

done 1/30/03 CS

Prelim. & Final Plat Appr.

Completed 2/27/03

APPLICATION NO. 03DRB-00145	PROJECT NO. 1002338	MH
PROJECT NAME N. ALB. Acres, UNIT B TRA. BL. 3		
EPC APPLICATION NO.		
APPLICANT / AGENT JOHN E MECHENBIER	PHONE NO. 828-1676	
ZONE ATLAS PAGE B-18		
<p>INT. RTNG.</p> <h2>ONE STOP COMMENT FORM LOG</h2>		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED TD	DATE 1-31-03	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED MS	DATE 2/3/03	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 2/4/03	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CS	DATE 2/6/03	DATE
COMMENTS:		

PLANNING (505) 924-3858 2-07-03 return to Agent for outside util. sign, proj & appl #'s on plat BSA.		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED Barn	DATE 2/25/03	DATE
COMMENTS:		
Pr. location until 2/25		

2/20/03 Agent Returned for signature
 (Return form with plat / site plan)



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: 1002338

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments on Site Plan for Bldg Permit.
 What is status of plat and site plan for subdivision?

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APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN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

SIA, Plat.

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: January 8, 2003

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

Meeting Date: January 8, 2003

Agenda Item: 14

Project #10002338

Application #02DRB-01905

Subject: North Albuquerque Acres, Unit B

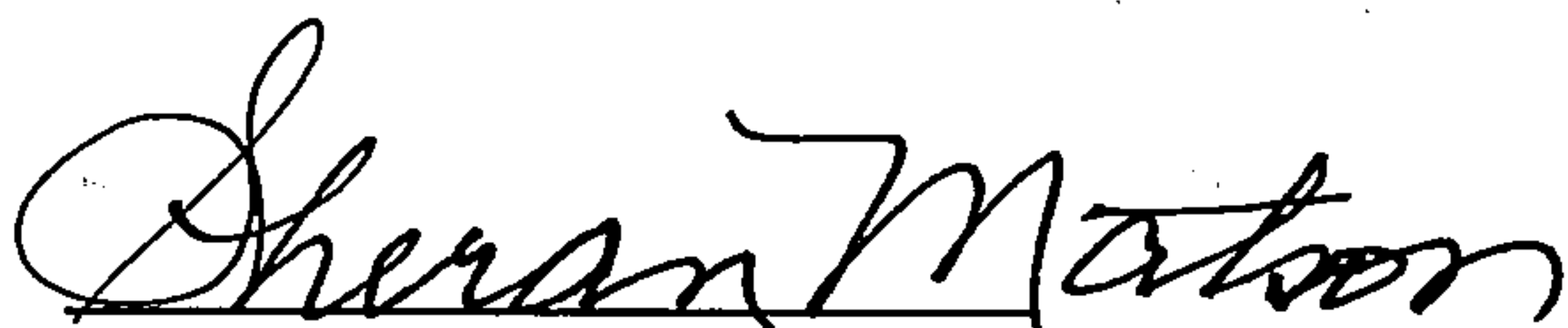
The sheet showing the monument sign details is missing.

The 6' wide rear landscaping buffer is missing. Application documentation indicates a variance hearing scheduled with the ZHE later this month. Before Planning signs off on the site plan, we will need a copy of the ZHE decision, assuming he finds in your favor. If not, the site plan will need amending.

New Zoning Code regulations which were passed last October require an 8' wide sidewalk along the building. "Where building facades abut parking areas, pedestrian sidewalks no less than 8 feet in width, shall be provided adjacent to and along the full length of the building. A minimum width of six feet shall remain clear and unobstructed at all times for pedestrian use."

In addition, a pedestrian walkway is to be provided from all street sidewalks to the principal customer entrance(s) of the nearest buildings on site. "Pedestrian walkways within a site shall be a minimum of six feet in width, unobstructed, and clearly demarcated by the use of techniques such as special paving, grade separation or pavement marking of a permanent nature, except that clear width may be reduced to 4 feet 6 inches at tree wells for a maximum distance of ten feet."

Finally, the Landscaping Plan includes 3 high water use trees. We strongly encourage the substitution of medium or low water use trees for the sake of responsible water conservation. Also, the junipers are strongly discouraged due to their high allergen characteristics.



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

14



replacement

DRB

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.: 02-01905 (SBP)
Project Name: NORTH ALBU. ACRES, UNIT B
Agent: John Mechenbier

Project # 1002338
EPC Application No.:
Phone No.: 823-1516

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/8/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number

1002338

TRANSPORTATION:

UTILITIES:

CITY ENGINEER / AMAFCA: SIA + Replat

PARKS / CIP:

PLANNING (Last to sign): ZHE decision on rear landscaping + handicapped ramp Buffer
 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.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002338

Item No. 14

Zone Atlas B-18

DATE ON AGENDA 1-08-03

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
- (x) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	What is developed adjacent and across the street from this site?
<input type="checkbox"/>	How are the truck wells to be protected?
<input type="checkbox"/>	Correctly show all handicap ramps in public right-of-way.
<input type="checkbox"/>	How was the street improvements on the infrastructure list determined?

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



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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 8, 2003 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: 1 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 # 1000196**
 02DRB-01850 Major-Two Year SIA
- TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Lot(s) C1B, CORONADO SAVINGS & LOAN, zoned SU-1 special use zone, for C-1 uses, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845] (G-11) A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000269**
02DRB-01878 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 for C-2, located on CULTURE DR NE, between MONTANO RD NE and MERCANTILE AVE NE containing approximately 1 acre(s). [REF: DRB 96-242, 00460-00802, 00440-01433, 00420-01434, 00420-01435] (F-16) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000950**
02DRB-01875 Major-Two Year SIA

DINESH C. KHOLWADWALA request(s) the above action(s) for all or a portion of Lot(s) 4A1, **MENAU DEVELOPMENT**, zoned M-1 light manufacturing zone, located on MENAU BLVD NE, between UNIVERSITY BLVD NE and PRINCETON DR NE containing approximately 3 acre(s). [REF: 00410-01688, DRB-99-107, V-99-41, Z-98-21] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/8/03 A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1000131**
02DRB-01897 Major – Two Year SIA
02DRB-01898 Minor – Ext. SIA Temp
Deferral of Sdwks

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Sections 28, 29, 32, 33 - T10R3, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 MH, located on SAN JOSE AVE SE BETWEEN BROADWAY BLVD SE AND I-25 containing approximately 60 acre(s). [REF: DRB-99-8, 02DRB-00400, 02DRB-00402, 01DRB-01559, 01DRB-01791] (M-14) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS WAS WITHDRAWN. THE INFRASTRUCTURE LIST WILL BE REVISED TO REMOVE ANY OUTSTANDING SIDEWALK IMPROVEMENTS.**

5. **Project # 1000408**
02DRB-01855 Major-Preliminary Plat
Approval
02DRB-01856 Minor-Sidewalk Variance
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT #7, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

6. **Project # 1001866**
02DRB-01848 Major-Preliminary Plat
Approval
02DRB-01849 Minor – Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for NORTH VALLEY DEVELOPMENT LTD., LLC, request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, ALVARADO ADDITION, **CAMPBELL FARM SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND THE GRIEGOS DRAIN, containing approximately 5 acre(s). [REF: 02500-00540 (SK)] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

7. **Project # 1001993**
02DRB-01841 Major-Vacation of Pub
Right-of-Way
02DRB-01842 Minor-Prelim&Final
Plat Approval

JEFF MORTENSEN & ASSOC., INC. agent(s) for CITY OF ALBUQUERQUE & SHIRLEY LESLIE request(s) the above action(s) for all or a portion of Lot(s) F & G, **ACADEMY PLACE SUBDIVISION**, zoned R-2 residential zone & C-1, located on the SOUTH SIDE OF OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB-01545 SK, 02EPC-00825 ZMA, 02EPC-00824 SDP, 02EPC-00844 SDP] (F-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO PLANNING TO RECORD.**

02DRB-01960 Minor-SiteDev Plan
BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE, PUBLIC WORKS request(s) the above action(s) for all or a portion of Tract(s) F1, **ACADEMY PLACE SUBDIVISION**, zoned R-1 residential zone, located on the southside of OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 01EPC-00824 SDP, 02EPC-00825 ZMA, 02DRB-01841 & 2] [Debbie Stover, EPC Case Planner] (F-21) **WITH THE SIGNING OF THE INFRASTRUCRE LIST DATED 1/8/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

8. **Project # 1002250**
02DRB-01882 Major-Bulk Land Variance
02DRB-01886 Minor-Prelim&Final Plat
Approval
02DRB-01887 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for LAS
VENTANAS LIMITED PARTNERSHIP request(s) the
above action(s) for all or a portion of Tract(s) A-1,
VENTANA RANCH, zoned SU-1 for RT, located on
UNIVERSE BLVD NW, between IRVING BLVD NW and
VENTANA RD NW containing approximately 23 acre(s).
[REF: 02EPC-01480, DRB-99-54] (B-10) THE BULK
LAND VARIANCE WAS APPROVED. THE
PRELIMINARY PLAT WAS APPROVED WITH FINAL
SIGN OFF DELEGATED TO PLANNING. THE
VACATION WAS APPROVED AS SHOWN ON EXHIBIT
B IN THE PLANNING FILE.

02DRB-01890 Minor-Amnd SiteDev Plan
Subd/EPC
02DRB-01891 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for SANDIA
PROPERTIES LTD CO request(s) the above action(s)
for all or a portion of Tract (s) A1 and A2, **VENTANA
RANCH**, zoned SU-1 for R2 & SU-1 for Church/R2,
located on UNIVERSE BLVD NW, between VENTANA
RD NW and IRVING BLVD NW containing
approximagley 28 acre(s). [REF: Z-94-105, Z-98-111,
DRB-99-54/S-99-17, 02EPC-01480, 02EPC-01481]
[Makita Hill, EPC Case Planner] (B-10) THE
AMENDED SITE DEVLEOMETN PLAN WSA
APPROVED WITH FINAL SIGN OFF DELEGTED TO
CITY ENGINEER. WITH THE SIGNING OF THE
INFRASTRUCRTUE LIST DATED 1/8/03 THE SITE
DEVLEOPMETN PLAN FOR BUILDING PERMIT WAS
APPROVED WITH FINAL SIGN OFF DELEHGATED
TO CITY ENGINEER FOR SIA.

9. **Project # 1001932**
02DRB-01810 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION**, zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). **[SHOWN AS PROJECT # 1002368 IN ERROR] (G-9) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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, 12/4/02 & 12/18/02] (DEFERRED FROM 12/18/02) (G-9/10, H-9/10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/2/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE VACATIONS WERE 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. TEMPORARY DEFERRED OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002375**
02DRB-01852 Major-Vacation of Pub Right-of-Way

JOSE L. PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & E-H, Block(s) 3A **PALISADES ADDITION**, zoned C-1, located on BLUEWATER RD NW, between YUCCA NW and PLANO NW containing approximately 2 acre(s). (J-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/5/03.**

11. **Project # 1002384**
02DRB-01895 Major-SiteDev Plan
BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

02DRB-01896 Major-SiteDev Plan
BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

02DRB-01879 Major-Preliminary Plat
Approval
02DRB-01880 Major-Vacation of Pub
Right-of-Way
02DRB-01883 Major-Vacation of Public
Easements
02DRB-01884 Minor-Sidewalk Waiver
02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

02DRB-01892 Minor-SiteDev Plan
Subd/EPC
02DRB-01893 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4B, **COORS VILLAGE**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW [REF: 02DRB-01879, 02EPC-01170, 01138-01744, DBB-96-361, DRB-95-195, Z-99-84] [**Juanita Vigil, EPC Case Planner**] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

12. **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 & 12/4/02] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/13/03.**
13. **Project # 1002351**
02DRB-01758 Major-Preliminary Plat
Approval
02DRB-01759 Minor-Temp Defer SDWK
- SURV-TEK, INC. agent(s) for CURB WEST, INC & WESTFORK LIMITED request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-C and Tracts 1-B-1-D, 1-B-1-E, 1-B-1-F, 1-B-1-G, **SEVILLE SUBDIVISION**, zoned R-LT, located on KAYENTA BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 48 acre(s). [REF: 1001306, 02-01250, 02-01381] [DEFERRED FROM 12/18/02] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/6/03 THE PRELIMINARY PLAT IS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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.

