

9



# 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.: <u>02-<del>A</del>01678 (SBP)</u>	Project # <u>1002327</u>
Project Name: <u>ALAMEDA BUSINESS PARK</u>	EPC Application No.:
Agent: <u>Rick Bennett Architects</u>	Phone No.:

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

Project Number 1002327

TRANSPORTATION: see comments + additions to comments submitted @ DRB

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLANNING (Last to sign) See comments + additions to comments.

- 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.

Completed 12/15/02

PROJECT NO. 1002327	APPLICATION NO. 02-01678
PROJECT NAME ALAMEDA BUS. PARK	
EPC APPLICATION NO.	
APPLICANT / AGENT R. BENNETT ARCH.	PHONE NO. 242-1859
ZONE ATLAS PAGE	

# ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED 11-14-02	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	DATE	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 11/15/2002 dm	DATE	DATE
COMMENTS:		

(Return form with plat / site plan)

9.



# 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.: 02-001678 (SBP)

Project # 1002327

Project Name: **ALAMEDA BUSINESS PARK**

EPC Application No.:

Agent: Rick Bennett Architects

Phone No.:

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

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

X

TRANSPORTATION:

*see comments + additions to comments submitted @ DRB*

- 
- 
- 
- 

UTILITIES:

- 
- 
- 
- 
- 

CITY ENGINEER / AMAFCA:

- 
- 
- 
- 
- 

PARKS / CIP:

- 
- 
- 
- 
- 

X

PLANNING (Last to sign):

*See comments + additions to comments.*

- 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.

X

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

1002327



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002327

Item No.9

Zone Atlas C-16

DATE ON AGENDA 11-13-02

INFRASTRUCTURE REQUIRED (X)YES ( )NO

TYPE OF APPROVAL REQUESTED:

(X)SITE PLAN FOR BUILDING PERMIT

No. Comment

- Reference COA STD DWG 2425 for the proposed drivepads located at Paseo Alameda.
- Identify the Delivery Vehicle Route. One-Way circulation (pavement markings and signing) will be needed for the east side of the proposed building.
- Provide parking stall dimensions and wheel chair ramp is in question for ADA parking stall.

• Any sight distance problems due to landscaping? Verify by drawing site triangle (AAS#TO)

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: 1002327

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

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: November 13, 2002

#9

Additional Comment relative to the Landscape Buffer requirements contained in the North I 25 Sector Plan for industrial development:

1. A 10' wide landscape buffer is required along all arterials & collectors.

Feire (2) OKAY  
New: A check plan

2. In addition, a 6' wide (at least) landscape buffer along the side & rear property lines is required.

The SDP as submitted lacks clear identification of those requirements.

  
Sheran Matson, DRB Planning REpresentative



*N-IZ5 SDP, P54 requires 10' wide  
landscape buffer along h/w  
arterials + collectors  
plus 6' wide landscape  
buffer along  
side  
res  
Prop.  
plans  
of  
all  
indus.  
develop.*

2. Landscape Plan Sheet

In comparing the plants & trees on this sheet with the City Plant List, these are our recommendations:

Consider the Texas Ash which is a medium water use ash as compared to others which are high water use.

Consider replacing the Austrian Pine, a high water use tree, with the Pinion or Bristlecone Pine, medium water use evergreens of similar size.

Consider replacing the Purpleleaf Plum trees, again high water use trees, with a comparable tree using less water.

Consider replacing the junipers, a high allergen, with another shrub causing fewer problems.

3. Exterior Elevations Sheet

This sheet is missing the bar scale.

*Site  
plan  
lacks  
clear  
ID of  
those  
requirements*

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



Additional Comment relative to the Landscape Buffer requirements contained in the North I 25 Sector Plan for industrial development:

1. A 10' wide landscape buffer is required along all arterials & collectors.
2. In addition, a 6' wide (at least) landscape buffer along the side & rear property lines is required.

The SDP as submitted lacks clear identification of those requirements.

  
Sheran Matson, DRB Planning Representative

ORWIN IS SDT to planning issues

## Site Plan

Marked  
"NA"  
checklist

No sign indicated

MOP for ABP

1. ~~body~~ mnted signs  
rentenant  
not over 15% of facade area  
BP

4  
3 1/2  
200  
200  
200

ht. not to  
exceed 3' 6"  
shall not  
include  
merch  
to form  
bed face

2. Wall

perimeter 8" ?  
color + materials  
~~cross~~

3. Loading facilities

4. Site lighting (ht, type + intensity)  
follow MOP for ABP,  
zone code + ~~ht.~~

5. Parking space dimensions  
width missing

~~space numbers & details~~  
~~total~~

## Landscape Plan

Plant list In spirit of Water Waste  
Ordinances

Ash - which one. Recommend  
med water use selection  
(Texas Ash)

Australian Pine High H<sub>2</sub>O use  
Pine or Brisbane Pine med  
H<sub>2</sub>O use

Purpleleaf Plum - H Waterlily

Tam Juniper - high allergy

For future submittals, include  
existing & proposed placements  
on landscape plan

Exterior Elevations Sheet

No bar scale

## SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

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

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

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

### SHEET #1 - SITE PLAN

#### A. General Information

- 1. Scale
  - Under 1.0 acre            1" = 10'
  - 1.0 - 5.0 acres            1" = 20'
  - Over 5 acres                1" = 50'
  - Over 20 acres              1" = 100'
  - Other scales as approved by staff
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.
- 6. Property lines
- 7. Existing and proposed easement (identify each)

