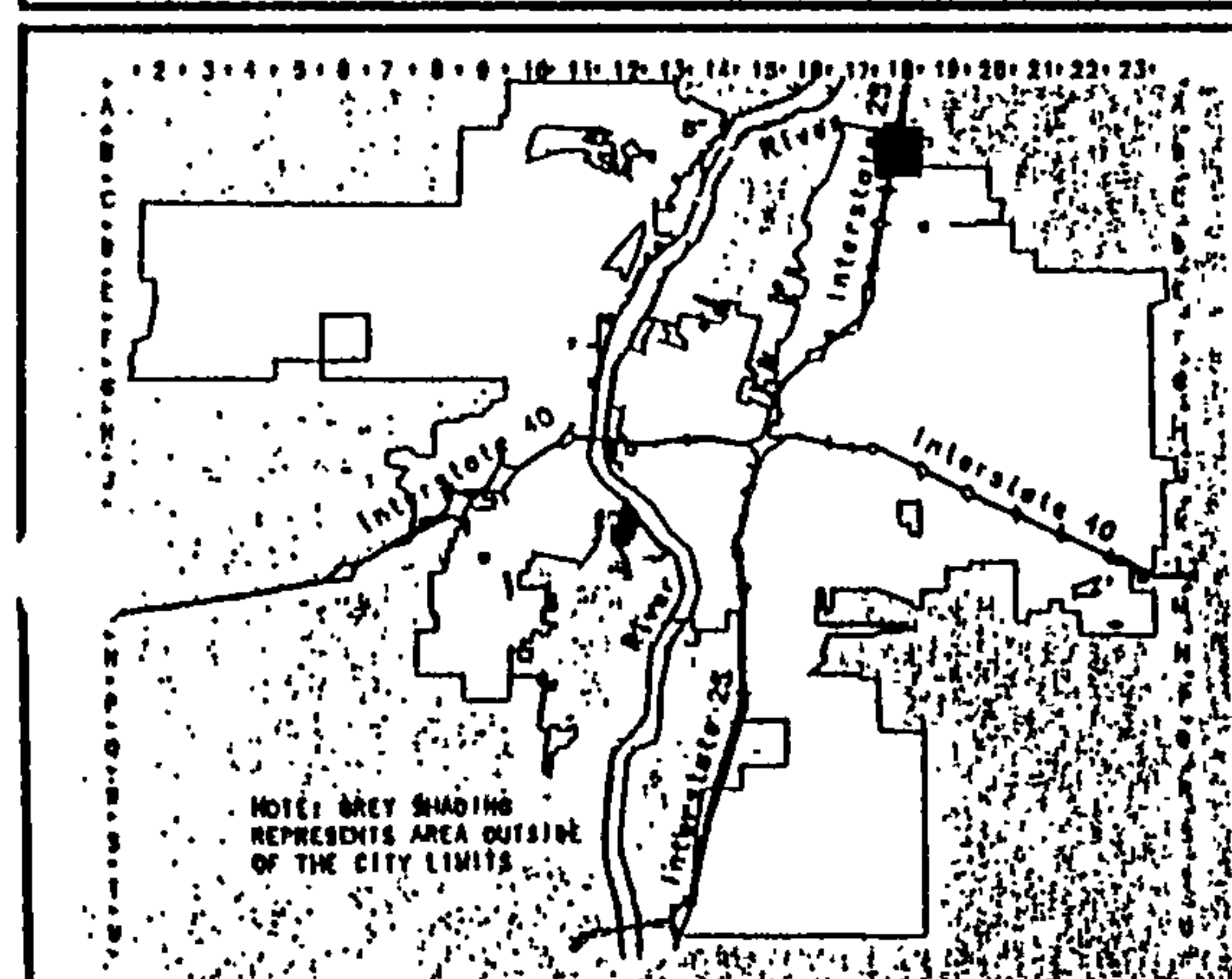
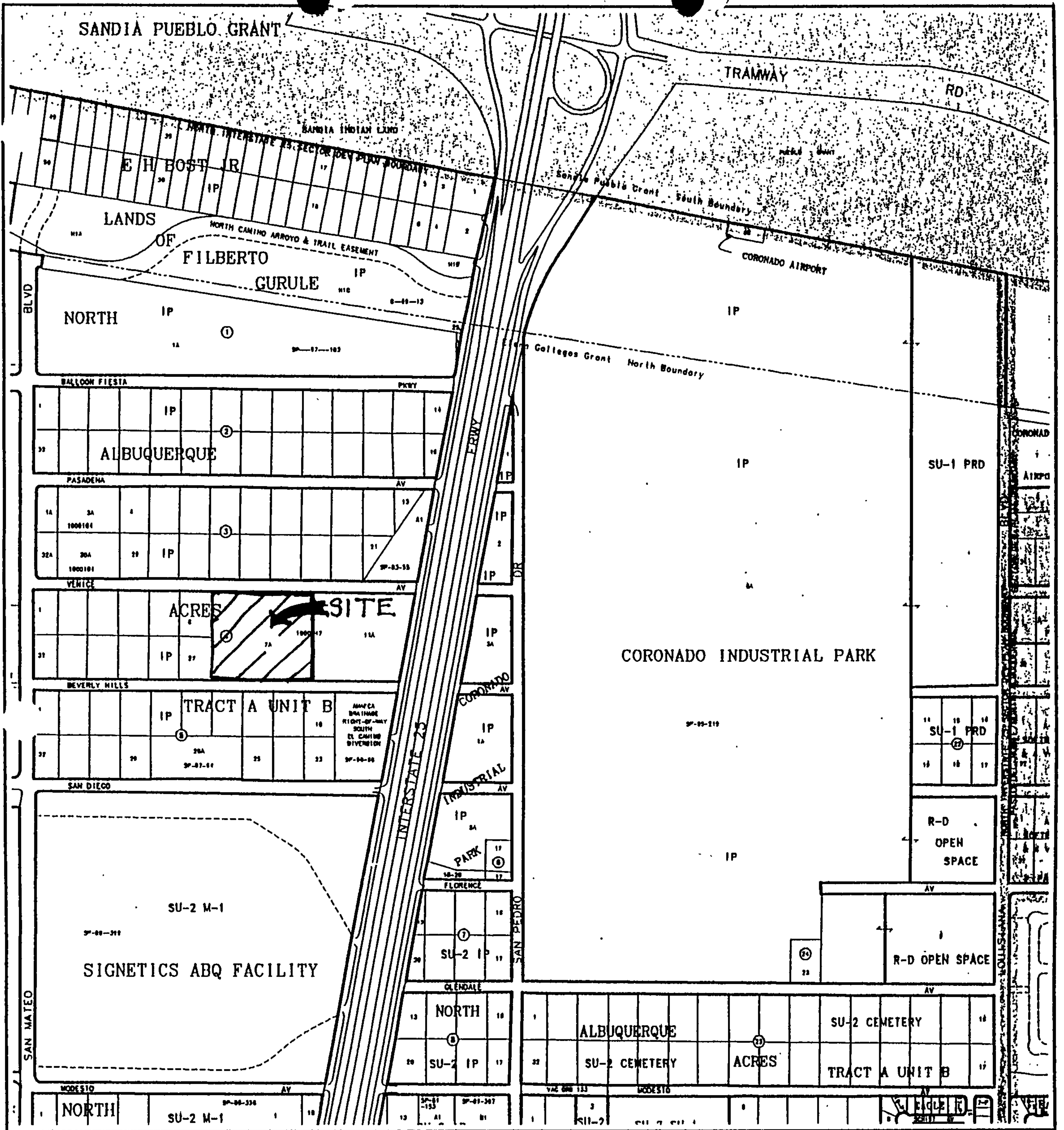
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