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14. **Project # 1002338**
02DRB-01905 Minor-SiteDev Plan
BldPermit

JOHN E. MECHENBIER request(s) the above action(s) for all or a portion of Lot(s) 27, 28 and 29, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between WEST I-25 FRONTAGE RD NE and SAN MATEO BLVD NE containing approximately 3 acre(s). [REF: 02DRB-01709] (B-18) **WITH THE SIGNING OF THE INFRASTURE LIST DATED 1/8/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVE DWITH FINAL ISGN OFF DELEGATED TO CITYENGINEER FOR SIA AND PLANNING.**

15. **Project # 1001984**
02DRB-01963 Minor-SiteDev Plan
Subd/EPC
02DRB-01964 Minor-SiteDev Plan
BldPermit/EPC

BPLW ARCHITECTS & ENGINEERS INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Lot(s) A and A and B, Tract(s) B-1 of A & B, **HYDER & MAISEL SUBDIVISION**, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02EPC-00826, 02EPC-00827, 02EPC-00828] [**Juanita Vigil, EPC Case Planner**] (J-20) **INDEFINITELY DEFERERD AT THE AGENT'S REQUEST TO BE HEARD WITH THE PLAT.**

16. **Project # 1000651**
02DRB-01946 Minor-Prelim&Final
Plat Approval
02DRB-01947 Minor-SiteDev Plan
Subd/EPC

TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC - SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A, **TOWN OF ATRISCO GRANT NE**, zoned SU-1 FOR PDA & C-1 USES & OFFICES, located on the southside of REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW, containing approximately 4 acre(s). [REF: 02EPC-00311] [Debbie Stover, EPC Case Planner] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LSIT DATED 1/8/03 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WSA APPROVED WITH FINAL SIGN OFF DELETED TO CITY ENGINEER FOR SIA. FINAL PLAT WAS INTENTIONALLY DEFERRED FOR FRONT COUNTER ROUTING.**

17. **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 AND 1/8/03] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/5/03.**

18. **Project # 1000060**
02DRB-01453 Minor-SiteDev Plan
BldPermit/EPC

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [Russell Brito, EPC Case Planner] [DEFERRED FROM 11/27/02] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

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

19. **Project # 1000147**
02DRB-01961 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC., request(s) the above a action(s) for all or a portion of Tract(s) A, Unit 1, **WHISPERING POINTE SUBDIVISION, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located on the southside of SUNSET GARDENS RD SW, between 82ND ST SW and UNSER BLVD SW containing approximately 16 acre(s). [REF: DRB-97-497, Z-97-78, 01DRB-00128 FP, 00DRB-00077 XT PP, 01DRB-00005 XT PP, 01DRB-00039 AmPP][Deferred from 1/8/03] (L-10) **DEFERRED AT THE AGENT'S REUEST TO 1/29/03.**

20. **Project # 1000150**
02DRB-01877 Minor-Extension of
Preliminary Plat
- WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **THE CROSSING (UNIT 2)**, zoned R-D residential and related uses zone, developing area, located 1/2 MILE WEST OF UNSER BLVD NW, between LADERA DR NW and 98TH ST NW containing approximately 30 acre(s). [REF: 01500-01852, 01440-00106] (H-9) **A ONE-YEAR EXTENSION TO THE DPRELIMANRY PATL WAS APRROVED TO JANUARY 8, 2004.**
21. **Project # 1000941**
02DRB-01901 Minor-Ext of SIA for
Temp Defer SDWK
- COMMUNITY SCIENCES CORP. agent(s) for PARADISE BLUFF, LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 23, 32-34, 61-70, 83 and 84, Block A and Lot(s) 11, 12, 14-18, 20 and 21, Block D, **PARADISE BLUFF, UNIT 1**, zoned SU-1 special use zone, PRD, located on the southside of PARADISE BLVD NW, between JUSTIN DR NW and LILIENTHAL AVE NW containing approximately 6 acre(s). [REF: 01DRB-01150, 00DRB-01656, DRB-94-594, SU-94-61, V-94-128] (B-11) **A TWO-YEAR EXTENSION TO THE FOUR YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
22. **Project # 1001068**
02DRB-01888 Minor-Final Plat
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **DESERT RIDGE TRAILS**, zoned R-D residential and related uses zone, developing area, located on VISTAS DR NE, between EAGLE ROCK AVE NE and the LA CUEVA CHANNEL containing approximately 2 acre(s). [REF: 02DRB-01280 PP, 02DRB-01281 Am.SPS] (C-19) **DELEGATED OFF THE AGENDA 1/7/03.**

23. **Project # 1001534**
02DRB-01931 Minor-Prelim&Final
Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT 4**, zoned RD residential zone, located on the eastside of VENTURA ST NE, between ANAHEIM AVE NE and CARMEL AVE NE containing approximately 2 acre(s). [REF: 01DRB-01446] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

24. **Project # 1002245**
02DRB-01907 Minor-Prelim&Final
Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for MARK ADDY request(s) the above action(s) for all or a portion of Tract(s) A, **FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX**, zoned SU-1 special use zone, PDA, Res & Comm., located on CENTRAL AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 3 acre(s). [REF: ZA-80-52, ZA-82-70, 02DRB-01464] (L-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

25. **Project # 1002276**
02DRB-01957 Minor-Prelim&Final
Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EDWIN & MONA LESTER request(s) the above action(s) for all or a portion of Lot(s) 15 and 16, Unit 1, **SUNRISE TERRACE WEST**, zoned R-D residential and related uses zone, developing area, located on SHIRE ST SW, between TOWER RD SW and 114TH ST SW containing approximately 1 acre(s). [REF: 02DRB-01568] (L-8) **DELEGATED OFF THE AGENDA 1/7/03.**

26. **Project # 1002339**
02DRB-01958 Minor-Prelim&Final
Plat Approval
- WAYJOHN SURVEYING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 10A, **ALVARADO GARDENS - UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELIS NW containing approximately 2 acre(s). [REF: 02DRB-01711] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

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

27. **Project # 1002400**
02DRB-01935 Minor-Sketch Plat or
Plan
- ABQ. ENGINEERING, INC. agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 18, **MONKBRIDGE ADDITION, LOS CANDELARIAS SUBDIVISION**, zoned SU-2 special neighborhood zone, R-T, located on the northside of CANDELARIA RD NW, between OTRA VEZ CT. NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, BA-874, Z-905] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
28. Approval of the Development Review Board Minutes for December 11 and December 18, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Adjourned: 1 P.M.

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

Meeting Date: November 13, 2002

Agenda Item: 14

Project #: 1002338

Application # 02DRB-01709

Subject: North Albuquerque Acres, Unit B

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.

The monument sign dimensions are okay as shown. Will there be a sign on the building? If so, additional sign requirements for IP zoning in the City Zone Code must be met.

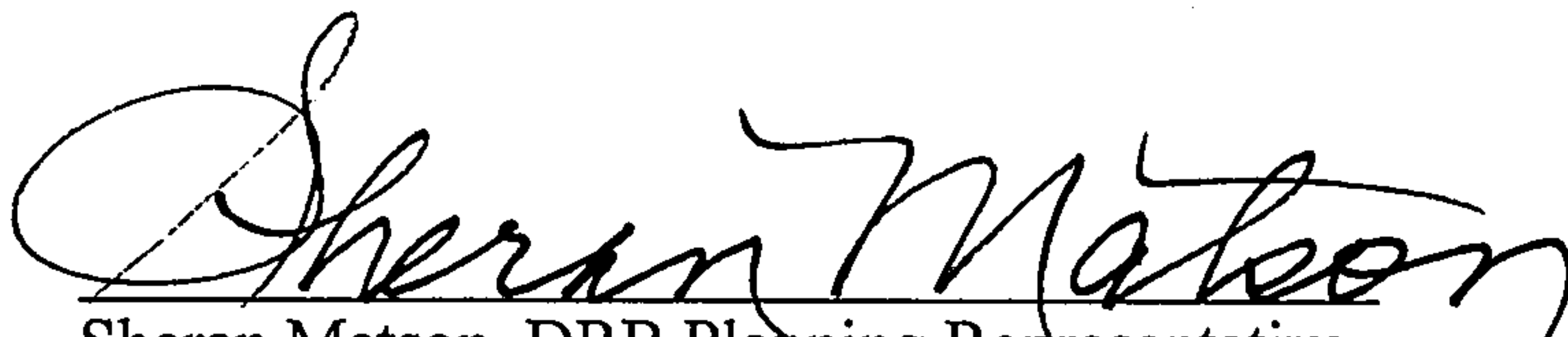
The North I25 Sector Plan has specific standards for landscaping IP developed property. These include buffer landscaping along side & rear property lines at least 6' wide, a 10' wide landscaping setback area adjacent to the right of way line of all arterial & collector streets. There are other requirements as well. Please refer to pages 54 & 55 of this sector plan for details.

In addition, the City Development Procedures Manual (DPM), pages 3-1 through 3-4 should be reviewed for site development plan for building permit requirements. Note in particular the landscaping requirements.

Both of these documents are available via the City website at:

www.cabq.gov/planning/publications

Handwritten note:
The print for printing
to the DRB
is in the
DRB
agenda
to be printed



Sheran Matson, DRB Planning Representative

Telephone: 924-3880

Fax: 505-924-3864



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: 1002338

AGENDA ITEM NO: 14

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 drainage plan is required for Preliminary Plat approval.

RESOLUTION:

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002338 Item No.14 Zone Atlas B-18

DATE ON AGENDA 11-13-02

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No. Comment

- Identify and show General Delivery Vehicle Route on plans.
- Radii's need to conform to Delivery Vehicle Classification at access/entrance.
- Is the Delivery Vehicle Route going to be a one-way circulation? If so, then signing and striping will be needed for this type of setup.

Make sure to address sight distance due to landscaping (ASTTB)

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



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**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.

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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.: 02-01905 (SBP)
Project Name: **NORTH ALBU. ACRES, UNIT B**
Agent: John Mechenbier

Project # **1002338**
EPC Application No.:
Phone No.: **823-1516**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/8/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002338

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA + Replat

PARKS / CIP: _____

PLANNING (Last to sign): ZHE decision on rear landscaping + handicapped ramp
 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.

Prelim. & Final Plat Appr.

APPLICATION NO. 03DRB-00145	PROJECT NO. 1002338
PROJECT NAME N. ALB. Acres, UNIT B TRA. BL. 3	
EPC APPLICATION NO.	
APPLICANT / AGENT JOHN E MEHTENBIER	PHONE NO. 828-1676
ZONE ATLAS PAGE B-18	
<u>INT. RTNG.</u> 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	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	DATE	DATE
COMMENTS:		

(Return form with plat / site plan)

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action **IR**

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 **Z**

ZONING

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: John E Mechenbier PHONE: 828-1676

ADDRESS: 5804 Washington NE Suite A FAX: 823-1516

CITY: Alb STATE NM ZIP 87113 E-MAIL: Jmechenbier@mechenbier.com

Proprietary interest in site: owner

AGENT (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Replat of 3 lots into 1

MINOR SUBD P+F plat (SIA w/ SPBP - in process)

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 27, 28, 29 Tract 3 Block: 3 Unit B

Subdiv. / Addn. North Alb Access

Current Zoning: IP Proposed zoning: IP

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

Total area of site (acres): 2.6 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 _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 5401 Venice NE

Between: West of I-25 and San Mateo 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.):

SK → 02DRB-0170902 DRB - 01985 SPBP Project # 1002338

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 1/28/03

SIGNATURE: John E Mechenbier DATE: 1/28/03

(Print) JOHN E. MECHENBIER 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>03DRB - 00145</u>	<u>P&F</u>	<u>533</u>	<u>\$215.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>1/29/03</u>			Total <u>\$215.00</u>

Bobbert 1/29/03
Planner signature / date

Project # 1002338

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.
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 - Fee (see schedule) 145 + 70 = (\$215)
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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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- 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.

John E. Mechenie / 1/27/03
Applicant name (print) / date

[Signature]
Applicant signature / date

Form revised September 2001



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

Application case numbers
03DRB-00145

Robert / 1/29/03
Planner signature / date

Project # 1002338

City of Albuquerque
Development Review Board

Attn: Roger Green, Acting Chairperson

January 28, 2003

Subject: Minor Subdivision Plat for Lots 27, 28 and 29 Block 3 Tract A Unit B
N.A.A., DRB# 02DRB-01905, Project #1002338

Dear Mr. Green

Mechenbier Construction, Inc. submits the following accompanying/attached
plat for internal routing approval of a minor subdivision for
preliminary/final plat:

Contractor/Developer: Mechenbier Construction, Inc.
8804 Washington, NE Suite A
Albuquerque, NM 87113
Phone 828-1676, Fax 823-1516
Email: jmechenbier@mechenbier.com

Contact Person: John E. Mechenbier

Site Address: 5401 Venice Ave., NE
Site Legal Description: Lots 27, 28, & 29 Block 3, Tract A, Unit B
North Albuquerque Acres

Site Area: 2.6 acres, 115,830 SF
Zone Atlas: B-18-2
Current Zoning: IP
Proposed Zoning: No Change

Request:

Preliminary and Final Approval of lots 27, 28 & 29 into a single
parcel/lot 28A

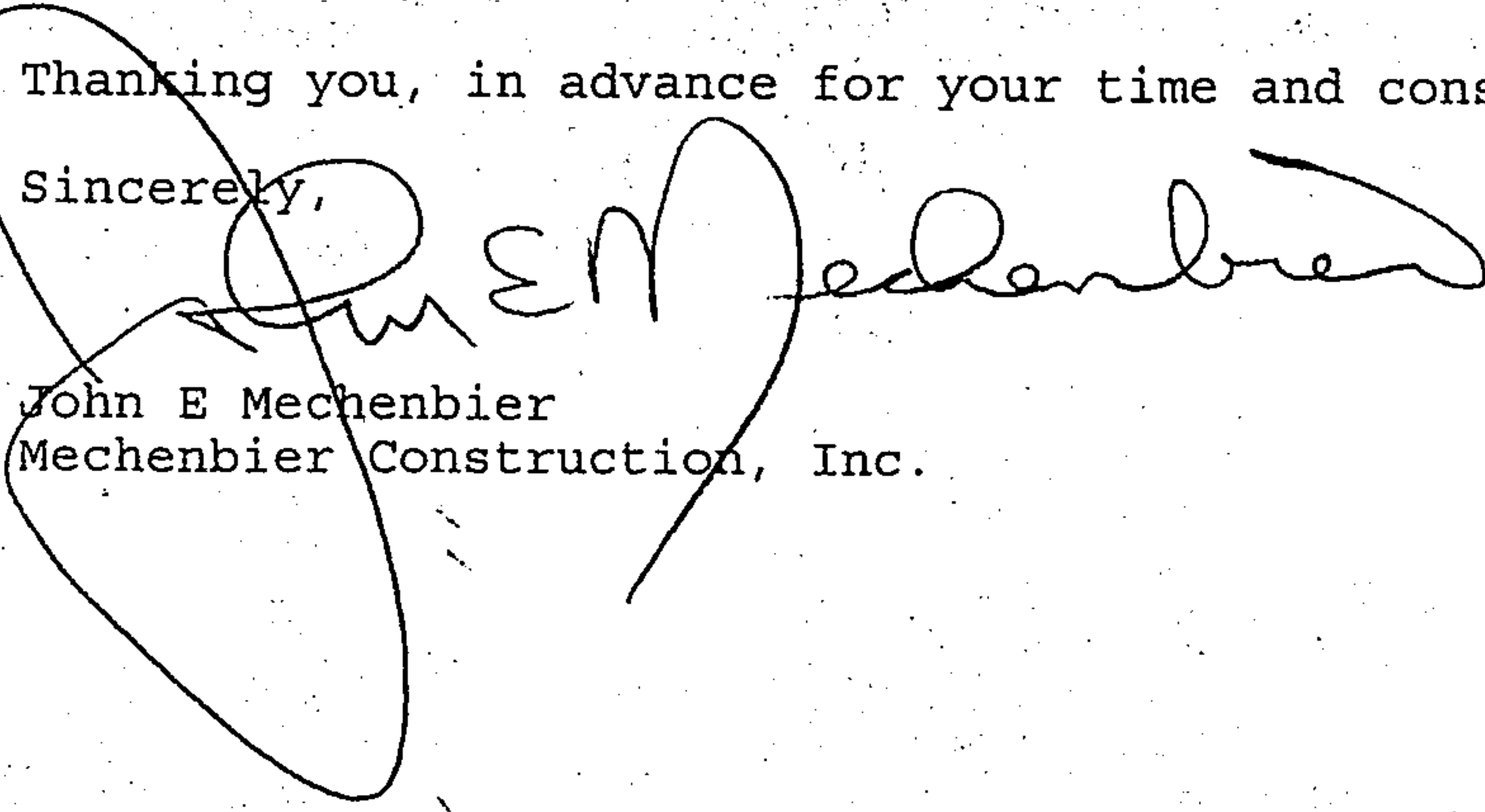
The S.I.A. listing has been delegated by the D.R.B. and is pending approval
by the city engineer.