#### B. Proposed Development

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



## 2. Non-Structural and Parking

- ✓ A. Parking design with spaces numbered per aisle and totaled.
  - ✓ 1. Location
  - ✓ 2. Arrangements
  - ✓ 3. Dimensions
  - ✓ 4. Turning spaces
  - ✓ 5. Drives
  - ✓ 6. Aisles
  - ✓ 7. Ingress
  - ✓ 8. Egress
  - ✓ 9. Number of spaces required: 33  
Provided: 33
  - ✓ 10. Handicapped parking, spaces required: 2  
Provided: 2
- ✓ B. Bicycle racks, spaces required: 0  
Provided: 0
- ✓ 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.
- RD ✓ 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.*

NA  
EBA

- A. *Samples*
  - 1 *Presentation Models*
  - 2 *Photos*



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 13, 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: 11:21 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 # 1000633**  
02DRB-01598 Major-Two Year SIA

BOHANNAN HUSTON INC. agent(s) for TIBURON INVESTMENT CO., request(s) the above action(s) for all or a portion of Tract(s) 6A, 8A, 8F-1, 8G-1, 10-A, 9A-1, 7A-1A, **JOURNAL CENTER**, zoned IP industrial park zone, located north and south of MASTHEAD ST NE, between JEFFERSON ST NE and the NORTH DIVERSION CHANNEL containing approximately 97 acre(s). [REF: 01440-00277] (D-17) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000355**  
02DRB-01589 Major-Vacation of Public  
Easements

CARTESIAN SURVEYS INC. agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Lot(s) 13-15, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2 HD/R-LT, located on SLATERIDGE PL NE, between ACADEMY NE and TRAMWAY NE containing approximately 1 acre(s). [REF: Z-92-63] (E-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE**

3. **Project # 1001206**  
02DRB-01560 Major-Vacation of Pub  
Right-of-Way  
02DRB-01561 Major-Vacation of Public  
Easements  
02DRB-01562 Minor-Vacation of Private  
Easements

SURV-TEK INC agent(s) for ALBERT J & MARY J BLACK TRUST c/o JOHN BLACK TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 3F-1 & 3G-1, **BLACK RANCH**, zoned O-1 office and institution zone, located on COORS NW, between VALLEY VIEW PL NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 01EPC-01750, 01EPC-01749, 01EPC-00556, DRB-92-340] (C-13) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO FINAL PLAT APPROVAL A 50-FOOT DEDICATION OF RIGHT-OF-WAY OR PUBLIC ROADWAY EASEMENT IS REQUIRED.**



4. **Project # 1001932**  
02DRB-01578 Major-Preliminary Plat Approval  
02DRB-01579 Major-Vacation of Pub Right-of-Way  
02DRB-01580 Major-Vacation of Public Easements  
02DRB-01581 Major- SiteDev Plan Subd  
02DRB-01583 Minor-Sidewalk Waiver  
02DRB-01584 Minor-Temp Deferral of SW Construction

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NEW MEXICO, request(s) the above action(s) for all or a portion of Tract(s) 5A1A & A1B, VOLCANO BUSINESS PARK, PHASE 1, Tract(s) A1 & B1, EL RANCHO ATRISCO, PHASE II, Tract(s) 391-393, LANDS OF PLAINS ELECTRIC COOP INC., AND A PORTION OF VACATED OLD OURAY RD NW, (to be known as **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone, IP, C-1 & PUB. UTIL., located on the east side of UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 02DRB-00690 SK PL] [DEFERRED FROM 11/13/02] (G-9/10, H-9/10) **DEFERRED AT THE AGENT'S REQUEST TO 12/4/02.**

5. **Project # 1002119**  
02DRB-01594 Major-SiteDev Plan BldPermit  
02DRB-01705 Minor-Prelim&Final Plat Approval

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION**, zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02EPC-01144] [DEFERRED FROM 11/13/02] (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

6. **Project # 1002141**  
02DRB-01230 Major-Vacation of Pub Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF: DRB-99-193, 1001686, 02500-00489] [DEFERRED FROM 11/13/02] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 12/4/02.**



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, DRB-95-268, Z-79-80] [Deferred from 11/6/02] (D-17) **SITE DEVELOPMENT PLAN WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, UTILITIES DEVELOPMENT AND TRANSPORTATION DEVELOPMENT.**

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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/13/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/28/02 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE STORM DRAIN EASEMENT ON THE NORTHERLY CUL-DE-SAC MUST BE SHOWN. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 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) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

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

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

9. **Project # 1002327**  
02DRB-01678 Minor-SiteDev Plan  
BldPermit
- RICK BENNETT ARCHITECTS agent(s) for KEITH CHESHIRE request(s) the above action(s) for all or a portion of Lot(s) 55, **ALAMEDA BUSINESS PARK**, zoned SU-2 special neighborhood zone, IP-EP, located on ALAMEDA BLVD NE, between ALAMEDA BLVD NE and VISTA ALAMEDA NE containing approximately 10 acre(s). [REF: 1000624, 1000441, 1000721, 1000452, DRB-98-223] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.,**
10. **Project # 1002337**  
02DRB-01710 Minor-SiteDev Plan  
Subd/EPC  
02DRB-01708 Minor-SiteDev Plan  
BldPermit/EPC
- HERB DENISH AND ASSOCIATES, INC. agent(s) for HUNT 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). [REF: Z-98-123] **[Bob Paulsen, EPC Case Planner]** [DEFERRED FROM 11/13/02] (J-19) **DEFERRED AT THE AGENT'S REQUEST TO 11/20/02.**