02-0043- - 01746
 _____ - _____
 _____ - _____

[Signature]
 Planner signature / date

Project # 1002324

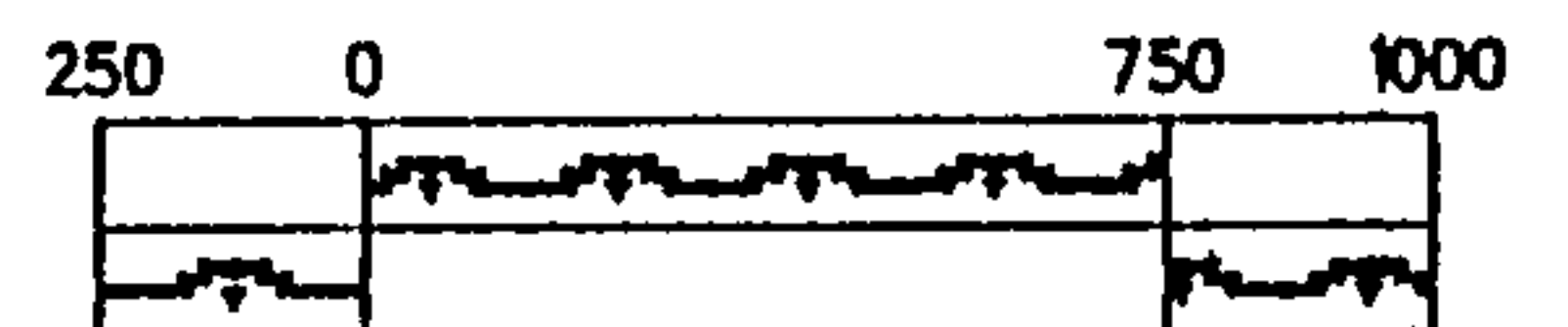


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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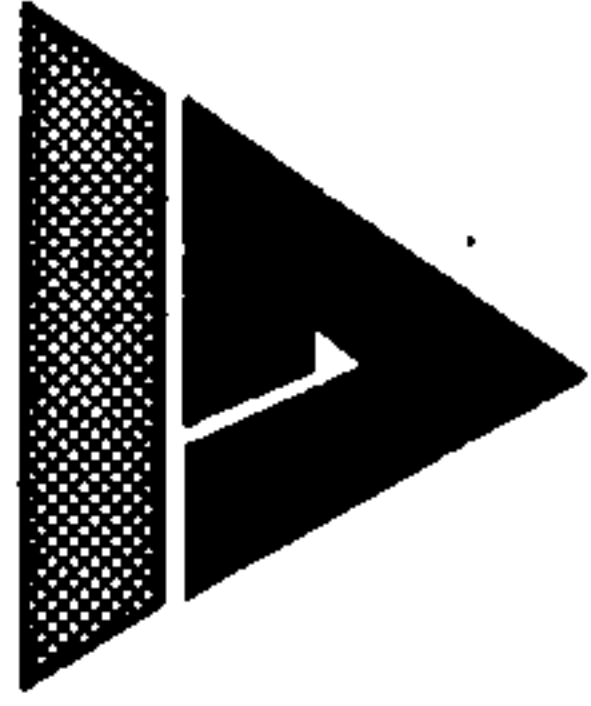
GRAPHIC SCALE IN FEET



Zone Atlas Page

B-18-Z

Map Amended through April 03, 2002



PROJECT MEMORANDUM

11/17/02

TO: DRB, CITY OF ALBUQUERQUE, ROGER GREEN, CHAIR
FROM: FRED C. ARFMAN, Isaacson & Arfman, P.A.
REF: VENICE BUSINESS PARK PROJ NO: 1002324
SUBJ: MINOR PLAT APPLICATION

VENICE BUSINESS PARK SHALL BE COMPRISED OF
THREE (3) LOTS BEING CREATED BY THE
SUBDIVISION OF LOT 7-A. EACH PROPOSED LOT
SHALL CONTAIN ONE OR TWO BUILDINGS
WITH MULTIPLE "CONDO" OWNERS IN EACH.

EACH PROPOSED SUBDIVIDED LOT SHALL BE
SERVED BY A PUBLIC WATER AND SANITARY
SEWER HOOK-UP TO THE PROPERTY LINE (WATER)
AND AT THE EXISTING MAIN (SAS). FIRE
PROTECTION IS SCHEDULED AS PRIVATE ON-SITE
FIRE HYDRANTS (4 EA) AND A FIRE LINE TO
LOT 7-A-1.

PRIVATE ACCESS EASEMENT ARE SHOWN ALONG
THE COMMON NORTH-SOUTH INTERIOR
LOT LINES. ALL ADJACENT PUBLIC INFRASTRUCTURE
IS IN PLACE WITH THE EXCEPTION OF SIDEWALKS,

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form
SUBDIVISION **S**
 Major Subdivision action
 Minor Subdivision action
 Vacation **V**
 Variance (Non-Zoning)

Supplemental form
ZONING **Z**
 Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

SITE DEVELOPMENT PLAN **P**
 ...for Subdivision Purposes
 ...for Building Permit
 IP Master Development Plan
 Cert. of Appropriateness (LUCC) **L**

APPEAL / PROTEST of... **A**
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: MOCHAO, OLSON, CHANEY & MOCHAO, LLP PHONE: 881-1762
 ADDRESS: 2501 SAN PEDRO DR. NE FAX: 881-2036
 CITY: ABQ. STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: OWNER
 AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
 ADDRESS: 128 MONROE ST. NE FAX: 268-2432
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: isaacson@isaacson.com

DESCRIPTION OF REQUEST: IP Prel + Final

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

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

Lot or Tract No. LOT 7-A, TRACT A Block: 4 Unit: B
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES
 Current Zoning: IP Proposed zoning: IP (NO CHANGE)
 Zone Atlas page(s): B-18 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): _____ Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? YES

UPC No. 101806512728430907 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: BEVERLY HILLS AVE AND
 Between: VENICE AVE. and BEING APPROX. 500 WEST OF I-25

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
00410-00000 - 01540 (PROJ. # 1000907) 1002324

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

SIGNATURE Fred C. Arfman DATE 11.12.02
 (Print) FRED C. ARFMAN Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
02DRB - 01740	P 27	5(3)	\$ 355.00
-	-	-	\$
-	-	-	\$
-	-	-	\$
-	-	-	\$
Total			\$ 355.00

Hearing date Nov. 20, 2002

Fred C. Arfman 11.12.02
 Planner signature / date

Project # 1002324

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

- ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ 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
- ___ Copy of previous D.R.B. approved infrastructure list
- ___ Copy of the Official D.R.B. Notice of approval
- ___ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
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 - ___ Property owner's and City Surveyor's signatures on the Mylar drawing
 - ___ SIA financial guaranty verification
 - ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
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- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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

Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.