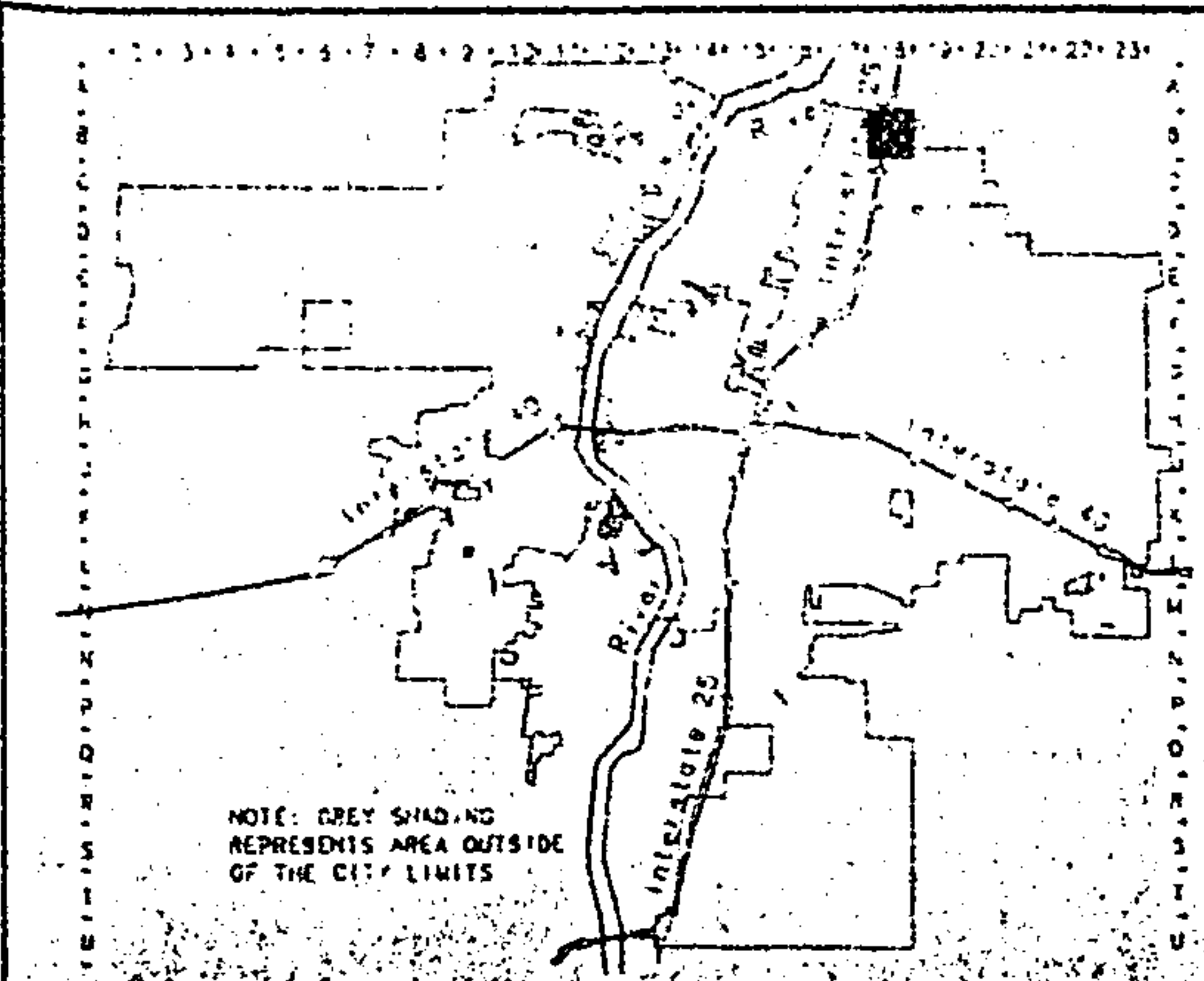
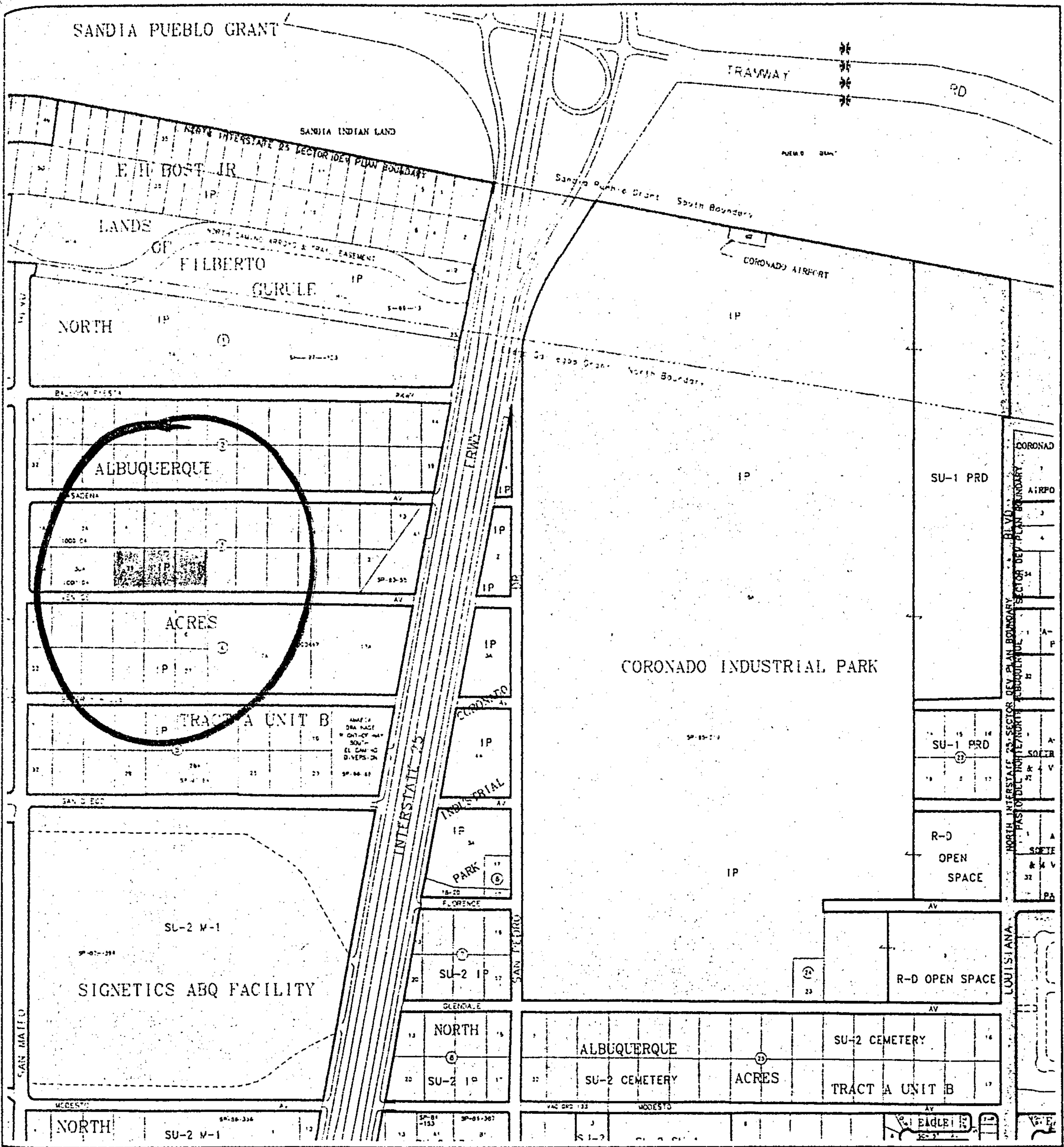
There are currently no structures on the property.

Questions, comments, etc., should be directed to the aforementioned contact
person.

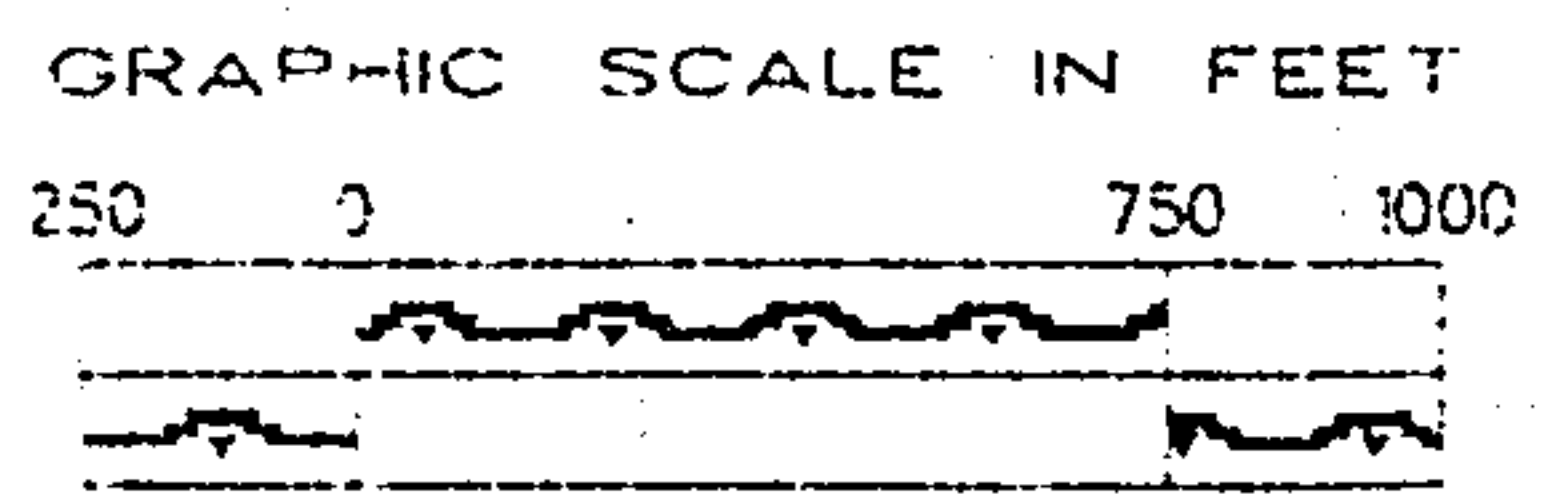
Thanking you, in advance for your time and consideration.

Sincerely,


John E Mechenbier
Mechenbier Construction, Inc.



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

B-18-Z

Map Amended through April 03, 2002

Current DRC

Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: _____

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1002338

DRB Application No.: 03DRB-00145

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 27, 28 and 29, Block 3, Tract A, Unit B, NAA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24" wide	Asphalt Pavement	Venice Blvd	SW corner of lot 29	SE corner of lot 27	1	1	1
		24"	Conc. Curbed gutter	Venice Blvd.	"	"	1	1	1
		Type 'A'	Storm Drain Inlet w/ laterals	Venice Blvd	SW corner lot 29	—	1	1	1
		Type 'C'	Storm Drain Inlet w/ laterals	Venice Blvd.	SW corner lot 29	—	1	1	1
		6'	Manhole (Storm)	Venice Blvd.	SW corner lot 29	—	1	1	1
		8"	Water Main (Public) / assessment	Venice Blvd.	SW lot 29	North 220' into property	1	1	1
		-	Fire Hydrant / Fire Protection	NW corner of site	—	—	1	1	1
							1	1	1
							1	1	1

Jan. 13 2003 11:04AM P1

FAX NO. : 505 266 8560

FROM :

Dec 12 02 11:40a

DESIGN REVIEW

9243440

P.4

1002338



§
§
§
§

CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

JOHN MECHENBIER / MECHENBIER
CONST. INC. request(s) a special exception to
Section 14. 16. 2. 23. Reference North I-25
Sector Plan Page 54: a VARIANCE of 6 feet to
the rear yard landscape requirement of 6 feet
to omit all rear buffer landscaping on all or a
portion of Lot(s) 27, 28, 29, Block(s) 3, North
Albuquerque Acres Tract A Unit B, zoned IP
and located at 5401 VENICE AV NE (B-18)

Special Exception No: 02ZHE - 01766
Hearing Date: 01-21-03
Closing of Public Record: 01-21-03
Date of Decision: 02-05-03

STATEMENT OF FACTS: The applicant requests a variance of 6 feet to the rear yard landscape requirement of 6 feet to omit all rear buffer landscaping. The applicant, John Mechenbier, testified that this request is for rear yard landscaping for a proposed office warehouse. He stated that this property is being re-platted from three lots to one lot, making it exceptional in size and shape as compared to surrounding properties. The applicant testified that the yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, February 20, 2003 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are