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

11. **Project # 1000150**  
02DRB-01706 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC. agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of **THE CROSSING, UNIT 1**, zoned R-D residential and related uses zone, developing area, located WEST OF UNSER BLVD NW, between TIERRA PINTADA ST NW and LADERA DR NW containing approximately 16 acre(s). [REF: 00DRB-00080, 01DRB-00106, 01DRB-01852] (H-9) **DELEGATED OFF THE AGENDA 11/12/02.**

12. **Project # 1002336**  
02DRB-01707 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for ROBERTS OIL CO., BILL ROBERTS request(s) the above action(s) for all or a portion of Tract(s) B-2, **EASTRIDGE ADDITION, UNIT 4**, zoned C-1 neighborhood commercial zone, located on JUAN TABO BLVD NE, between PRINCESS JEANNE AVE NE and CONSTITUTION AVE NE containing approximately 1 acre(s). (J-22) **DELEGATED OFF THE AGENDA 11/12/02.**

**NO ACTION IS TAKEN ON THESE CASES:**

**IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

13. **Project # 1001267**  
02DRB-01696 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46, 47 & 48 TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **DESERT PINE, UNIT 4**, zoned RD 9 residential and related uses zone, developing area, located on the west side of 86TH ST SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: 01DRB-01009, 01EPC-00728, 01EPC-00725, 01EPC-00727, AX-93-12, Z-93-125 ] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002338**  
02DRB-01709 Minor-Sketch Plat or Plan

MECHENBIER CONSTRUCTION CO. request(s) the above action(s) for all or a portion of Lot(s) 27, 28 & 29, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, NORTH I-25 SECTOR DEVELOPMENT PLAN, located on the north side of VENICE AVE NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN**

15. **Project # 1002339**  
02DRB-01711 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT, PROSPECTIVE BUYER request(s) the above action(s) for all or a portion of Tract(s) 10A, **ALVARADO GARDENS - UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between TRELIS DR NW and RIO GRANDE BLVD NW containing approximately 2 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. ADJOURNED: 11:21 A. M.



Planning Department

Development Services Division

Memorandum

**To:** Roger Green, PE, Acting DRB Chair and Sheran Matson, DRB member  
**CC:** Victor Chavez, Planning Director  
**From:** Bob Paulsen, Principal Planner *B.P.*  
**Date:** 12/18/2002  
**Re:** Final Comments to DRB on Uptown Spectrum II, Project # 1002337

This memo follows up a memo provided to the DRB on November 19, 2002 regarding the request by Hunt Uptown II, LLC for Final DRB sign-off on the Uptown Spectrum II site development plans for subdivision and building permit, otherwise referenced as Z-98-123, for the 9.63-acre Monroe Junior High School site at the Southeast quadrant of Louisiana Boulevard and Indian School Road NE.

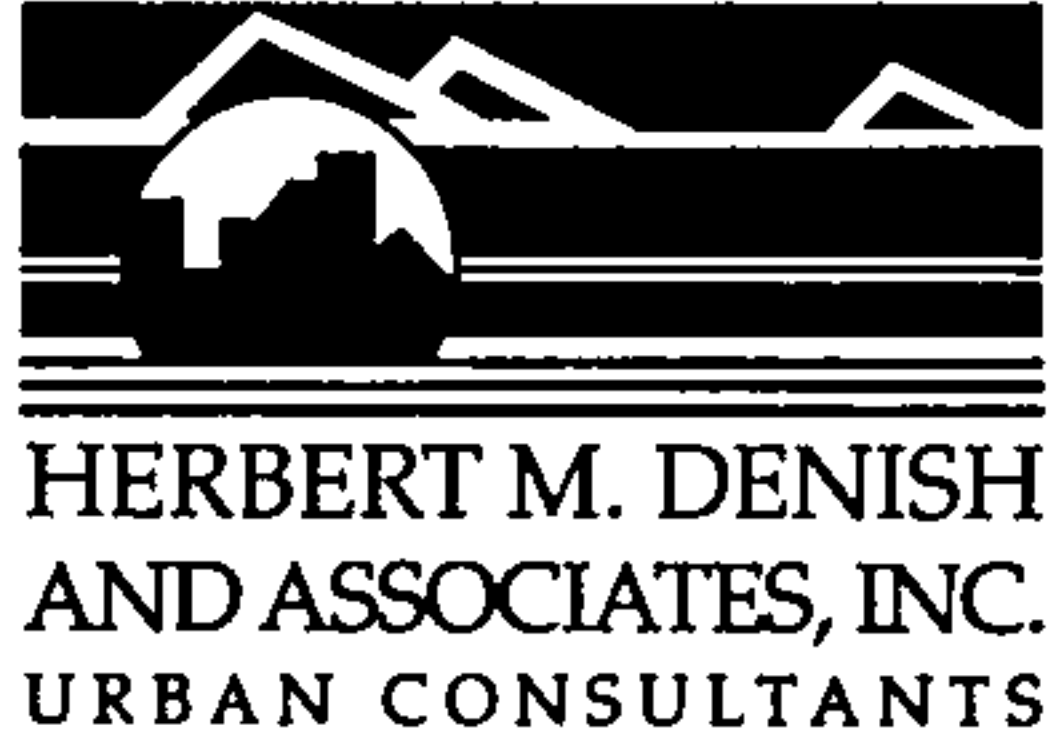
Project drawings have been resubmitted by the applicant with adjustments made in order to satisfy the EPC conditions. The revised drawings are the subject of this review. For background information, please refer to memos from me to you dated November 12, 2002 and November 19, 2002 along with an associated memo to Alan Schwartz, EPC Chair, dated December 2, 2002. In addition to the revised drawings, the applicant (Lawrence Kline, agent) has submitted a letter (dated December 16, 2002) to me (attached) specifying the adjustments to the drawings that have been made based on my previous comments.