Property owner's and City Surveyor's signatures on the Mylar drawing

N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

___ Fee (see schedule)

___ Any original and/or related file numbers are listed on the cover application

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AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

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___ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended

___ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **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.

FRED C. ARFMAN
Applicant name (print)

Fred C. Arfman
Applicant signature / date

Form revised September 2004

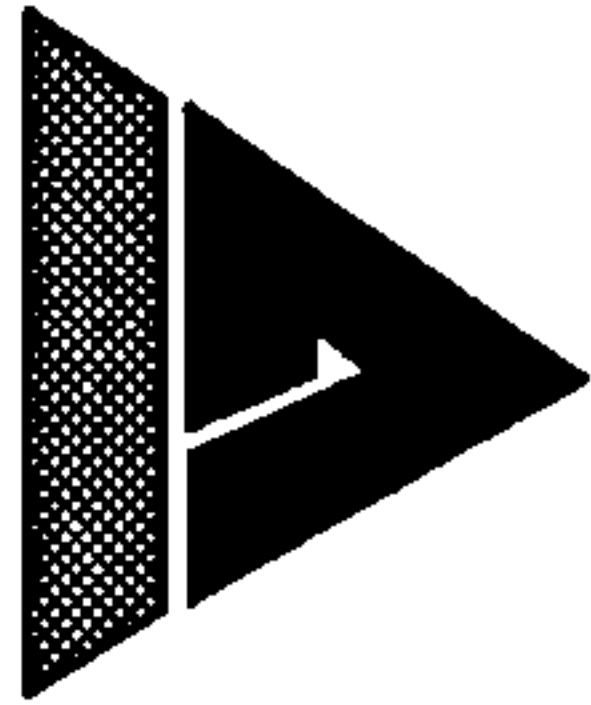


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
02023- -01740

Paul Conder 11-1202
Planner signature / date

Project # 1002324



PROJECT MEMORANDUM

11/17/02

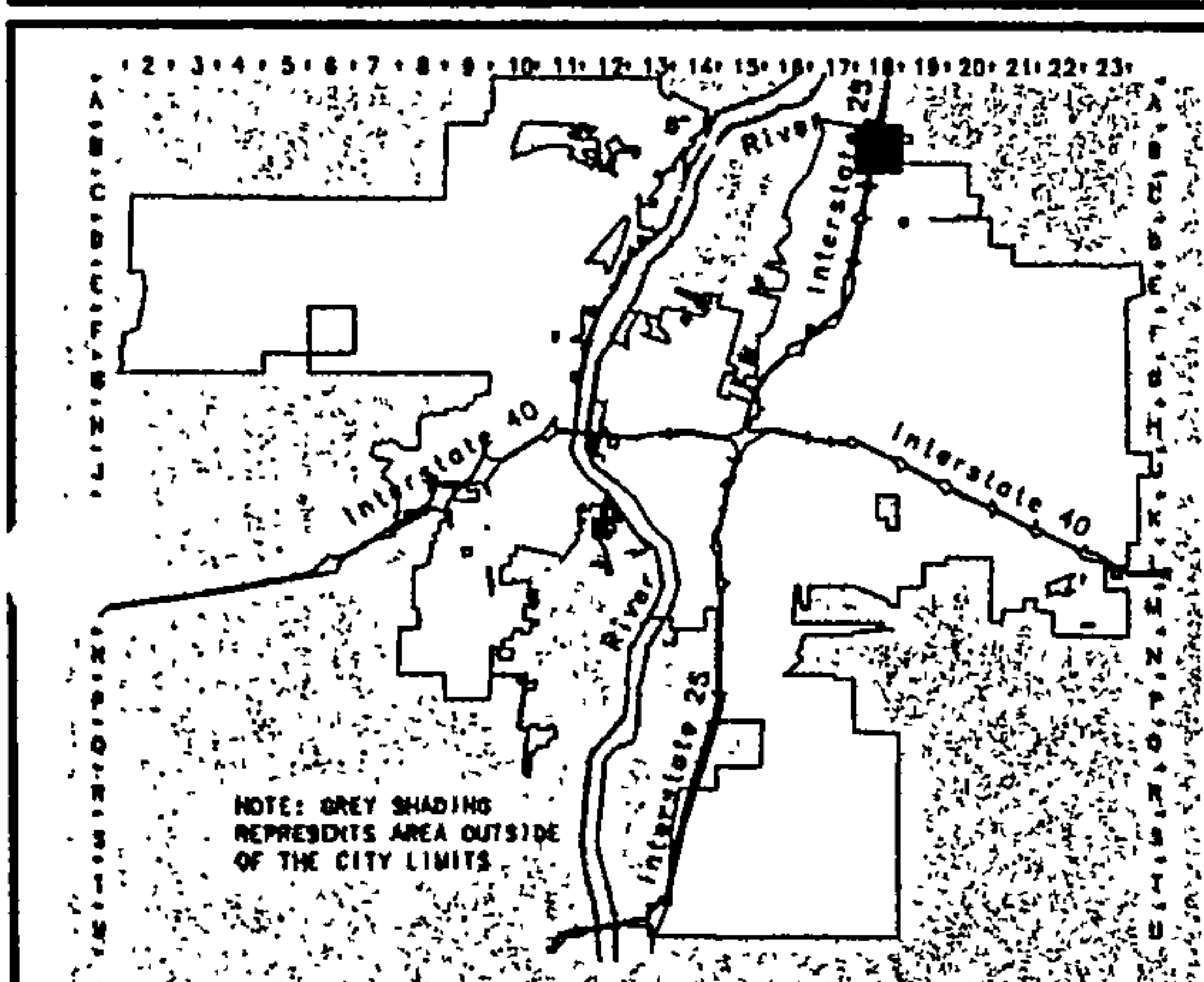
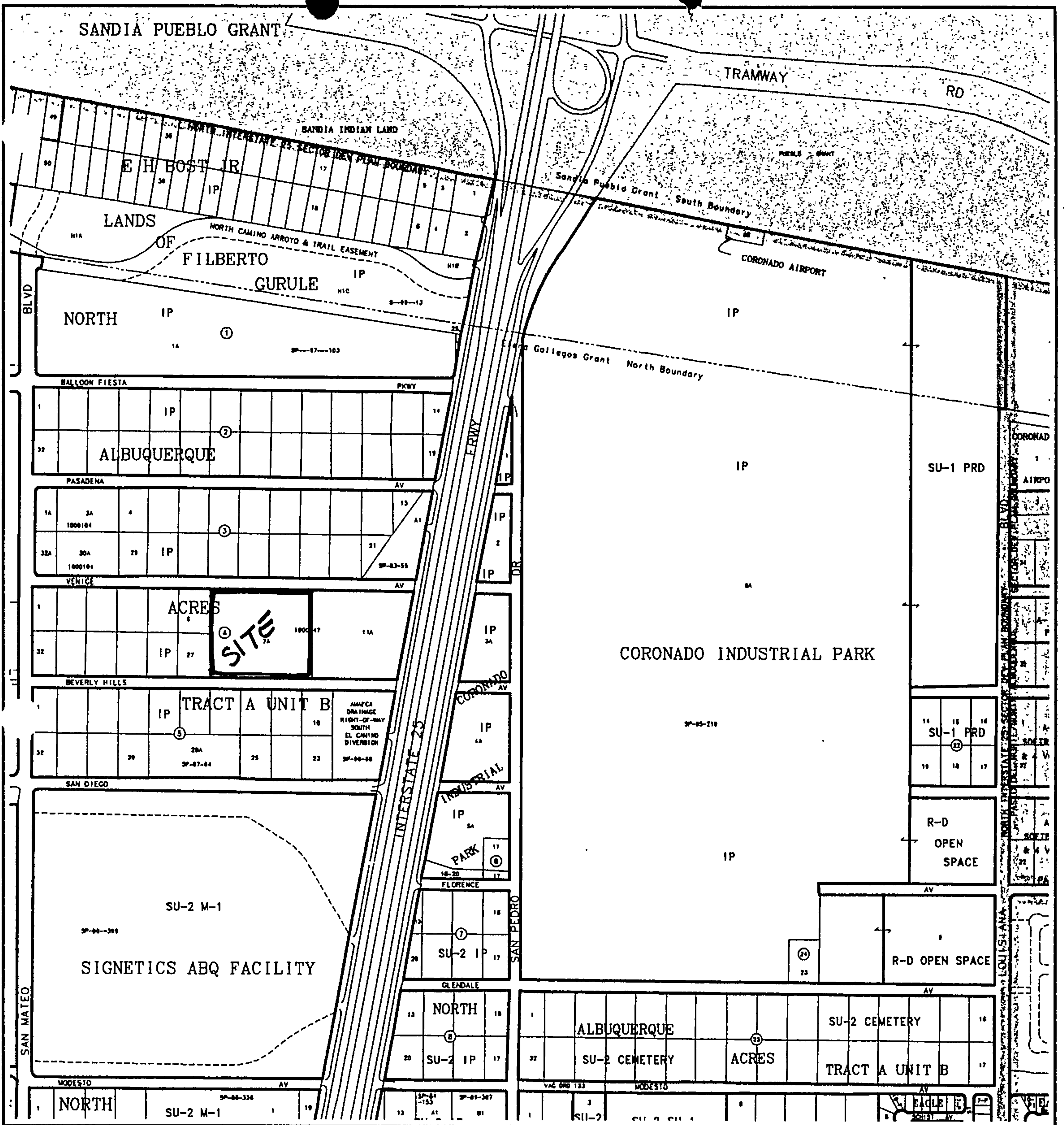
TO: DRB, CITY OF ALBUQUERQUE, ROGER GREEN, CHAIR
FROM: FRED C. ARFMAN, Isaacson & Arfman, P.A.
REF: VENICE BUSINESS PARK PROJ NO: 1002324
SUBJ: MINOR PLAT APPLICATION
SDP FOR SUBDIVISION & BUILDING PERMIT