44
44
44

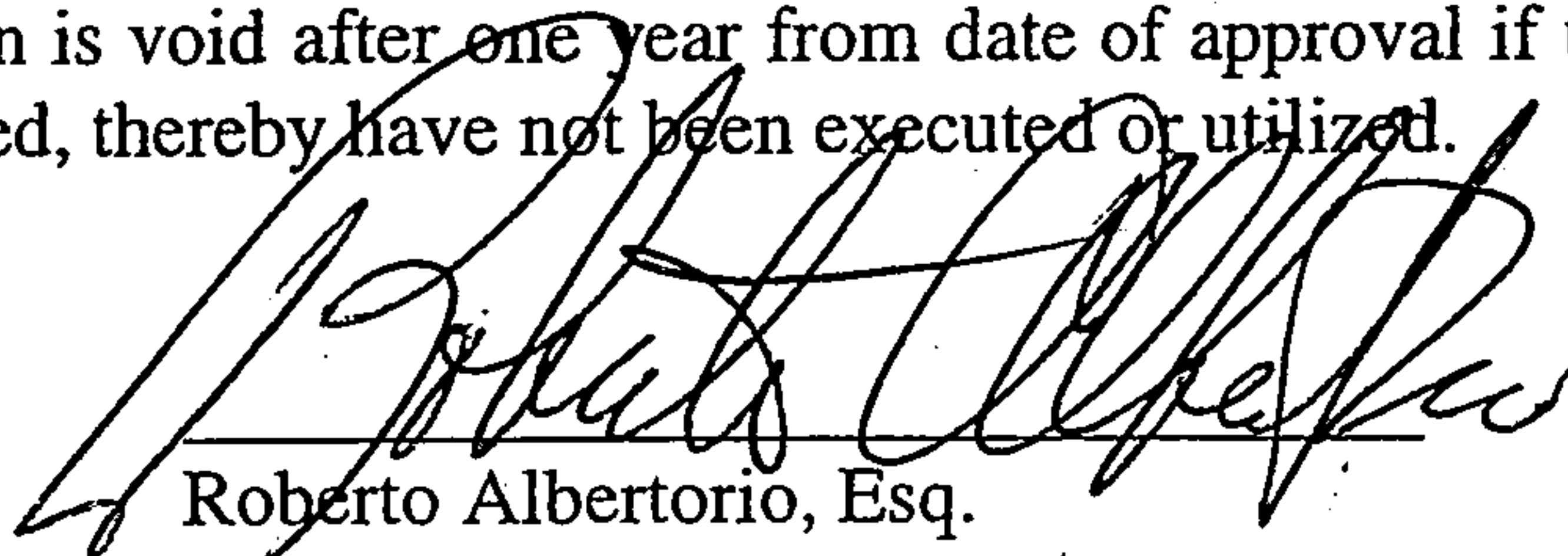
taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
John E. Mechenbier, 8804 Washington NE, Suite A, 87113

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

Major Subdivision action

Minor Subdivision action **IR**

Vacation **V**

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: John E Mechenbier PHONE: 828-1676

ADDRESS: 8804 Washington NE Suite A FAX: 823-1516

CITY: Alb STATE NM ZIP 87113 E-MAIL: Jmechenbier@mechenbier.com

Proprietary interest in site: owner

AGENT (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Replat of 3 lots into 1

MINOR SUBD P+F plat (SIA w/ SPBP - in process)

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. 27, 28, 29 Tract 3 Block: 3 Unit: B

Subdiv. / Addn. North Alb Acres

Current Zoning: IP Proposed zoning: IP

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

Total area of site (acres): 2.6 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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Between: West of I-25 and San Mateo 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.): _____

SK → 02DRB-0170902 DRB - 01905 SPBP. Project # 1002338

Check off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 1/28/03

SIGNATURE: John E Mechenbier DATE: 1/28/03

(Print) JOHN E. MECHENBIER Applicant Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
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- Case history #s are listed
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- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>03DRB . 00145</u>	<u>P&F</u>	<u>93</u>	<u>\$215.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>1/29/03</u>			Total <u>\$215.00</u>

John E Mechenbier
Planner signature / date

Project # 1002338

Form revised September 2001

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

VACANT

- 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.
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AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

John E. Mechenbier 1/27/03
Applicant name (print)
[Signature]
Applicant signature / date
Form revised September 2001



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

Application case numbers
03DRB-00145

Robert 1/29/03
Planner signature / date
Project # 1002338

City of Albuquerque
Development Review Board

Attn: Roger Green, Acting Chairperson

January 28, 2003

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N.A.A., DRB# 02DRB-01905, Project #1002338

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Contact Person: John E. Mechenbier

Site Address: 5401 Venice Ave., NE
Site Legal Description: Lots 27, 28, & 29 Block 3, Tract A, Unit B
North Albuquerque Acres

Site Area: 2.6 acres, 115,830 SF
Zone Atlas: B-18-2
Current Zoning: IP
Proposed Zoning: No Change

Request:
Preliminary and Final Approval of lots 27, 28 & 29 into a single
parcel/lot 28A

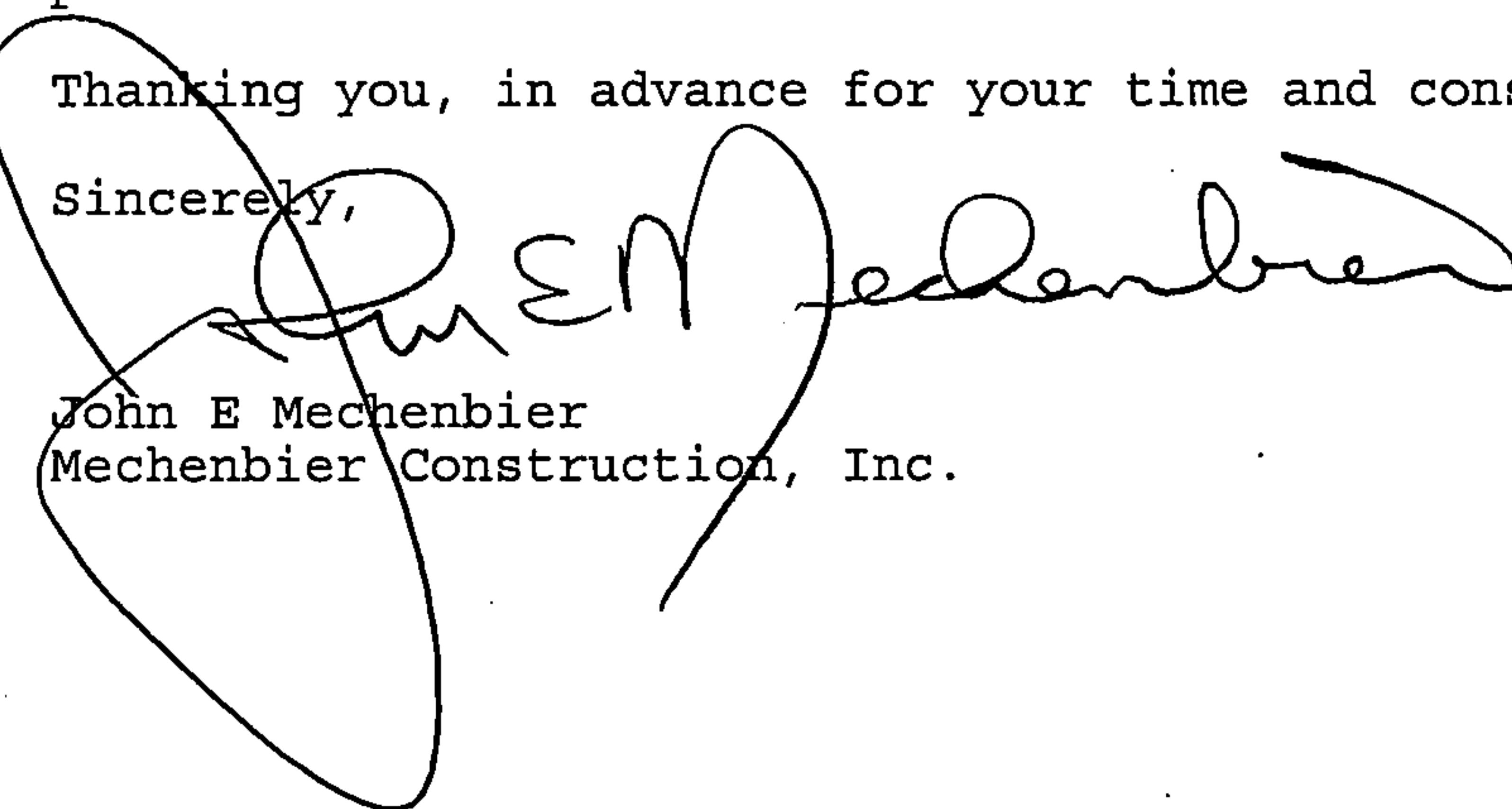
The S.I.A. listing has been delegated by the D.R.B. and is pending approval
by the city engineer.

There are currently no structures on the property.

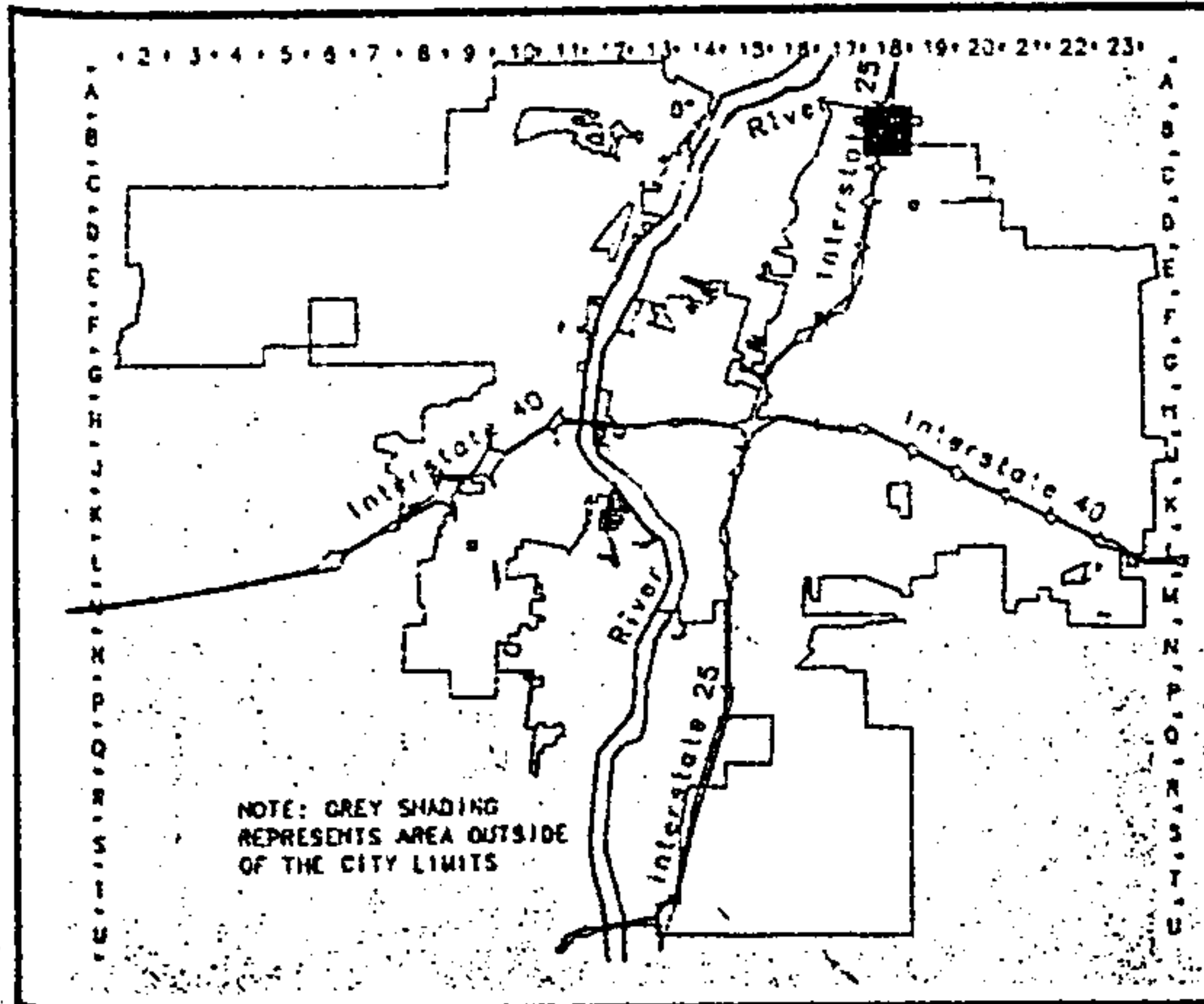
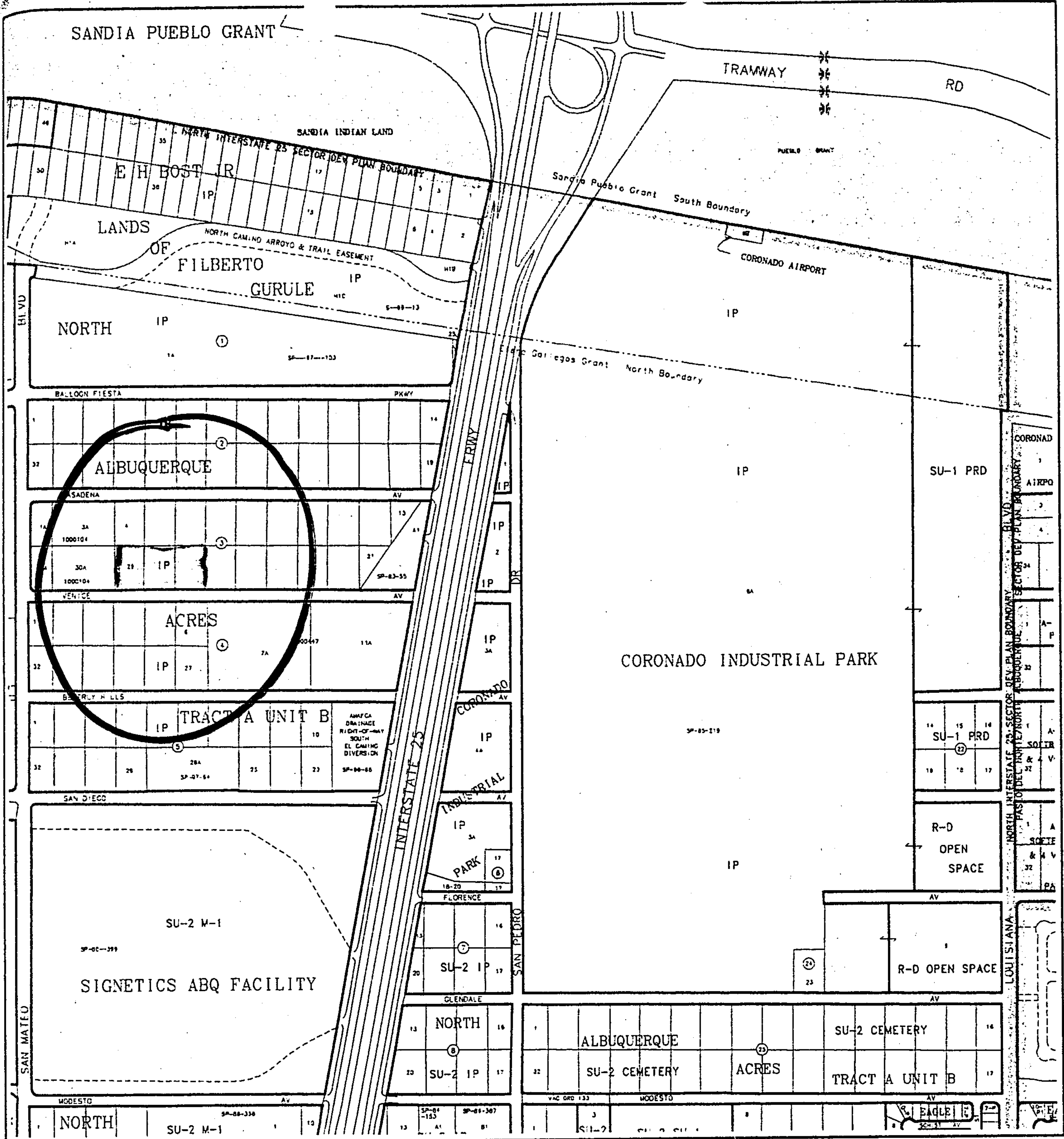
Questions, comments, etc., should be directed to the aforementioned contact
person.