Of special note, on December 5, 2002, the EPC determined that Conditions 15 and 21 imposed on the site development plan for building permit (Z-98-123) have been satisfied by the applicant. The required adjustments to the site plan are included in the revised submittal. Therefore, These two conditions have been satisfied.

**Upon review, I conclude that all EPC conditions as specified in the approval of Z-98-123, have been satisfied as depicted in the site development plan drawings and as specified in associated materials provided to me on December 16, 2002 and as transmitted herewith.**







December 16, 2002

Mr. Bob Paulsen, Principal Planner  
Development Services Division  
Planning Department  
600 2nd Street NW  
Albuquerque, NM 87103

Re: Final Planning DRB sign off for "Uptown Spectrum II", Project #1002337

Dear Mr. Paulsen:

The following is a response to your comments summarized in your memo to the DRB dated November 19, 2002. In that memo you outlined outstanding issues needing to be resolved in order to fully satisfy the EPC's Conditions of Approval as they relate to planning issues and receive Planning sign off for the "Uptown Spectrum Plan" (Z-98-123). The numbers listed below are those of the EPC conditions to which your comment was related:

**Site Development for Subdivision**

- #2. It is our client's position that the drawings should remain as originally reviewed and approved by the EPC.

**Site Development Plan for Building Permit**

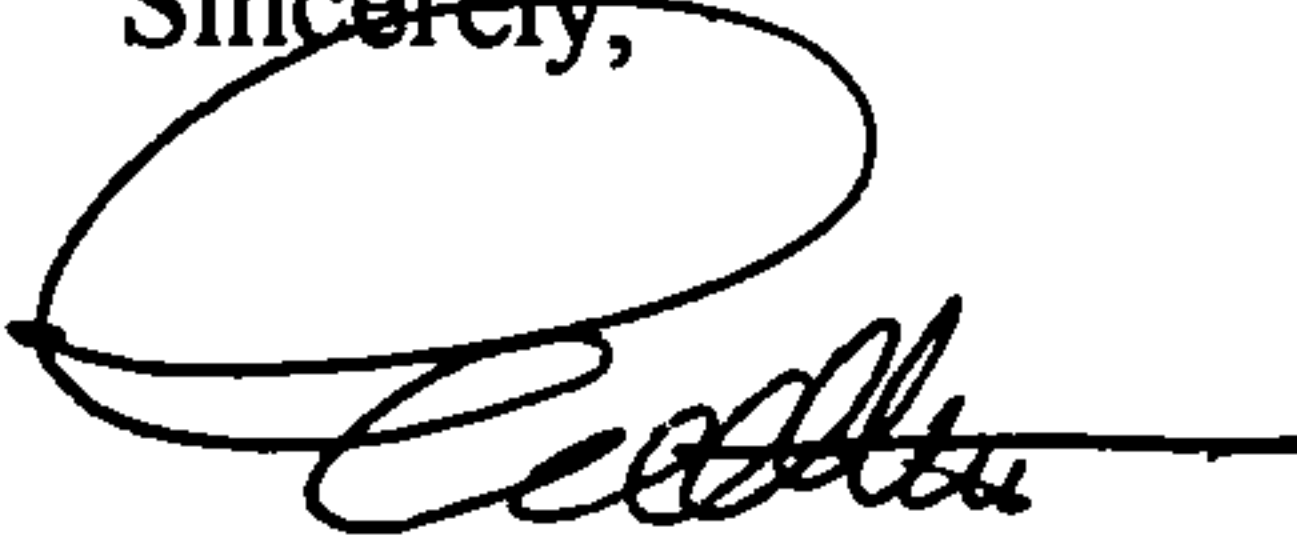
- #1. We have received and attached to this document a letter from the Transit Department acknowledging our compliance with this condition. We will also be submitting \$5000.00 to an account specified by the Transit Department for the establishment of activities related to a TMO upon final signature by the DRB.
- #2. Comment #1: The shops building is now clearly shown on Sheet 1, the "Garage Level Plan". It was also staff's concern that there was a discrepancy between the theatre footprint as approved by the EPC and as submitted to the DRB. This discrepancy can be explained by the fact that Staff is reviewing an earlier version of the plan, which appears to have been modified during the EPC review process. The EPC Notice of Decision dated October 16, 1998 contains findings for the Site Plan for Building Permit that reference "455,570 square feet of development". The Staff report for the Spectrum submittal dated October 15, 1998 also describes a Site Plan for Building Permit for a project containing "455,570 square feet of development." This figure is the same as the total building area noted in our DRB submittal.