VENICE BUSINESS PARK SHALL BE COMPRISED OF
THREE (3) LOTS BEING CREATED BY THE
SUBDIVISION OF LOT 7-A. EACH PROPOSED LOT
SHALL CONTAIN ONE OR TWO BUILDINGS
WITH MULTIPLE "CONDO" OWNERS IN EACH.

EACH PROPOSED SUBDIVIDED LOT SHALL BE
SERVED BY A PUBLIC WATER AND SANITARY
SEWER HOOK-UP TO THE PROPERTY LINE (WATER)
AND AT THE EXISTING MAIN (SAS). FIRE
PROTECTION IS SCHEDULED AS PRIVATE ON-SITE
FIRE HYDRANTS (4 EA) AND A FIRE LINE TO
LOT 7-A-1.

PRIVATE ACCESS EASEMENT ARE SHOWN ALONG
THE COMMON NORTH-SOUTH INTERIOR
LOT LINES. ALL ADJACENT PUBLIC INFRASTRUCTURE
IS IN PLACE WITH THE EXCEPTION OF SIDEWALKS,

SITE DEVELOPMENT PLAN PER THE NORTH I-25
SECTOR DEVELOPMENT PLAN.



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

B-18-Z

Map Amended through April 03, 2002

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

___ Major Subdivision action
 ___ Minor Subdivision action
 ___ Vacation **V**
 ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN Supplemental form **P**

...for Subdivision Purposes **SK**
 ...for Building Permit **SK**
 ___ IP Master Development Plan
 ___ Cert. of Appropriateness (LUCC) **L**

ZONING Supplemental form **Z**

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

APPEAL / PROTEST of... Supplemental form **A**

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: MOCHO, CHANEY, OLSON & MOCHO, LLP PHONE: (505) 881-1762
 ADDRESS: 2501 SAN PEDRO AVE SITE 117 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNERS
 AGENT (if any): KEN HOVEY PHONE: (505) 259-8458
 ADDRESS: PO BOX 8506 FAX: 254 0083
 CITY: ALBUQ STATE NM ZIP 87198 E-MAIL: ken_hovey@nmsa.com

DESCRIPTION OF REQUEST: SITE PLAN APPROVAL FOR BUILDING PERMIT
SKETCH PLAN FOR

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. 7-A TRACT A Block: 4 Unit: #B
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES TRACT A, UNIT B
 Current Zoning: IP Proposed zoning: NA
 Zone Atlas page(s): B-18 No. of existing lots: ONE No. of proposed lots: 3
 Total area of site (acres): 5.89 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No ___ but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? YES
 UPC No 101806512728430907 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: VENICE AVE, & BEVERLY HILLS AVE and SAN MATEO # 125

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.) _____
1000447 1000907

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 SIGNATURE KEN HOVEY DATE _____
 (Print) KEN HOVEY _____ Applicant! Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB-01671</u>	<u>SK</u>	<u>P3</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>NOV 6 2002</u>	_____	_____	Total \$ <u>0</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

JM 10/29/02
 Planner signature / date

Project # 1002324

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

KEN HOVEY
Applicant name (print)
~~Ken Hovey~~ 10.29.02
Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
02DRB - 01671

JMA 10/29/02
Planner signature / date
Project # 1002324

October 29, 2002

Ken Hovey
3808 Simms Ave. SE
Albuquerque, NM 87108

City of Albuquerque, Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Gentlemen:

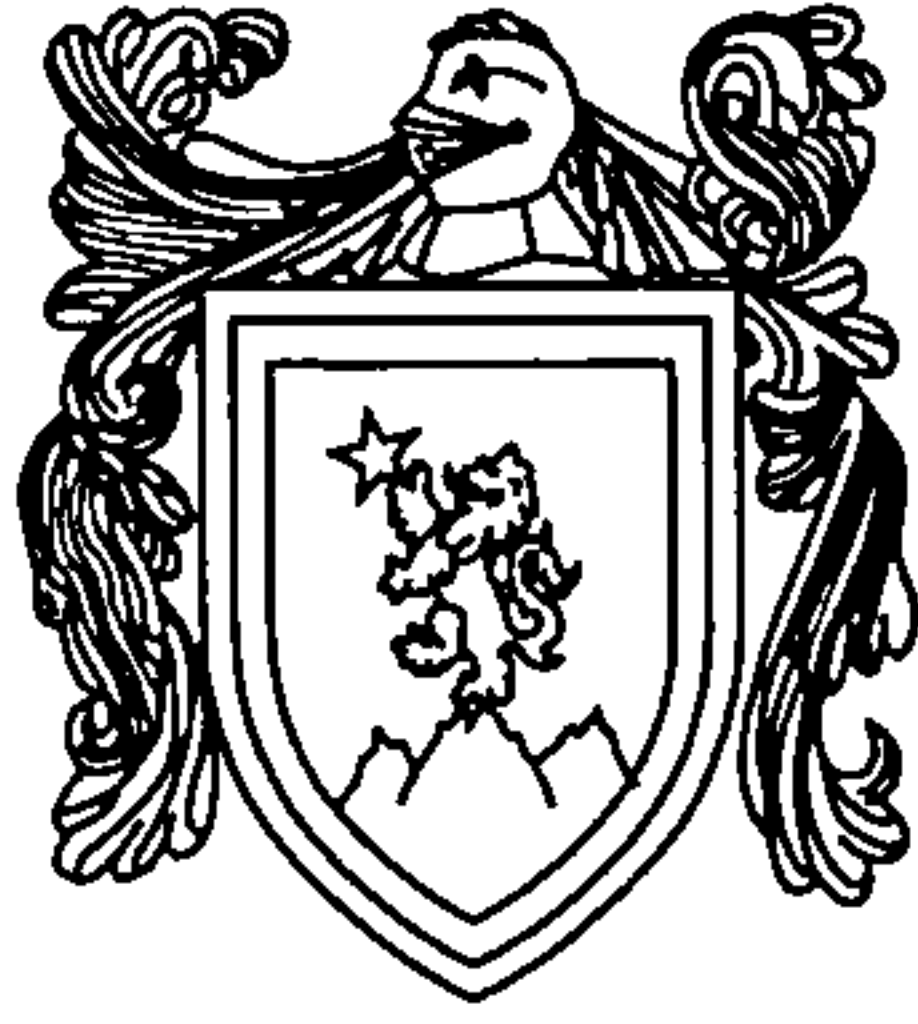
This is to request review and approval of a site development plan for a proposed retail/warehouse facility to be located at 5600, 5610, 5620 and 5640 Venice Avenue NE. The property is zoned IP. This facility, as proposed, will be an excellent addition to this neighborhood. Please don't hesitate to contact me at 259-8458 for further discussion.

Sincerely,

A handwritten signature in black ink, appearing to read "KEN HOVEY". The signature is stylized and somewhat cursive.

Ken Hovey, AIA

Los Mocho's Realty



October 22, 2002

Ken Hovey
3808 Simms Ave SE
Albuquerque, NM 87108

Mocho, Chaney, Olson, Mocho LLP
2501 San Pedro NE, Suite 115
Albuquerque, NM 87110