Thanking you, in advance for your time and consideration.

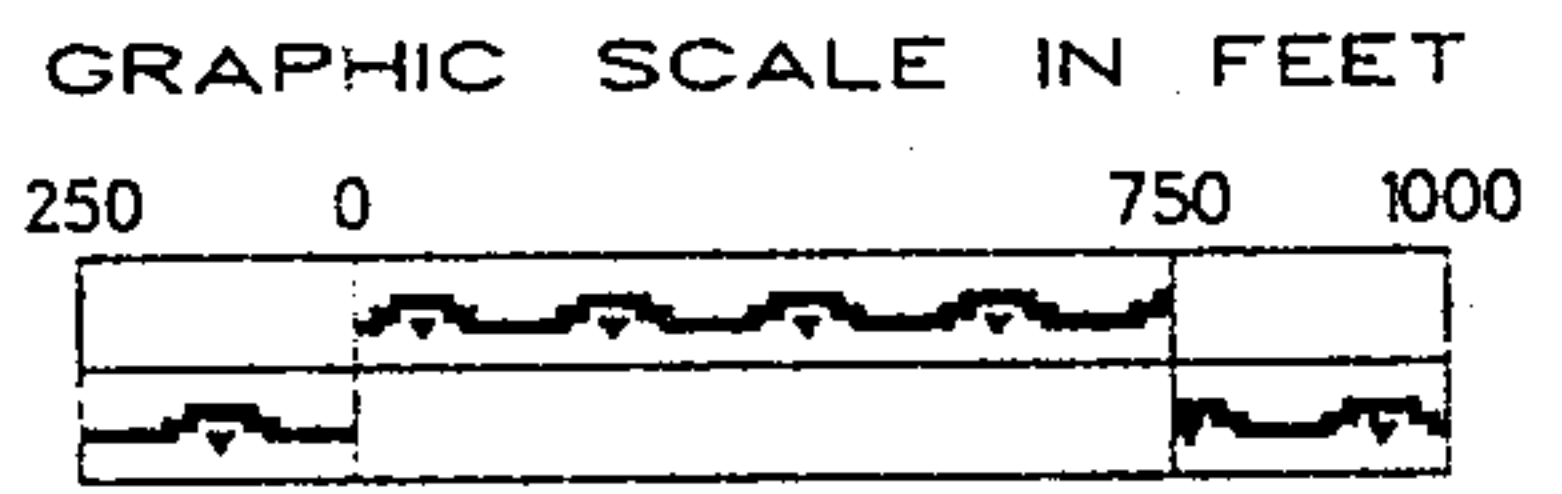
Sincerely,


John E Mechenbier
Mechenbier Construction, Inc.





CITY OF
Albuquerque
A G I S
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

B-18-Z

Map Amended through April 03, 2002

Current DRC
Project Number: 2240

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002338
DRB Application No.: DBDRB-00145

Jan 13 2023 11:04AM P1

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Lots 27, 28 and 29, Block 3, Tract A, Unit B, NVA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

FAX NO. : 505 266 8560

FROM :

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Engr
		24" W/O/S	Asphalt Pavement	Venice Blvd	SW corner of lot 29	SE corner of lot 27	1	1	1
		24" W/O/S	Concrete curb gutters	Venice Blvd	"	"	1	1	1
		Type #1	Storm Drain Inlet w/ laterals	Venice Blvd	SW corner lot 29		1	1	1
		Type #1	Storm Drain Inlet w/ laterals	Venice Blvd	SW corner lot 29		1	1	1
		6"	Manhole (Storm)	Venice Blvd	SW corner lot 29		1	1	1
		8"	Water Main (Public) Assessment	Venice Blvd	SW lot 29	North 230' into property	1	1	1
		-	Fire Hydrant / Fire Protection	SW corner site			1	1	1

DATE OF

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 JOHN MECHEUBIER
AGENT _____
ADDRESS 8804 WASHINGTON ST. NE STE. A.
PROJECT NO. 1002338
APPLICATION NO. 03DRB-00145

\$ 215⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ NA 441018 / 4971000 (Notification)

\$ 215⁰⁰ **Total amount due**

MECHENBIER CONSTRUCTION INC. 6-91
8804 WASHINGTON, NE., STE. A
ALBUQUERQUE, NM 87113

DATE 1/29/03 9418
95-219 113
1070

PAY TO THE ORDER OF City of Albuquerque \$ 215⁰⁰
two hundred fifteen and no hundredths DOLLARS

NORWEST BANKS
Norwest Bank New Mexico, N.A. 0113
P.O. Box 1081
Albuquerque, NM 87103-1081

City of Albuquerque
Treasury Division

FOR 5401 Devices

RECEIPT# 00003095 WS# 006 TRANS# 0021
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt \$215.00
J24 Misc \$215.00
CK \$215.00
CHANGE 10/28/02 \$0.00

11009418 107002192101755047511

E+HID needs

documentation
of landfill site

Claire

Date Submitted: 1-08-03
 Date Site Plan Approved: 1-08-03
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1002338
 DRB Application No.: 02DRB-01905

FROM :
 Dec 12 02 11:40a
 DESIGN REVIEW
 FAX NO. : 505 266 8560
 Dec. 16 2002 12:49PM P1
 9243440
 p.4

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Site Plan

PROPOSED NAME OF LOT AND/OR SITE DEVELOPMENT PLAN

Lots 27, 28 and 29, Block 3, Tract A, Unit B, NAA.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24" 24" wide	Asphalt Pavement	Venice Blvd.	SW corner of lot 29	SE corner of lot 27	1	1	1
		24"	Conc. Curb & gutter	"	"	"	1	1	1
		Type 'c' Type 'A'	Storm Drain Inlets	Venice Blvd.	SW corner of lot 29	—	1	1	1
		* 8"	Fireline	West P/L			1	1	1
		* 6"	Firehydrant	East P/L			1	1	1
		* 1 1/2"	Water Meter	East P/L			1	1	1
		* 4"	Sewer Service	West P/L			1	1	1
							1	1	1
							1	1	1
							1	1	1

ORIGINAL

FROM :

FAX NO. : 505 266 8560

Dec. 16 2002 12:49PM P2

Private Inspector	City Inspector	City Engineer
1	1	1
1	1	1
1	1	1
1	1	1

Location	From	To

SIA Sequence #	COA DRC Project #	Size	Type of Improvement

NOTES
 * No Financial Guarantee required for these items.

1	
2	
3	

AGENT / OWNER: JOHN E. MECHEN BIERBER SHAW MATSON
 NAME (print): JOHN E. MECHEN BIERBER SHAW MATSON
 FIRM: MECHEN BIERBER CONST-FRC
 SIGNATURE: [Signature] DATE: 1-8-03
 TRANSPORTATION DEVELOPMENT - date: 1-8-03
 UTILITY DEVELOPMENT - date: 1-8-03
 CITY ENGINEER - date: 1-8-03
 AMAFCA - date: _____
 PARKS & GENERAL SERVICES - date: 1/8/03
 DEVELOPMENT REVIEW BOARD MEMBER APPROVALS: Christina Sandoral

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER

A 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: John E Meachabier PHONE: 828-1676
 ADDRESS: 8804 Washington NE Suite A FAX: 823-1516
 CITY: Alb. STATE NM ZIP 87113 E-MAIL: JMECHABIER@MECHABIER.COM
 Proprietary interest in site: owner
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: 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. 27, 28, 29 Tract 3 Block: 3 Unit: B N
 Subdiv. / Addn. North Alb Acres
 Current Zoning: IP Proposed zoning: IP
 Zone Atlas page(s): B-18 No. of existing lots: 3 No. of proposed lots: 1
 Total area of site (acres): 2.6 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. N/A MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: West I-25 frontage road 5401 Venice NE
 Between: West I-25 frontage road and San Mateo 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.):
02DRB-01709

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

SIGNATURE John E Meachabier DATE 12/16/02
 (Print) John E Meachabier 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	SF.	Fees
<u>02DRB - 01905</u>	<u>SDPA</u>	<u>P3</u>	<u>\$ 38500</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Jan. 8, 2003</u>			Total <u>\$ 38500</u>

RP [Signature] 12/16/02
 Planner signature / date

Project # 1002338

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 *N.I-25 SDP..*
 - 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.

John E. Mechenber
Applicant name (print)

John Brown for
Applicant signature / date

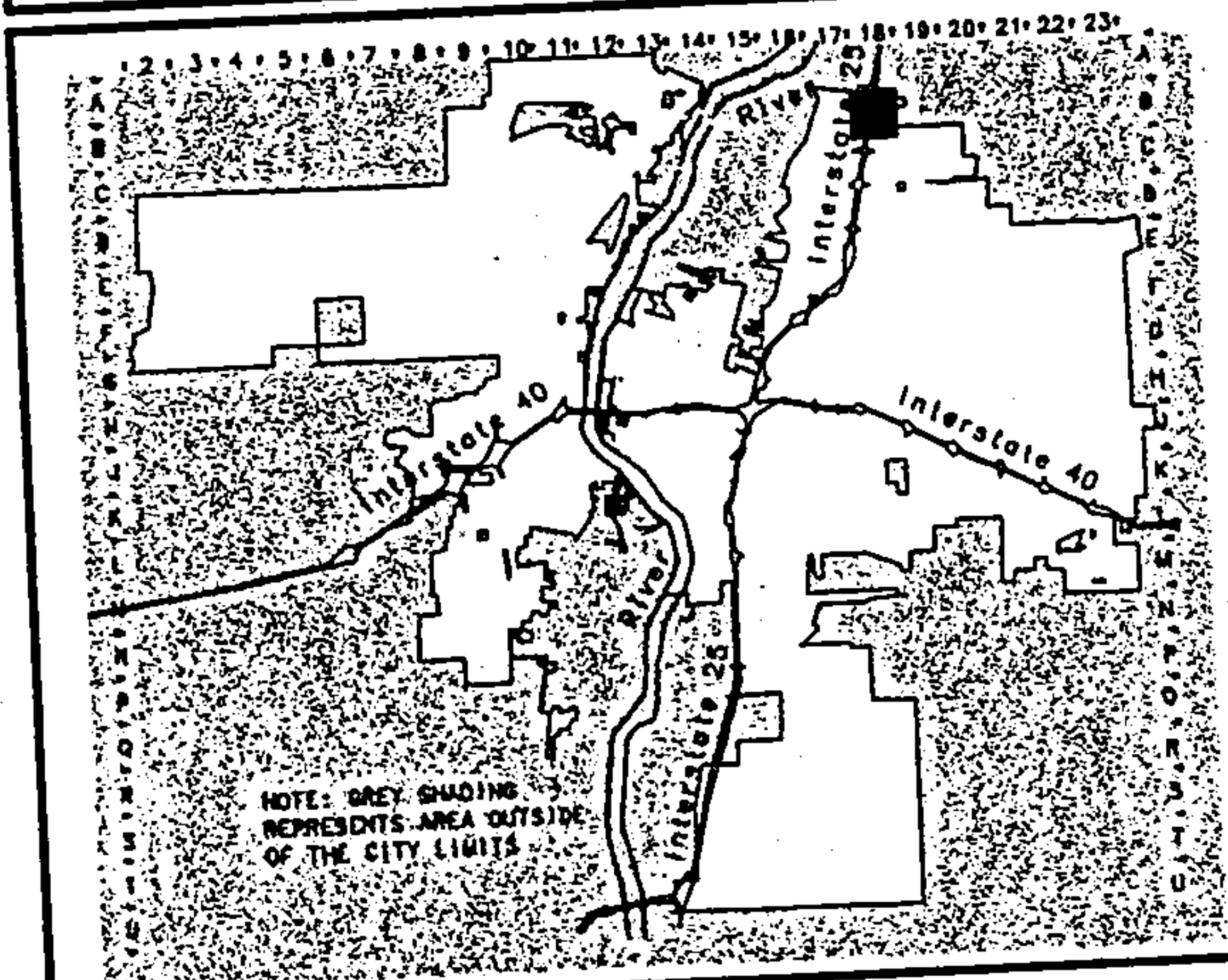
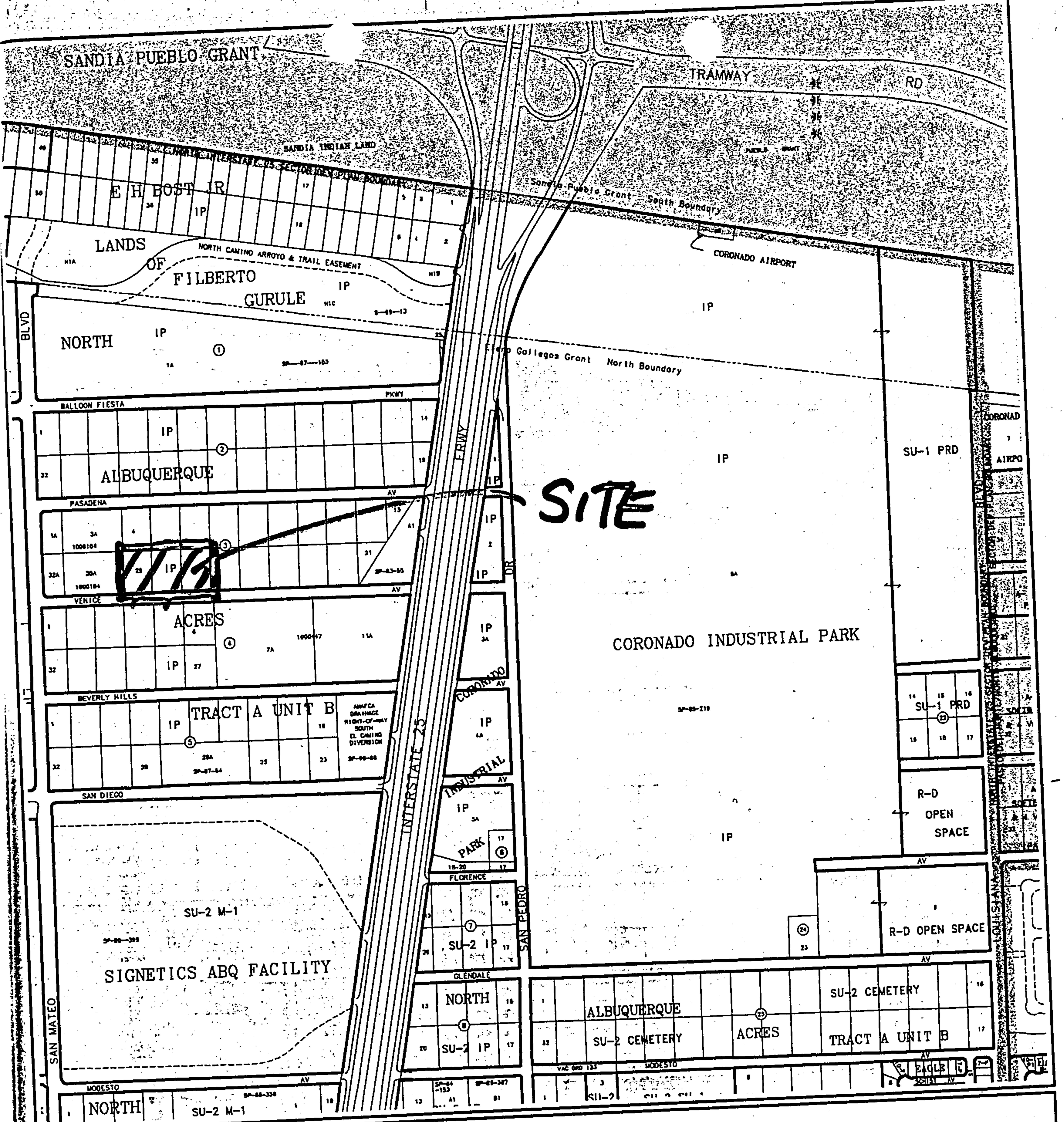