- #2. Comment #2: The hotel elevations were revised to address staff's concerns about the lack of architectural interest.
- #2. Comment #3: Overall building dimensions, as well as dimensions for typical opening sizes, were added to the elevations. Not every opening is dimensioned, but the typical ones provide compliance with this requirement.
- #3. Comment #1: Freestanding light fixtures, both area lights and pedestrian scale pole lights, have been added to the enlarged landscape plans and the site plan. Area lights will be used primarily to light broad spaces like roadways. Lighting provided by pedestrian-scale pole lights, which will be used to light the pedestrian spaces, will be supplemented by landscape lighting and architectural lighting.
- #3. Comment #2: Sixteen (16) benches have been added to the Plaza 2 area.
- #3. Comment #3: The street tree planting design now reflects the Sector Plan minimum requirements of one (1) street tree per 30' of street frontage:  
Louisiana Boulevard - 650 linear feet/30' = 21 trees required, 22 trees included in design.  
America's Parkway - 1035 linear feet/30' = 34 trees required, 34 trees included in design.  
Indian School Road - 580 linear feet/30' = 19 tree required, 20 trees included in the design.
- #3. Comment #4: Additional landscaping has been added in front of the refuse container on the south side of the site. The planting design includes an evergreen tree, evergreen and deciduous shrubs, vines and perennials.
- #7. Satisfaction of this condition is partially addressed in the site lighting portion of Condition #3, above. There is building mounted lighting shown on the revised hotel elevations and at the pilasters shown on the buildings that remain as Mr. Rainhart designed them (the precast buildings with the angled joint lines). They are also noted. The theatre elevations show neon lighting along the marquis canopy and profile and sconce style fixtures provided at the sidewalk level of the theatre to light the pedestrian pathways. A note has been added to Sheet 17 explaining how banners and awnings will be used on site. Banners will be used as allowed by the City's Zoning Code; awnings may be used at the hotel. Awnings are also shown at the retail spaces attached to the theater.
- #9. The diagram on Sheet 21 was changed to match the detail shown on Sheet 12.
- #15. On 12/5/02, the EPC gave direction to Planning Staff confirming compliance with this condition.

#21. On 12/5/02, the EPC verified compliance with the condition related to the housing units and associated open space. The Commission allowed the applicant to decide between two proposed locations for the housing. The DRB submittal has been modified to show the housing located in the hotel. The housing units located on the parking structure have been deleted.

We thank you for your time and consideration in reviewing these final modifications.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Kline", with a large, loopy flourish above the name.

Lawrence S. Kline, AICP



# 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** Supplemental form **P**

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

**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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Keith Cheshire PHONE: \_\_\_\_\_  
 ADDRESS: 3408 Vista Alameda NE FAX: (505) 345-4151  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner  
 AGENT (if any): Rick Bennett Architects PHONE: (505) 242-1859  
 ADDRESS: 1104 Park Ave. SW FAX: (505) 242-6630  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: xavier@rba81.com

**DESCRIPTION OF REQUEST:**

Requesting approval of Site Development Plan for Building Permit

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

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

Lot or Tract No. Lot 55 Block: ~~8508~~ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Alameda BUSINESS PARK  
 Current Zoning: SU-2, IP, EP Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): C-16-Z No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_  
 Total area of site (acres): 443,360<sup>10ac</sup> Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101606434621810809 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Alameda NE (8508)  
 Between: Alameda Blvd. NE and Vista Alameda NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): DRB-98-223  
1000624, 1000441, 1000721, 1000452

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

SIGNATURE *Patrick Whelan* DATE 10/29/02  
 (Print) Patrick Whelan \_\_\_\_\_  Applicant  Agent

**FOR OFFICIAL USE ONLY**

.pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02 DRB - 01679</u>	<u>SDP+BP</u>	<u>(P3)</u>	<u>\$ 385<sup>00</sup></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	_____	_____	_____	Total
<input type="checkbox"/> E.H.D.P. fee rebate	_____	_____	_____	<u>\$ 385<sup>00</sup></u>

Hearing date Nov. 13<sup>th</sup> '02

Patrick Whelan 10/30/02 Project # 1002327

Planner signature / date

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

**SKETCH PLAN REVIEW AND COMMENT**

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB / RBA
  - Infrastructure List, if relevant to the site plan / RBA
  - 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) 38500
  - 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.

\_\_\_\_\_ XAVIER NUNO-URIBE  
Applicant name (print)  
\_\_\_\_\_ Xavier Nuno-Urbe  
Applicant signature / date