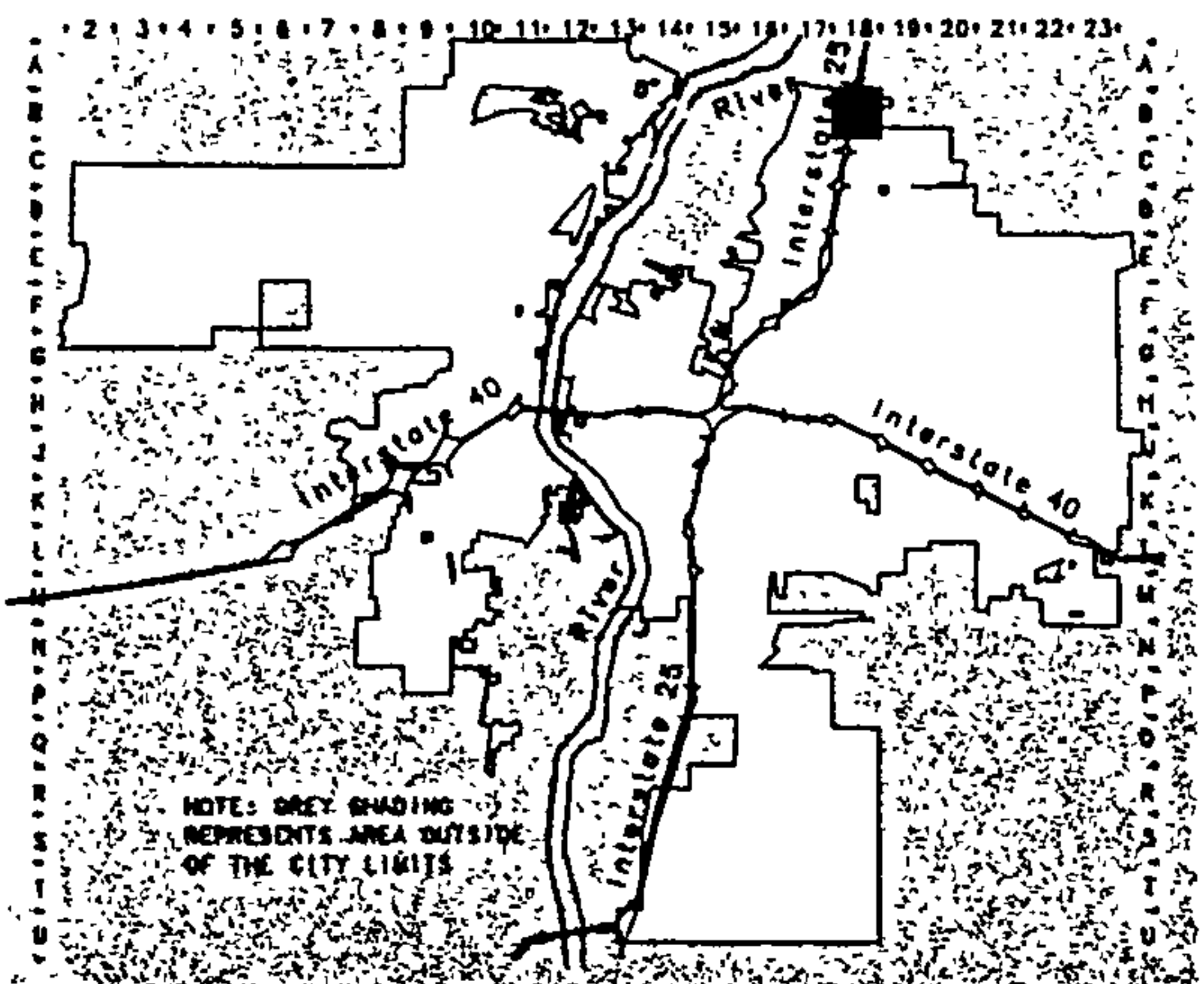
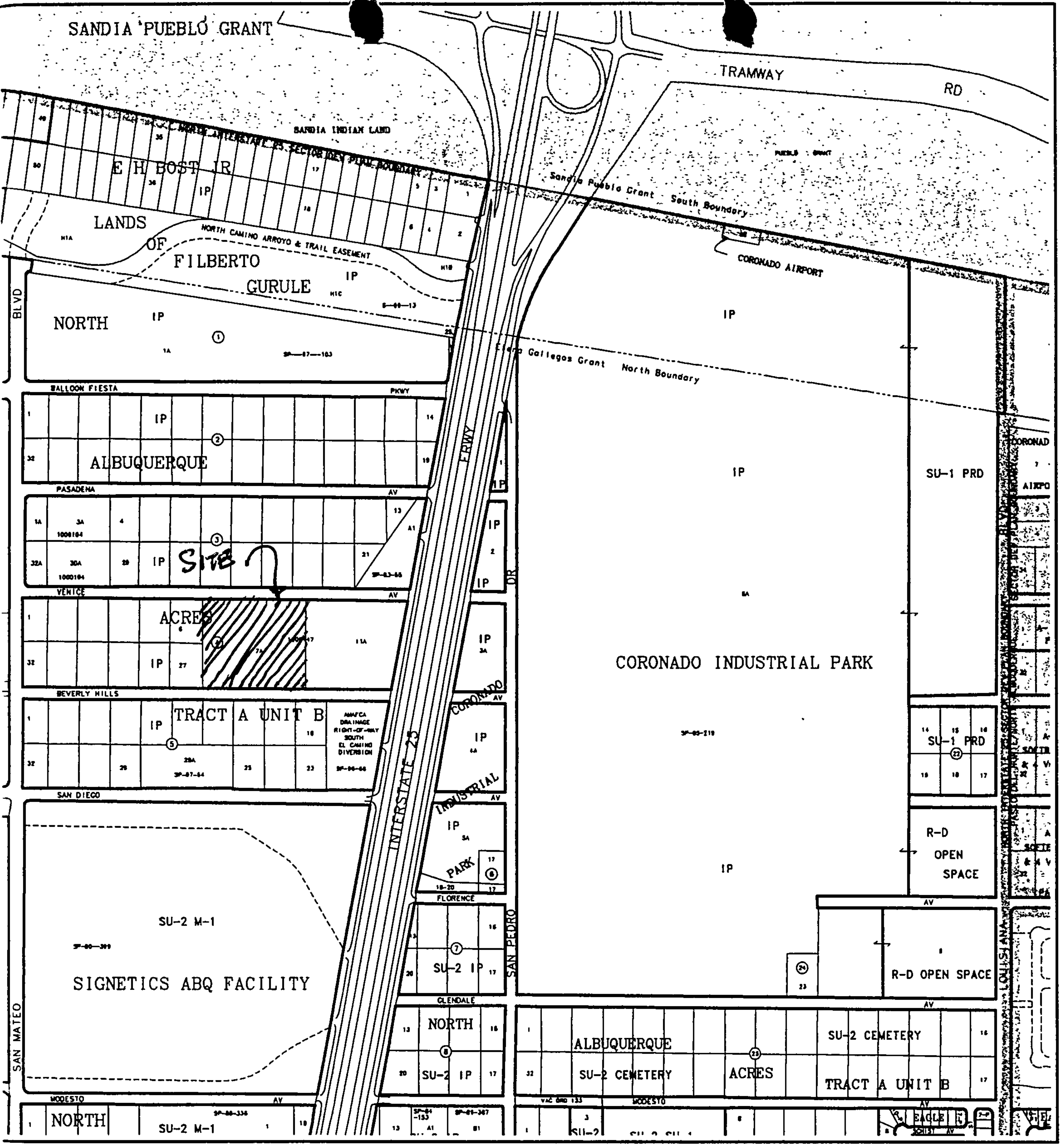
Re: Letter of Authorization

Ken Hovey, Architect, is hereby authorized to act on behalf of Mocho, Chaney, Olson, Mocho LLP on matters related to site-plan development of the Venice Business Center.

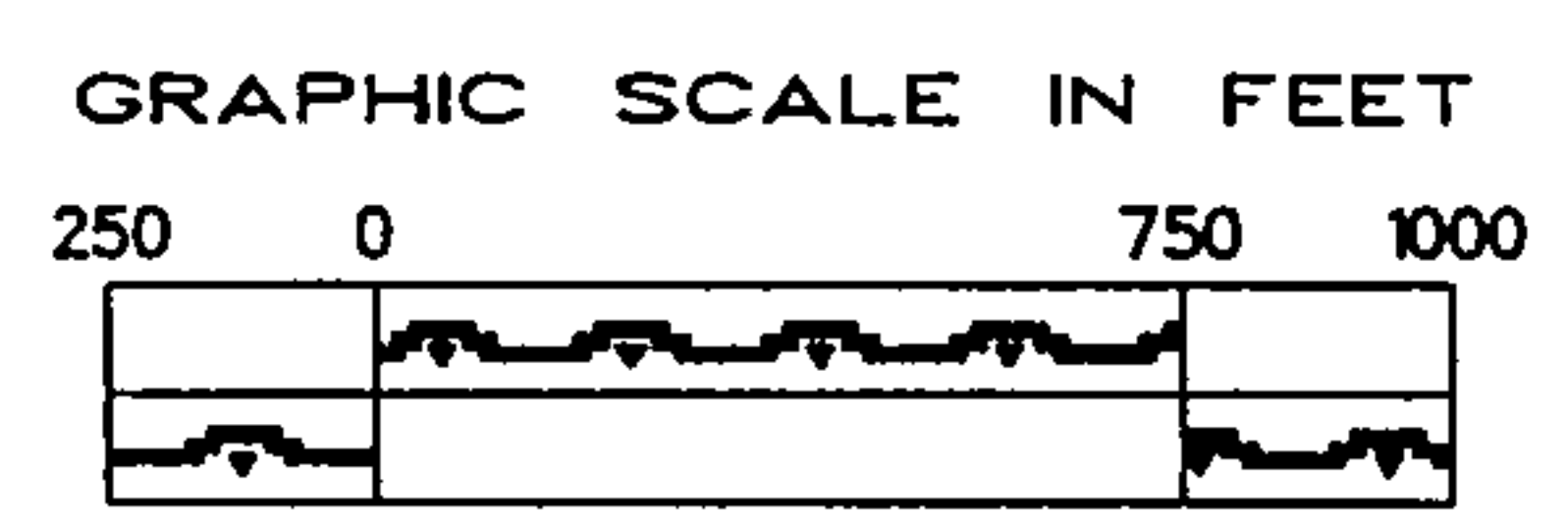
Sincerely,

A handwritten signature in black ink, appearing to read 'Erik Olson', written over the word 'Sincerely,'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Erik Olson
Limited Partner
Mocho, Chaney, Olson, Mocho LLP



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Zone Atlas Page

B-18-Z

Map Amended through April 03, 2002

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action **SK**

Vacation **V**

Variance (Non-Zoning)