Form revised September 2001

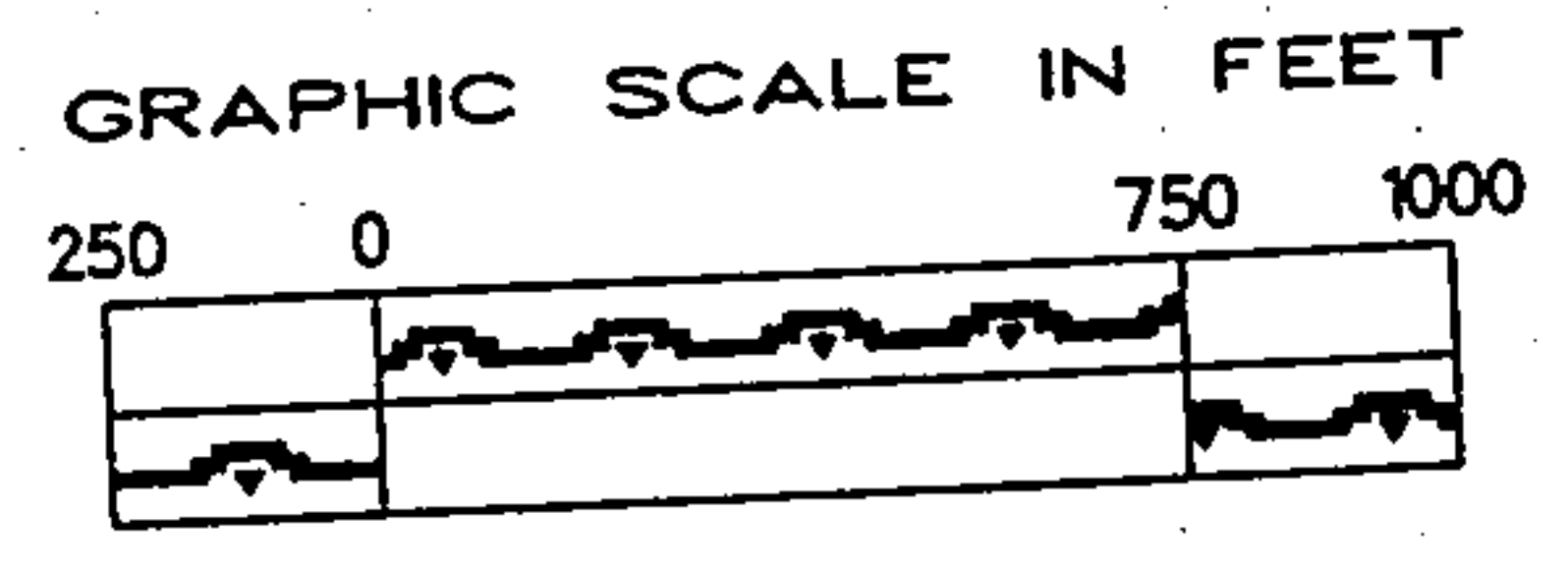
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
02DRB- - 01905

Pat Dehart 12/16/02
Planner signature / date

Project # 1002338



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



Zone Atlas Page
B-18-Z
Map Amended through April 03, 2002

December 16, 2002

36
36
36
36

City of Albuquerque
Development Review Board

RE: Project #1002338

Mechenbier Construction, Inc. submits the following project #1002338 for review and approval to the City of Albuquerque Development Review Board:

Contractor/Developer: Mechenbier Construction, Inc.
8804 Washington, NE Suite A
Albuquerque, NM 87113
Phone: Office – 828-1676 Fax 823-1516
Email: jmechenbier@mechenbier.com

Contact Person: John E. Mechenbier

Site Address: 5401 Venice Ave., NE
Site Legal Description: Lots 27, 28, & 29 Block 3, Tract A, Unit B
North Albuquerque Acres
Site Area: 2.66 Acres/115,830 SF
Zone Atlas: B-18-2
Current Zoning: IP
Proposed Zoning: No Change
Proposed Development: Office/Warehouse/Showroom – approximately 42,493 SF

Pending Issues:

- Mechenbier Construction, Inc., has made an application for a public hearing requesting a variance in respect to Zoning Ordinance #14-6-3-10 to omit the rear yard/lot line landscaping requirement. The application is #022 HE 01766, the hearing date is January 21, 2003.
- Mechenbier Construction, Inc. has received a water and sewer availability permit.

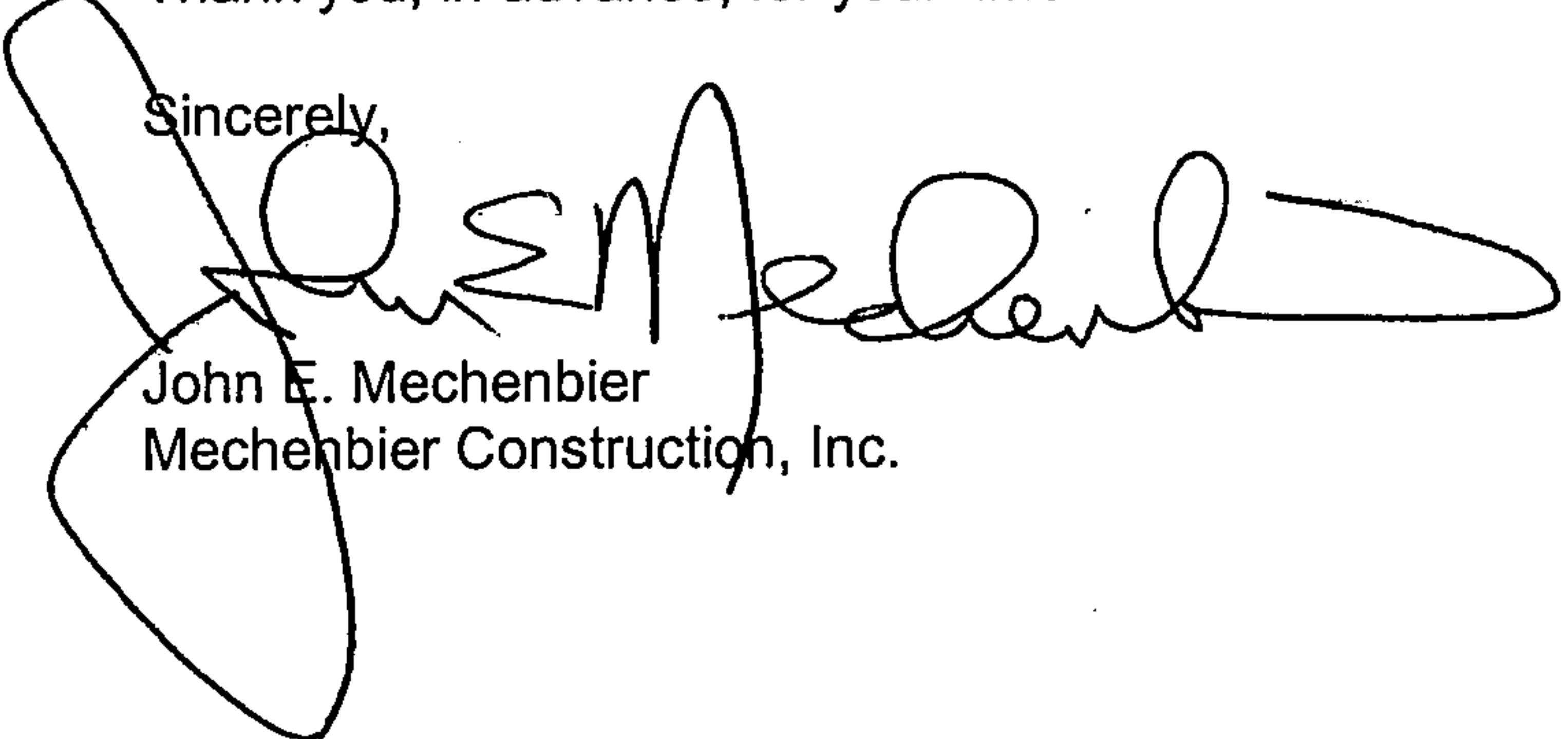
Requests:

- A replat/lot consolidation of lots 27, 28 & 29 into a single parcel/lot #28A.
- S.I.A. for the construction and development of the northerly half section of Venice Ave., NE. This S.I.A. would include asphalt/pavement, curb, gutter and sidewalk. The sanitary sewer, water and storm sewer are currently in place in front of the aforementioned site.

Questions, comments, etc., should be directed to the aforementioned contact person.

Thank you, in advance, for your time and consideration.

Sincerely,


John E. Mechenbier
Mechenbier Construction, Inc.



City of Albuquerque
Environmental Health Department
One Civic Plaza
Albuquerque, NM 87102

Attn: Marcia A. Pincus

December 11, 2002

Subject: Site Development Plans for Lots 27, 28 and 29 Block 3 Tract A Unit B
N.A.A., DRB-1002338

Dear Ms. Pincus,

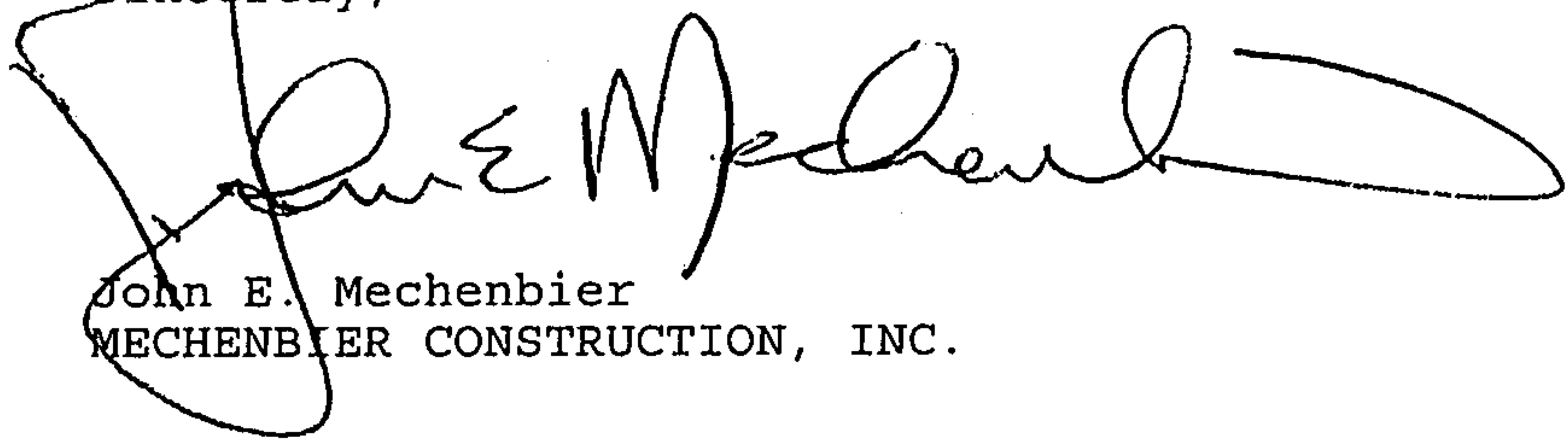
Attached is copy of Landfill Gas Assessment for the subject site prepared by
Geo-Test.