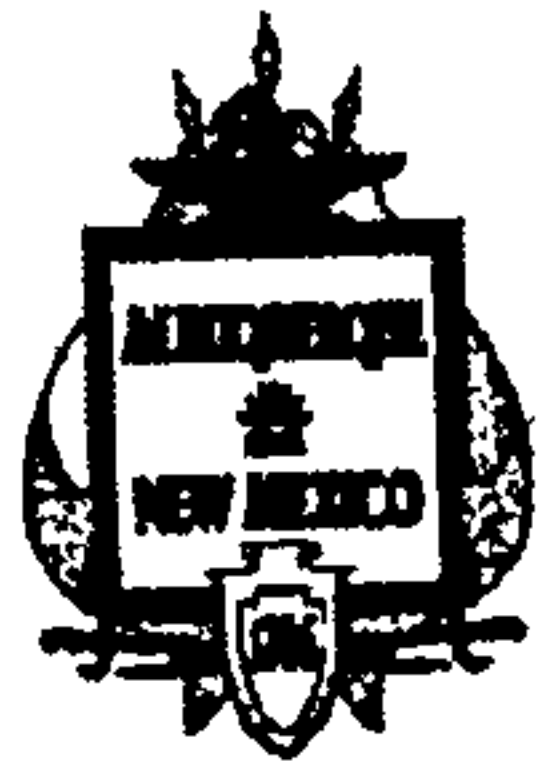
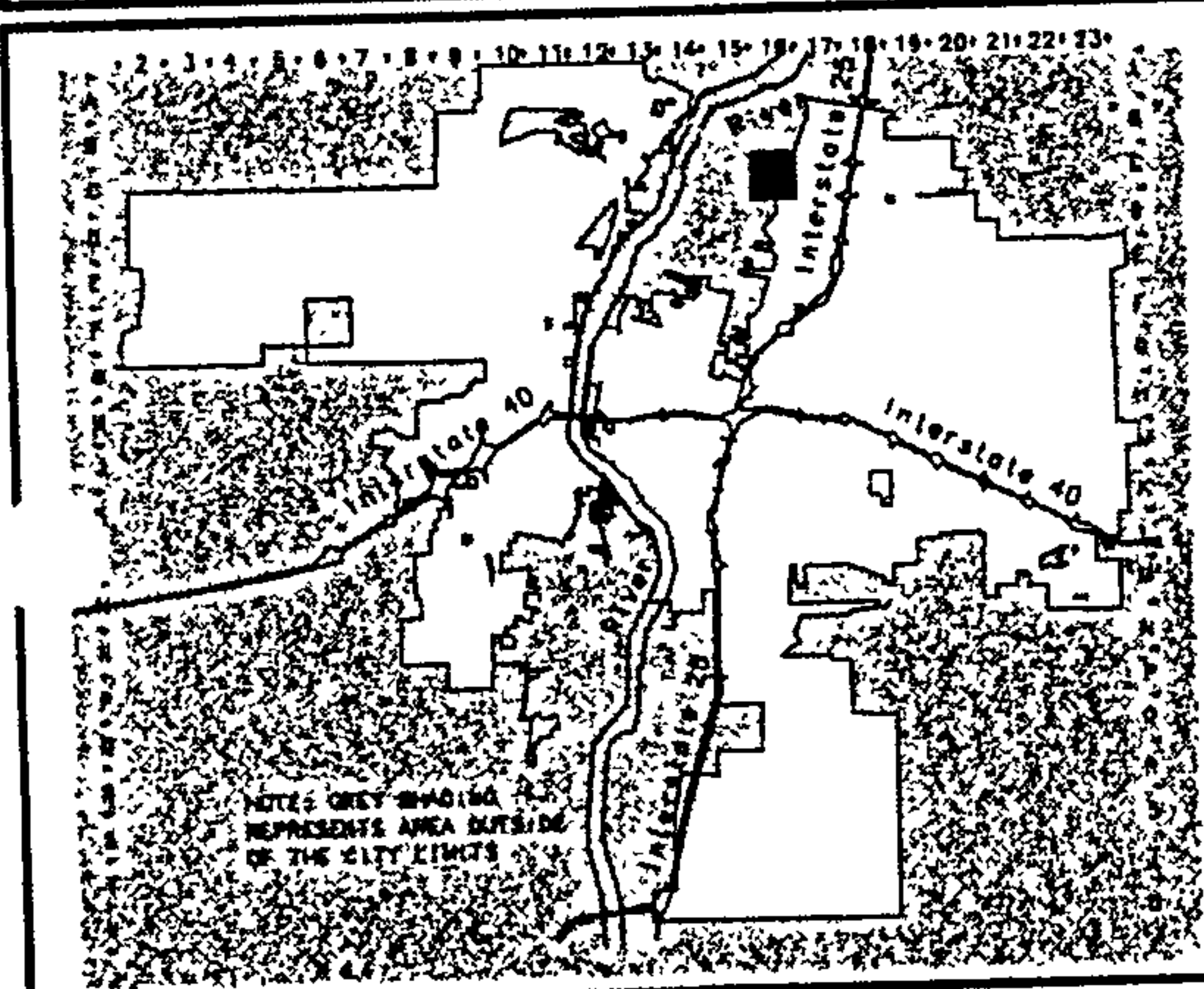
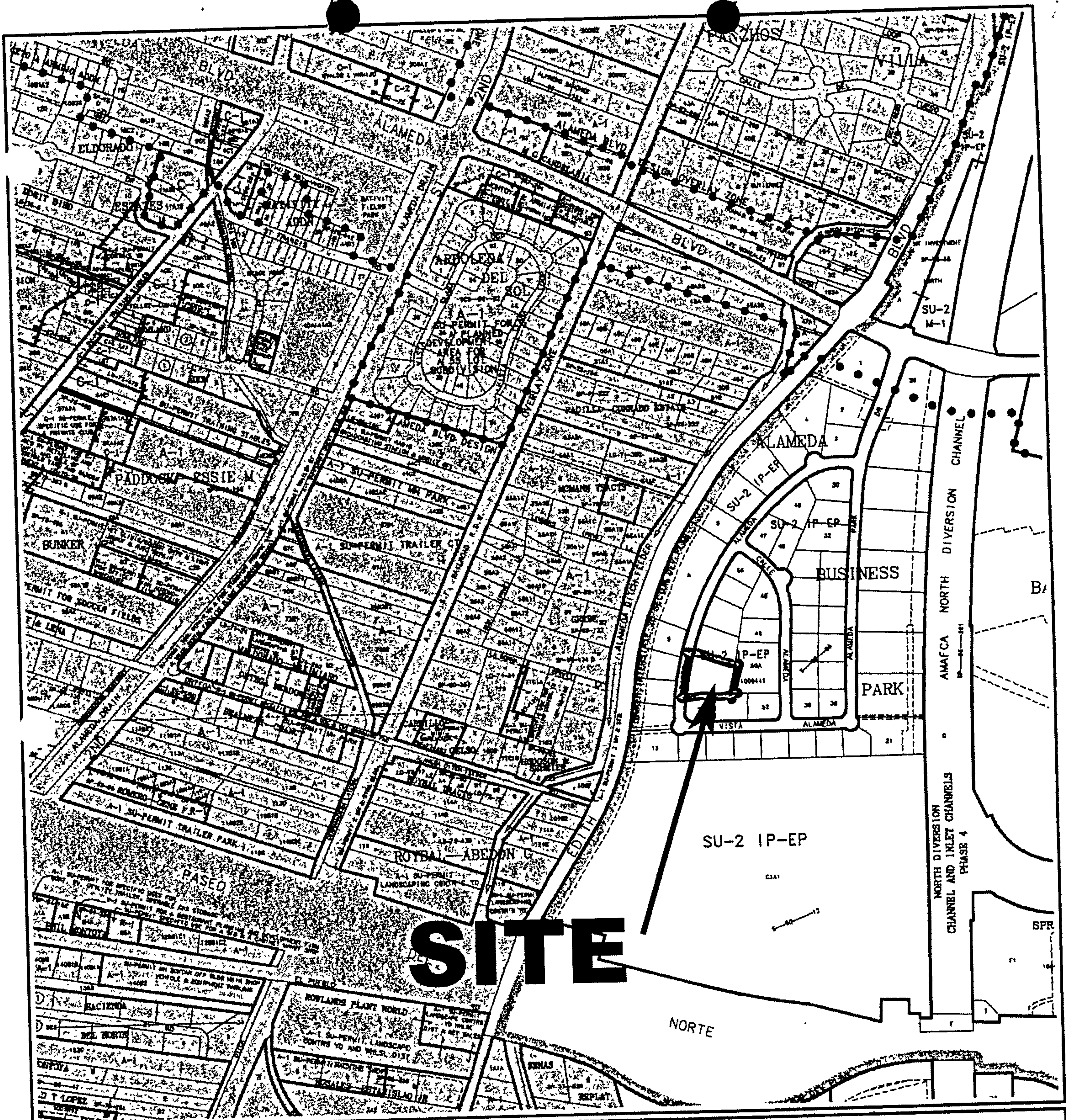