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: MOYHO, OLSON, CHANEY & MOCADO, LLP PHONE: 881-1762

ADDRESS: 2501 SAN PEDRO DR. NE FAX: 881-2036

CITY: ABQ STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828

ADDRESS: 128 MONROE ST. NE FAX: 268-2432

CITY: ABQ STATE NM ZIP 87108 E-MAIL: isaac@isaacson.com

DESCRIPTION OF REQUEST: SKETCH PLAT

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

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

Lot or Tract No. LOT 7-A, TRACT A Block: 4 Unit: B

Subdiv. / Adn. NORTH ALBUQUERQUE AREAS

Current Zoning: IP Proposed zoning: ZIP (NO CHANGE)

Zone Atlas page(s): B-18 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 5.89 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? YES

UPC No. 101806512728430907 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: BEVERLY HILLS AVE AND

Between: VENICE AVE. and BEING APPROX. 500 WEST OF I-25

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):

00410-00000-01540 (PROJ. # 1000907) (1000447)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10.29.02

SIGNATURE Fred C. Arfman DATE 10.29.02

(Print) FRED C. ARFMAN Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>02DRB - 01670</u>	<u>SK</u>	<u>53</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Nov 6 2002</u>			Total \$ <u>0</u>

Jan 10/29/02
Planner signature / date

Project # 1002324

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SEE S.D.P.

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
- 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
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
 Extension of preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - 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
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **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.

FRED C. ARFMAN
 Applicant name (print)

Fred C. Arfman
 Applicant signature / date



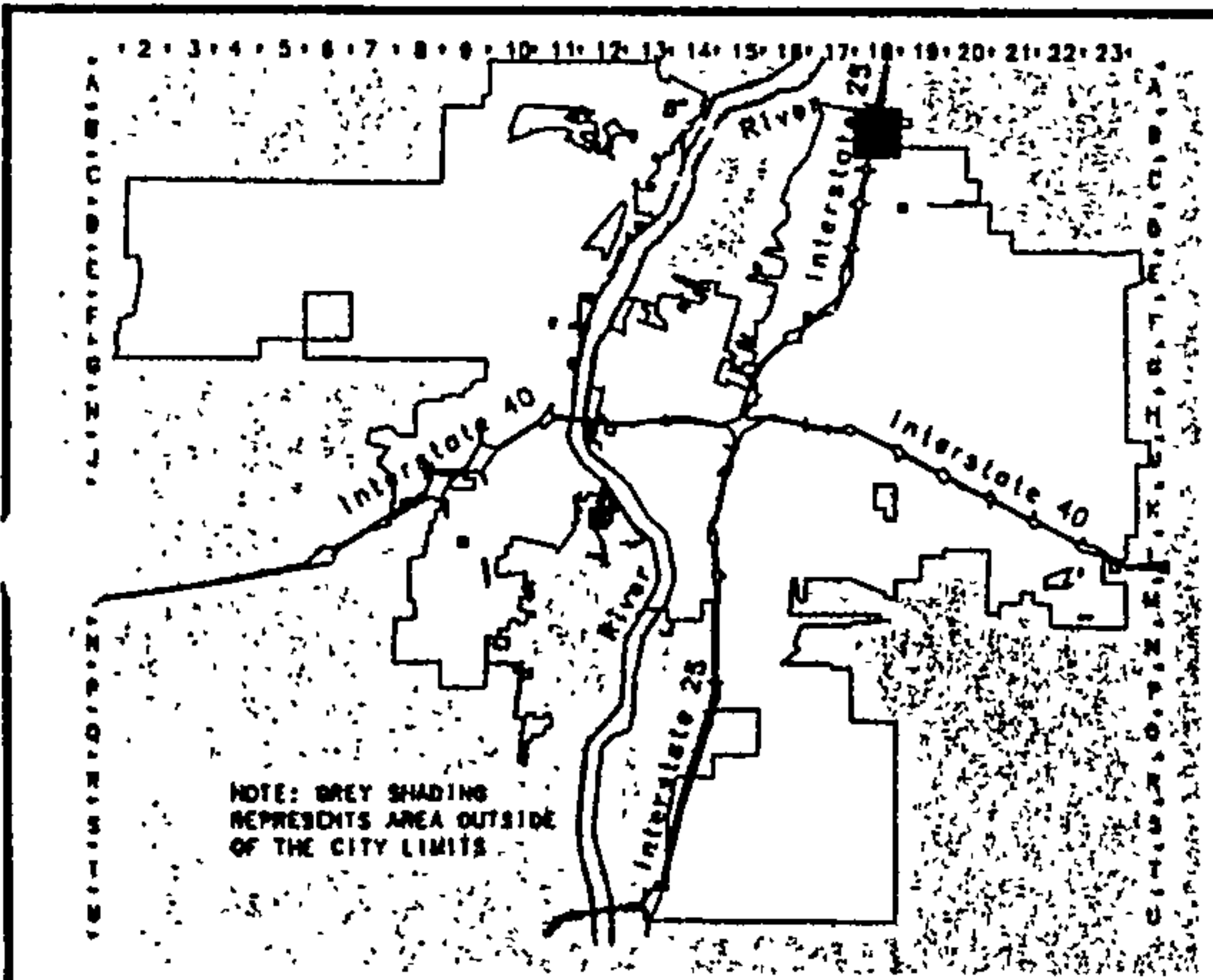
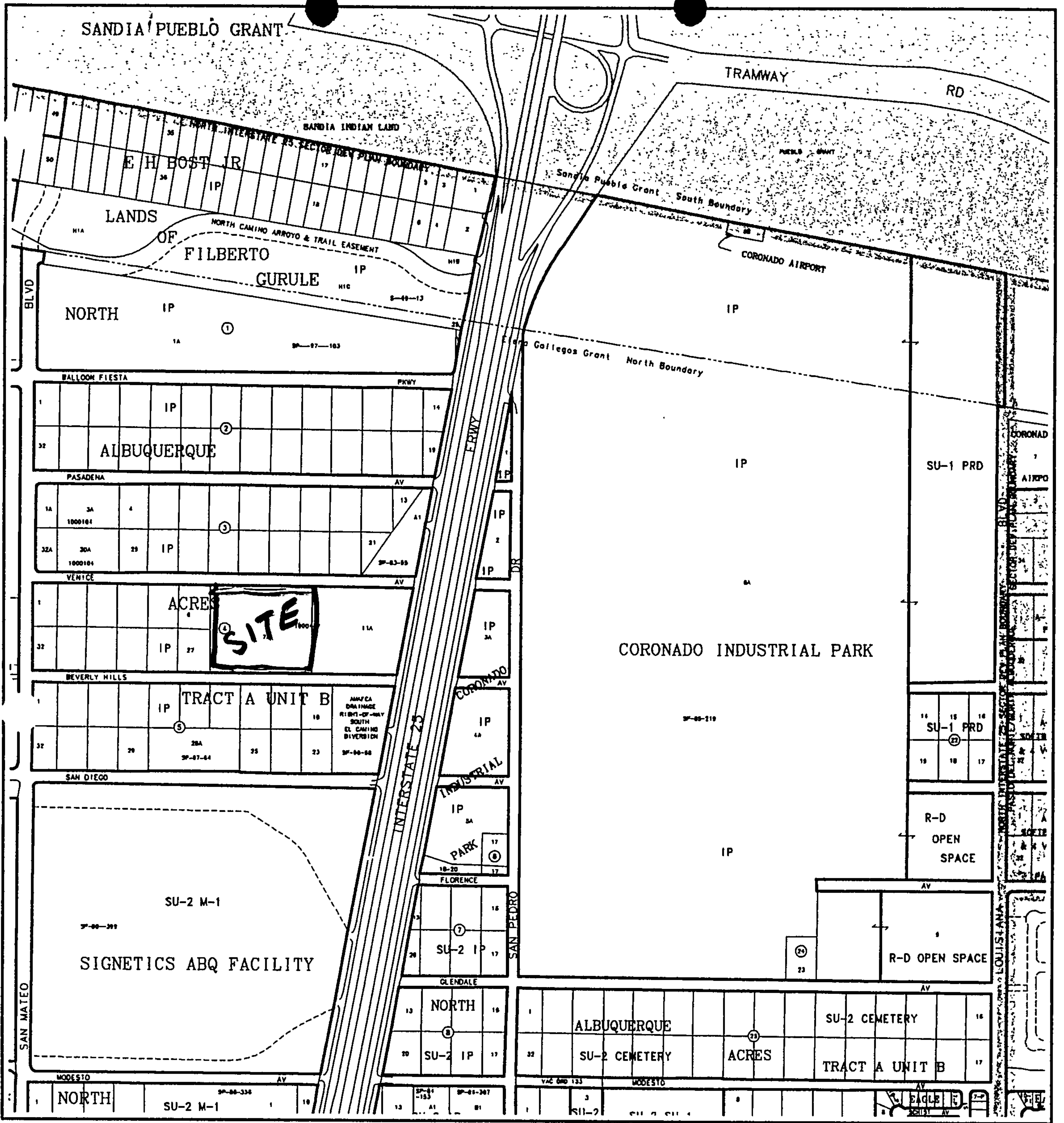
Form revised September 2001