Mechenbier Construction Inc. agrees to implement the recommendations as
stated in the Geo-Test report 5-21201 pertaining to the sealing of all
expansion joints, shrinkage cracks and utility penetrations of floor slabs.
There will be no below slab heating or air conditioning duct in the project,
and utility trenches will be compacted to 95% of its maximum density as
determined by ASTM D-1557. These items will be noted on the construction
plans.

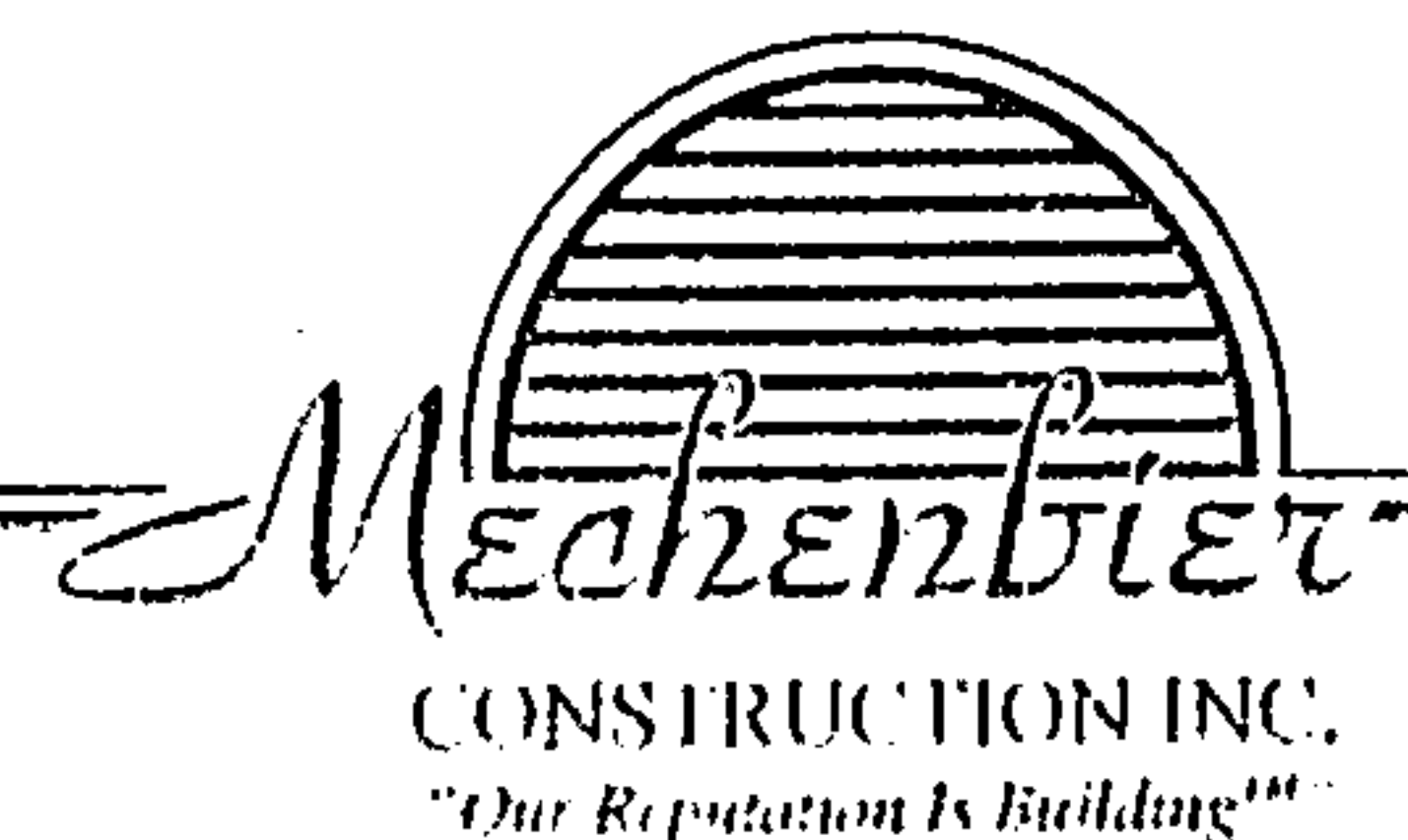
Could you please provide a letter that states the Geo-Test report and the
above requirements/prerequisites complies with the Interim Guidelines for
Development within 1000 feet of Landfills (revised August 28, 2001). If you
could provide some preliminary approval soon so DRB submittal could be made
this coming Tuesday, December 17, 2002.

Please advise if Mechenbier Construction can assist you or your department in
doing this approval. I would like to thank you in advance for your time and
assistance.

Sincerely,



John E. Mechenbier
MECHENBIER CONSTRUCTION, INC.



FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME 5401 VANCE NE

AGIS MAP # B-18

LEGAL DESCRIPTION Lot 27, 28, 29 Tract A Block 3 Unit B N.A.A.

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 12/13/02 [date].

John E. Mechebier
Applicant / Agent

12/16/02
Date

Bruce B. L.
Hydrology Division Representative

12/16/02
Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 12/3 [date].

John E. Mechebier
Applicant / Agent

12/16/02
Date

see letter
from McDough
12/12/02

Utilities Division Representative

Date

DRB# _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: John E. Mechenbier Date of request: 12/14/02 Zone atlas page(s): B-18

CURRENT: Zoning I-P
Parcel Size (acres / sq.ft.) 2.65 ac

Legal Description -
Lot or Tract # 27,28,29 Block # 3
Subdivision Name Tract A Unit B NAA

REQUESTED CITY ACTION(S):

Annexation	[]	Sector Plan	[]	Site Development Plan:	Building Permit	[X]
Comp. Plan	[]	Zone Change	[]	a) Subdivision	Access Permit	[]
Amendment	[]	Conditional Use	[]	b) Build'g Purposes	Other	[]
				c) Amendment		[]

PROPOSED DEVELOPMENT:

No construction / development []
 New Construction [X]
 Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - 1
 Building Size - 42,453 (sq. ft.)
office/warehouse

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative John E. Mechenbier Date 12/14/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring TIS: Previously studied: []

Notes: DOES NOT MEET SQUARE FOOT THRESHOLD FOR OFFICE WAREHOUSE / IP

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony J. [Signature] 12-4-02
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: project size does not meet min. req'd for AQIA, per city zoning code... BAA.

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

Baker West for EHD 12/04/02
ENVIRONMENTAL HEALTH DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	<u> </u> / <u> </u> / <u> </u>	_____	_____
	- FINALIZED	<u> </u> / <u> </u> / <u> </u>	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	<u> </u> / <u> </u> / <u> </u>	_____	_____
	- FINALIZED	<u> </u> / <u> </u> / <u> </u>	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

Mike
3620

Florida
3979

3990

3830

36
36
36
36

FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

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

ZONE MAP NUMBER B-18-2

REFERRAL # _____

SITE ADDRESS 5401 VENICE NE

LEGAL DESCRIPTION: SUBJECT TRACT LOTS #27, 28 AND 29 BLOCK 3 TRACT

A UNIT B NAD. TO BE REPLATED TO LOT 28A BLOCK

3 TRACT A UNIT B NAD. A

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1

INSTANTANEOUS FLOW REQUIRED 1066

SQUARE FOOTAGE - LARGEST BUILDING _____

TYPE CONSTRUCTION 11N SFR

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

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

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

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 1

DATE: 11/20/02

FIRE DEPARTMENT INSPECTOR: Joseph Jen

RECEIVED BY: John Chan TELEPHONE: 828-1670

NOTES:

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

WHITE - INDIVIDUAL

YELLOW - FILE

24
24
24
24

City Of Albuquerque
Development Services, Public Works Division
Plaza Del Sol
Albuquerque, New Mexico

Attn: Jack McDonough, Associate Planner

December 3, 2002

Re: Water and Sewer Availability

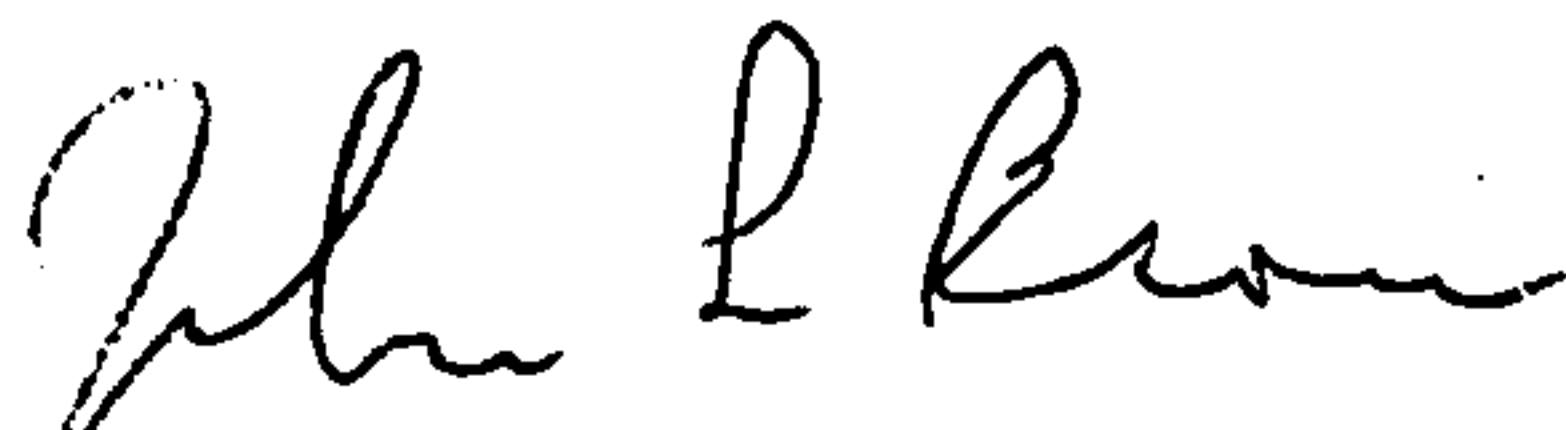
Dear Jack,

This is to request the water and sewer availabilities for lots 27, 28 and 29 Block 3 Tract A Unit B N.A.A. Zone Map page is B-18-Z. DRB-1002338 is number assigned should you need to review a sketch plan of proposed use.

Attached is copy of fire flow requirements for project. Building will have fire sprinklers. It is anticipated that two public fire hydrants will be added (one on northwest corner and other on southeast corner). C.L. Weiss will be doing the design for these and infrastructure related items in Venice NE.

Please advise if you need additional information or if I may be of farther assistance in this matter.

Sincerely,



John L. Brown, Construction Manager
MECHENBIER CONSTRUCTION, INC.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 12, 2002

Mechenbier Construction Inc.
8804 Washington NE
Albuquerque, New Mexico 87113

Re: Water and Sanitary Sewer Availability / Lots 27 through 29,
Block 3, North Albuquerque Acres, Tract A, Unit B

B-18

Sirs:

Existing Conditions: The property includes approximately 2.5-acres on the north side of Venice between San Mateo and the Frontage Road. Existing public utilities include 8-inch water and sewer lines in Venice. Lots as platted are serviceable via routine connection.


Proposed: A site plan for building permit is pending before the Development Review Board, project #1002338. It calls for a single office warehouse structure of approximately 42,500 sq. ft. A 4-foot grade separation is shown at the middle of the slab. Approval will be contingent on a lot consolidation plat.

Fire Protection: The Fire Marshal's requirements of November 11 call for 1066 GPM. Requirements were based on a Type II-N construction and reflect a 50% credit for fire sprinklers. They were based on a maximum building area of 21,960 sq. ft. This presumes an area separation wall along the grade separation. The building construction type and separation wall must be shown on the approved site plan. The required flow is available from the Venice line, but system maps show no hydrants meeting distance and access requirements. At least two new public hydrants will be required: one at either entrance in standard right-of-way locations. Additional on-site private hydrants may also be required. Locations must be approved by the Fire Marshal's Office prior to site plan and / or DRC sign off. Note: No grading information was provided. Assuming a pad elevation of 5175' msl peak day static pressure should be approximately 60 psi. Design and Construction of public hydrants will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' via the 'DRC / City Work Order' process. The work order must include fire line stubouts for the sprinklers and any on-site hydrants as well as service connections. All work must be done by your utility contractor as part of the work order.

Service / UEC: Actual meter placement must be coordinated through Customer Services: 768-2840. In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3987.