Form revised September 2001

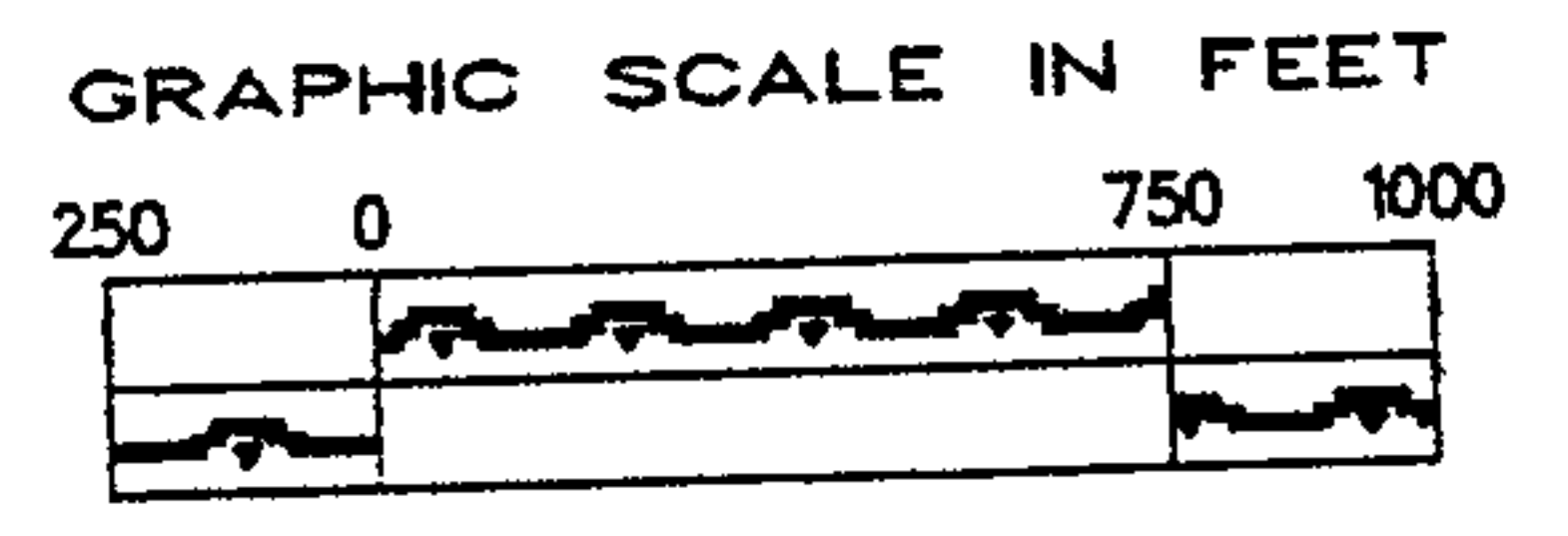
- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
020013-01678