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

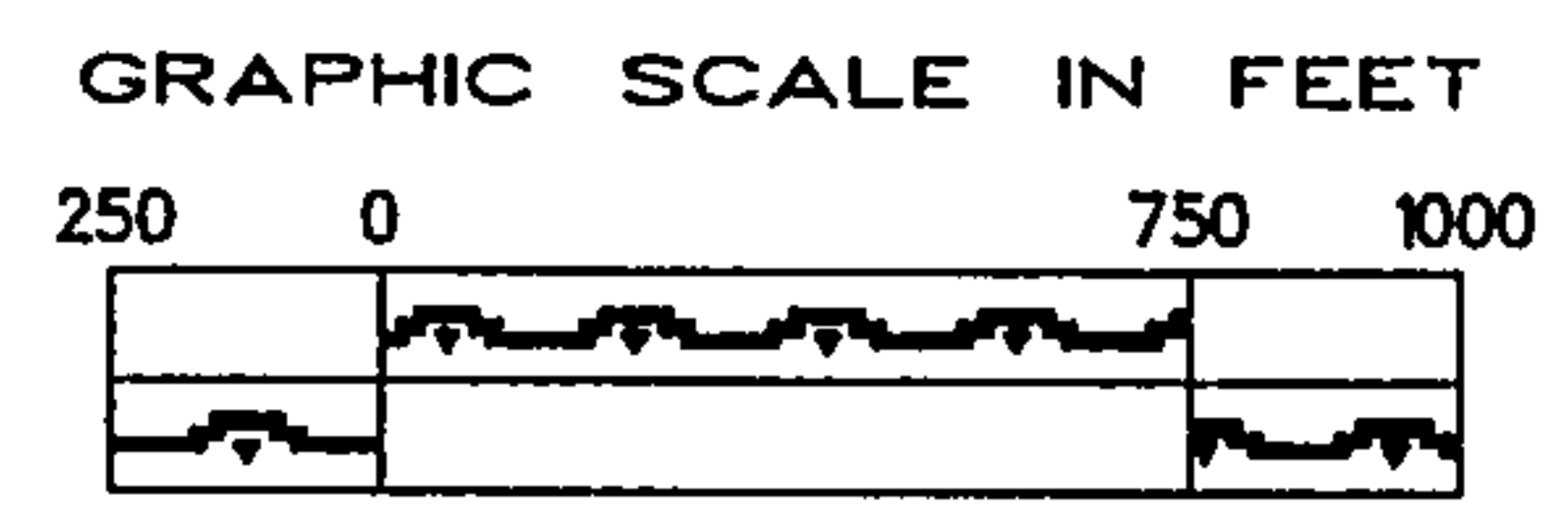
Application case numbers
 02DRB - _____ - 01670

JM 10/29/02
 Planner signature / date

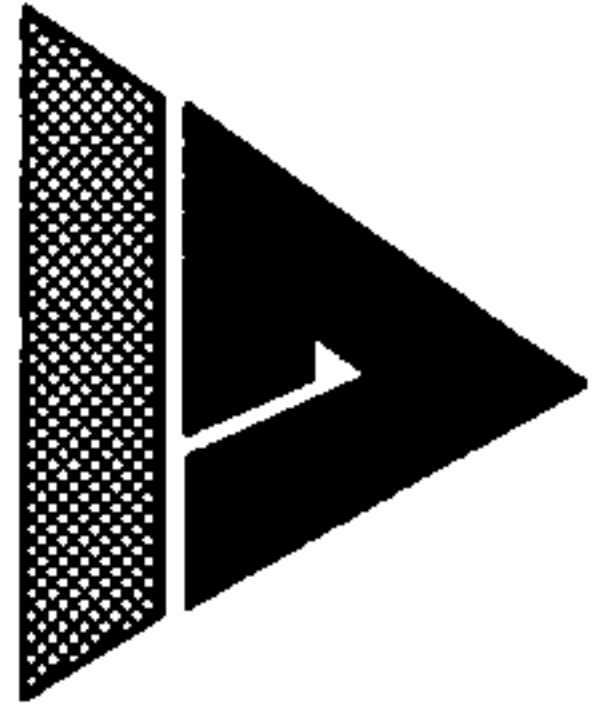
Project # 1002324



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B-18-Z
Map Amended through April 03, 2002



PROJECT MEMORANDUM

10/29/02

TO: DRB MEMBERS

FROM: FRED C. ARFMAN, Isaacson & Arfman, P.A.

REF: VENICE BUSINESS PARK PROJ NO: _____

SUBJ: MEMORANDUM OF EXPLANATION

A SKETCH PLAN OF THE PROPOSED
SUBDIVISION OF LOT 7-A IS BEING
SUBMITTED IN CONCERT WITH THE
SKETCH PLAN FOR A THREE (3)
SUBDIVISION WITHIN THE IP ZONE.

THE LOTS SHALL ACCOMMODATE OFFICE/
WAREHOUSE CONDOS, PERMISSIVE IN THE
IP ZONE.