\_\_\_\_\_ Robert A. 10/30/02  
Planner signature / date  
**Project # 1002327**



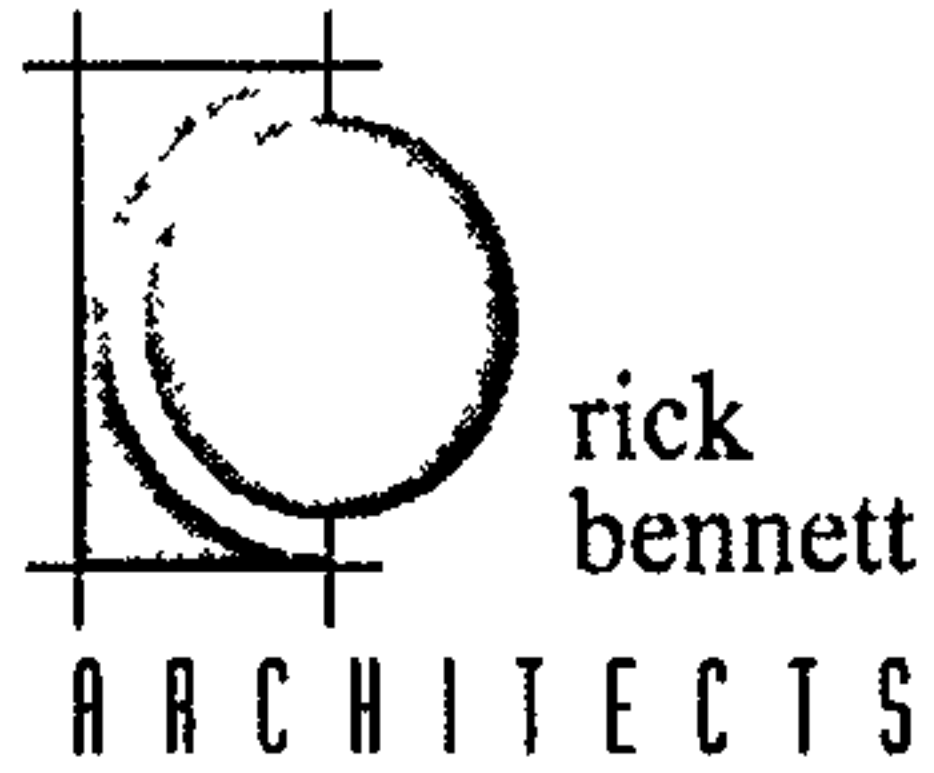


**CITY OF Albuquerque**  
**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2002



**Zone Atlas Page**  
**C-16-Z**  
 Map Amended through April 03, 2002





October 25, 2002

City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

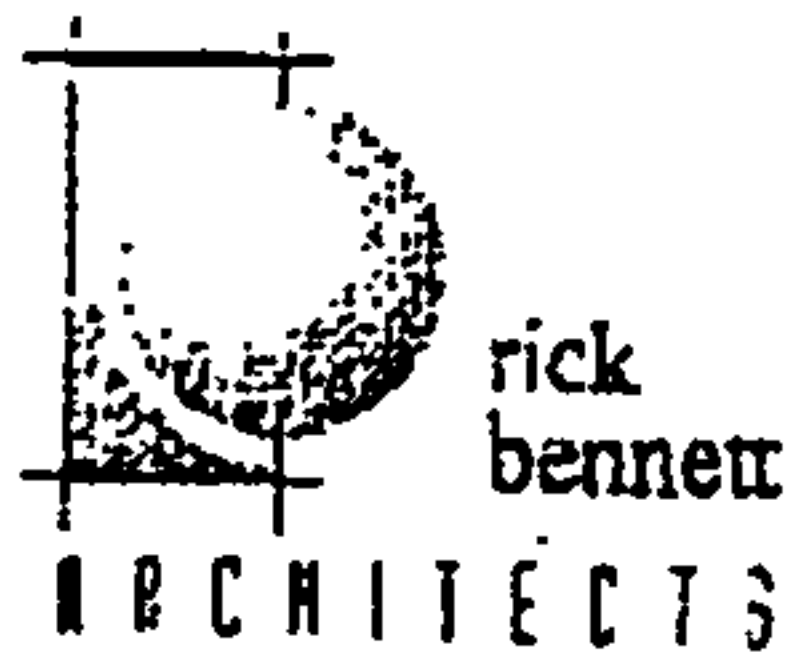
Dear Sir/Madam,

Our office, as agent for the owner, is requesting approval of a Site Development Plan for Building Permit for a 12,650 S.F. Office/Warehouse building at 4300 Paseo Alameda N.E., lot 55 of the Alameda Business Park.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Bennett", with a long horizontal line extending to the right from the end of the signature.

Rick Bennett Architect



October 25, 2002

City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Dear Sir/Madam,

Rick Bennett Architects is hereby authorized to act as my agent for pursuing a Site Development Plan approval for Building Permit from the City of Albuquerque for a new Commercial Warehouse/Office Building at 4300 Paseo Alameda N.E. of the Alameda Business Park.

Legal Description of Lot:

Parcel lettered "A" of the subdivision plat of parcels A thru H, Paseo Del Norte Industrial Park, Albuquerque, New Mexico.

Sincerely,

A handwritten signature in black ink, appearing to read 'Keith Cheshire', written over a horizontal line.

Keith Cheshire

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 & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

City of Albuquerque  
Treasury Division

10/30/2002 1:20PM LOC: ANEX  
RECEIPT# 00029959 WSH 006 TRANSH 0027  
Account 441006 Fund 0110 TRSKDM  
Activity 4983000 \$385.00  
Trans Amt \$385.00  
J24 Misc CK \$0.00  
CHANGE

**PAID RECEIPT**

**APPLICANT NAME**

KEITH CHESHIRE

**AGENT**

R. B. & ASSOC.

**ADDRESS**

1104 PARK AV. SW,

**PROJECT NO.**

1002327

**APPLICATION NO.**

02DRB-01678

\$ 385<sup>00</sup> 441006 / 4983000 (DRB Cases)

\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 385<sup>00</sup> **Total amount due**

1493

*Rick Bennett Architect Inc*  
1118 Park Ave SW 505-242-1859  
Albuquerque, NM 87102-2941

95-681/1070

10/30/02 Date

\$ 385.00



ay to the  
Order of

CITY OF ALBUQUERQUE

THREE HUNDRED AND EIGHTY-FIVE DOLLARS

\$ %  
100 Dollars



Grand Avenue Office  
1-800-488-2265

For DRB SUBMITAL

*[Signature]*

⑈001493⑈ ⑆107006813⑆ 281005439⑈