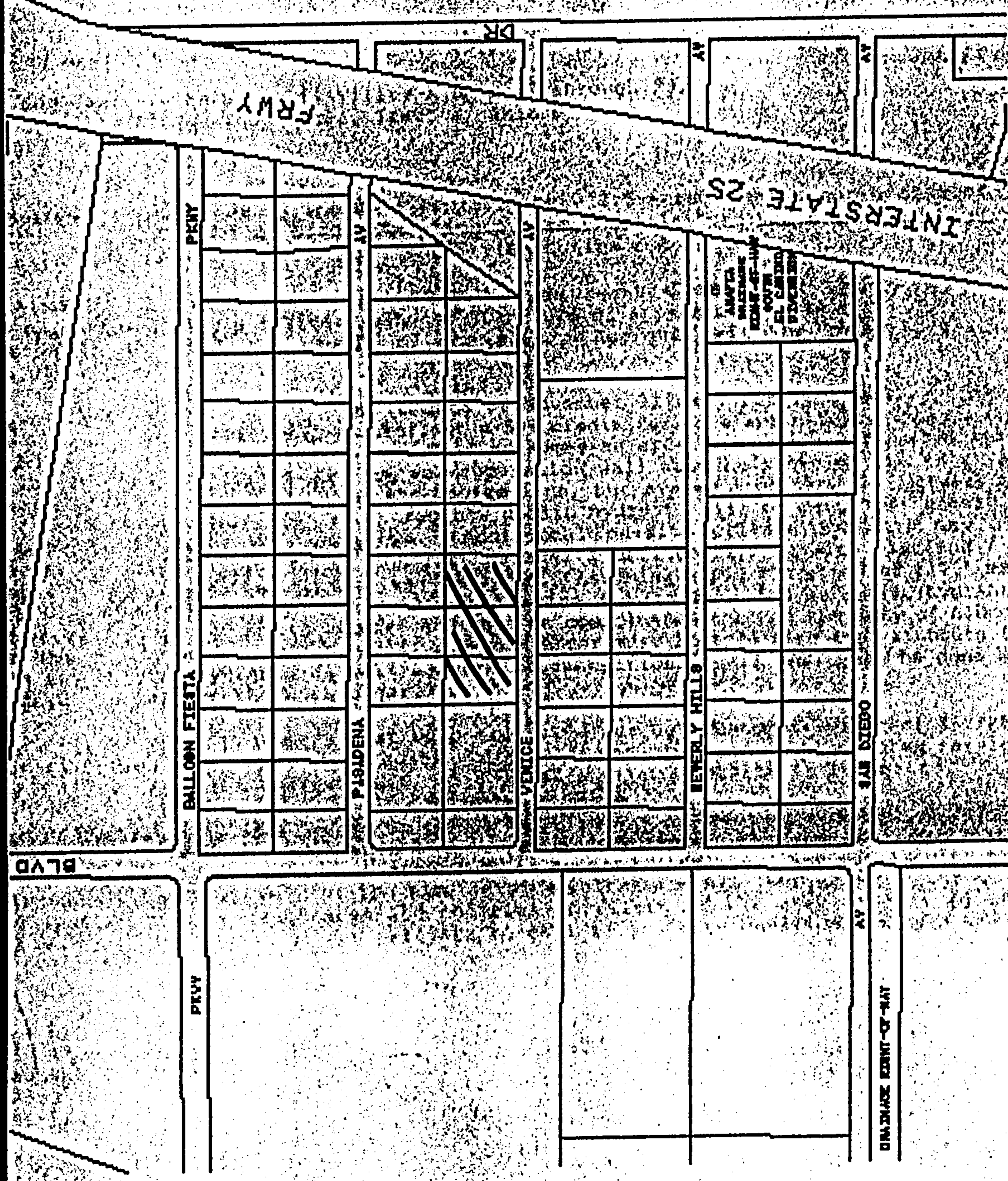
Sincerely,


John F. McDonough
Engineering Associate
Development Services

Attachments: System / Location Map(s)

c: f/ 1002338
f/ readers #21204
f/ availability B-18

Plan/Zone: 44: 4.453742, 5118
d: dg: 0.29827, 1.24922 dist: 1.29819



A
B-18

See letter
20-21-21-02
#21204

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	<u>1" = 20'</u>
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 *None* 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 *None* 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: _____
Provided: _____
- 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.

**
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**
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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). *1/16" = 1' so all on 1 page*
- 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

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 JOHN. E. MECHENBIER
AGENT NA
ADDRESS 8804 WASHINGTON ST, NE 87113
PROJECT NO. 1002338
APPLICATION NO. 02DRB-01905

\$ 385⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 385⁰⁰ **Total amount due**


9407

MECHENBIER CONSTRUCTION INC. 6-91
8804 WASHINGTON, NE., STE. A
ALBUQUERQUE, NM 87113

DATE 12/16/02 95-219 113
1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 385⁰⁰

three hundred eighty five and no hundredths DOLLARS

 Norwest Bank New Mexico, N.A. 0113
P.O. Box 1081
Albuquerque, NM 87103-1081

FOR 5401 VANCE AVENUE *****DUPLICATE*****
City of Albuquerque
Treasury Division

⑈009407⑈ ⑈107002192⑈ ⑈1017550475⑈

~~60252928129 BKR3 TRAU 029 R NAER~~

12/16/2002 4:19PM LOC: ANNX
RECEIPT# 00001741 WSH 006 TRANSH 0024
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt \$385.00
J24 Misc \$385.00
CK 10/28/02 \$385.00
CHANGE \$0.00



1002338

City of Albuquerque

Environmental Health Department

Martin J. Chavez, Mayor
Interoffice Memorandum

DATE: January 24, 2003

TO: Fred Aguirre, City Engineer, Planning Department

FROM: Marcia A. Pincus, Environmental Engineer, Environmental Health Department

SUBJECT: Site Development Plans for Lots 27, 28, 29, Block 3 Tract A Unit B N.A.A., DRB - 1002338. 5401 Venice NE North Albuquerque Acres.

The recommendations made by Geotest Inc. in their report dated January 9, 2003 entitled: "Revised Landfill Gas Assessment Lots 27, 28, and 29, Block 3, Tract A North Albuquerque Acres" and acceptance of these recommendations by John Mechenbier as stated in his letter dated January 20, 2003 in which Mr. Mechenbier agrees to:

- 1) implement Geotest Inc. recommendations, and
 - 2) acknowledges that implementation of Geotest Inc. recommendations is a condition of approval for the proposed construction
- satisfies Albuquerque Environmental Health Department's concern that associated potential risk, both present and future from landfill gases has been addressed.

Albuquerque Environmental Health Department recommends that Mr. Mechenbier's project proceed through the DRB process; but **NOT** the building permit process until the design plans for the proposed development have been submitted and approved by Albuquerque Environmental Health Department.

cc: Kevin Curran, Legal Department
Charles Kolberg, Legal Department
~~Sheran Matson, Planning Department~~
John Brown, Mechenbier Construction, Inc.
File

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

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 **Z**

ZONING

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: John E Mechenbier PHONE: 828-1676

ADDRESS: 8804 Washington NE Suite A FAX: _____

CITY: Alb. STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: Owner

AGENT (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Sketch Plan for Bldg Permit
3 lots into 1 and building

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. 27, 28 & 29 Block #3 Tract A Block: 3 Unit: B NAA

Subdiv. / Addn. NAA

Current Zoning: IP Proposed zoning: IP

Zone Atlas page(s): B-182 No. of existing lots: 3 No. of proposed lots: 1

Total area of site (acres): 2.65 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?

UPC No 101806505827620104, 101806507427620105, MRGCD Map No. 85-182

LOCATION OF PROPERTY BY STREETS: On or Near: Venice NE between San Mateo & I-25

Between: San Mateo Blvd. NE and I-25 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.): NA

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

SIGNATURE John L. Brown DATE 11/05/02

(Print) John L. Brown 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 - 01709</u>	<u>Sketch Pl.</u>	<u>PB</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>NOV. 13 2002</u>			Total \$ <u>0</u>

John L. Brown
 Planner signature / date

Project # 1002338

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.

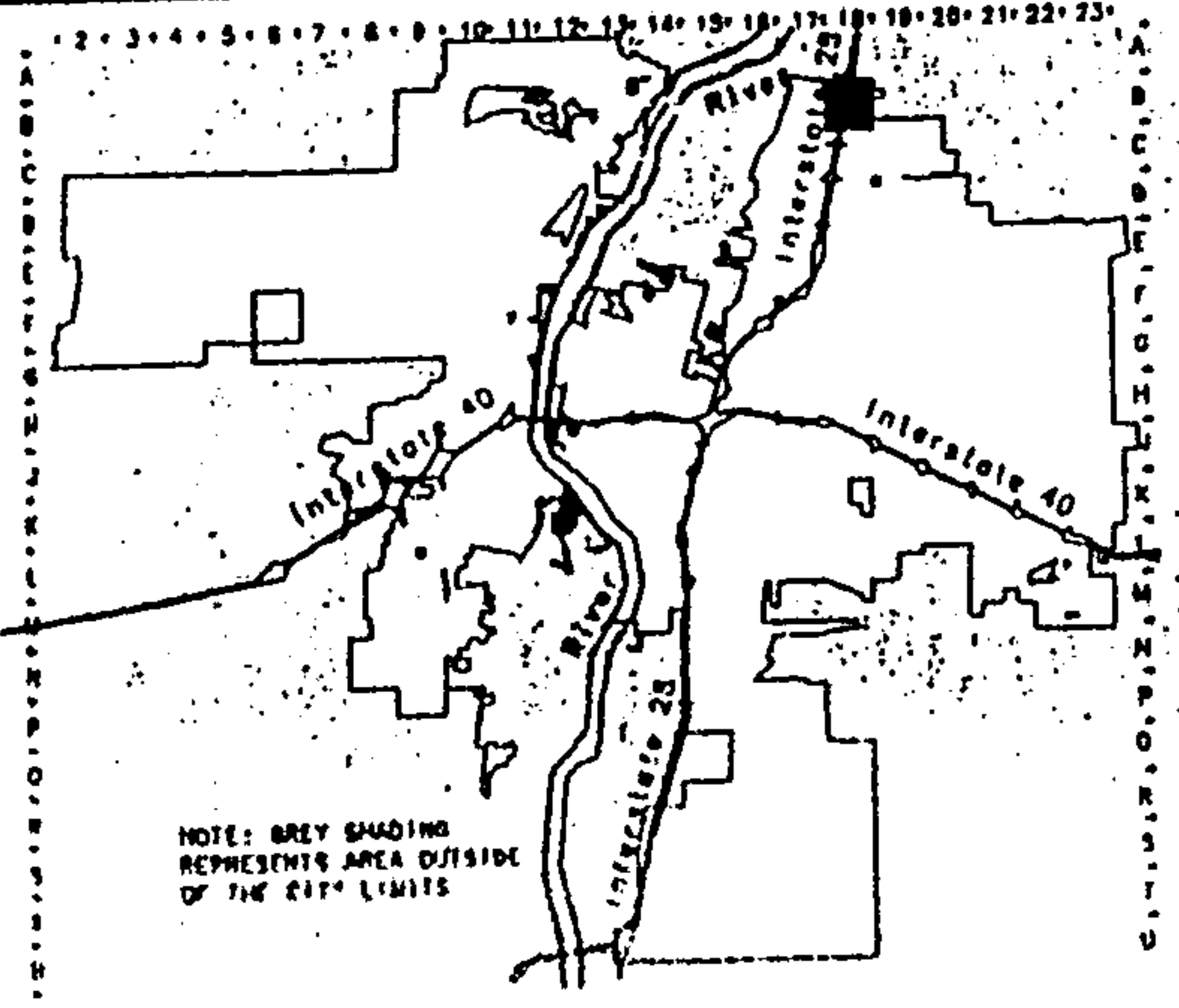
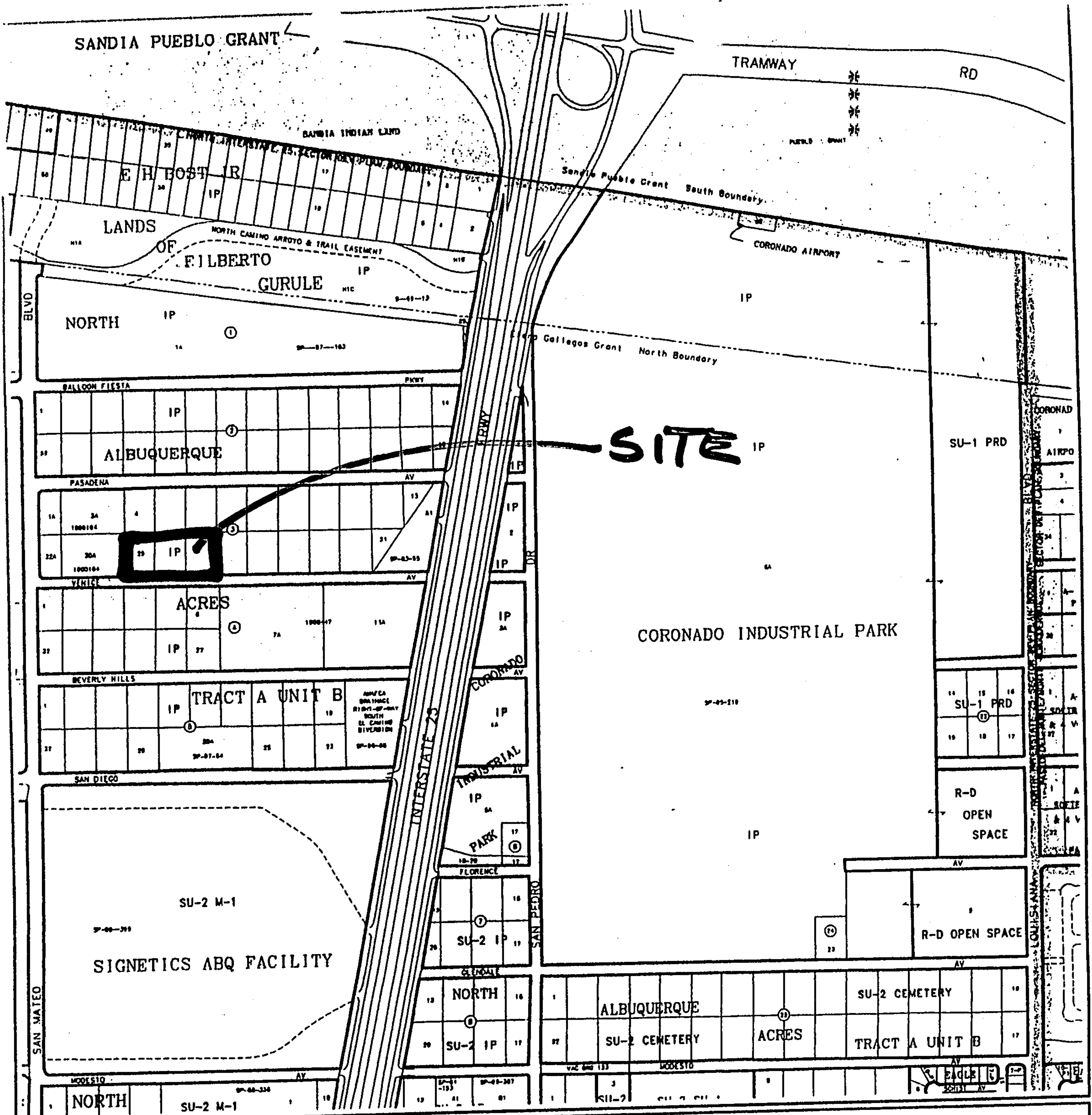
John E. Mechenbier
Applicant name (print)
For John L. B... 11/5/02
Applicant signature / date



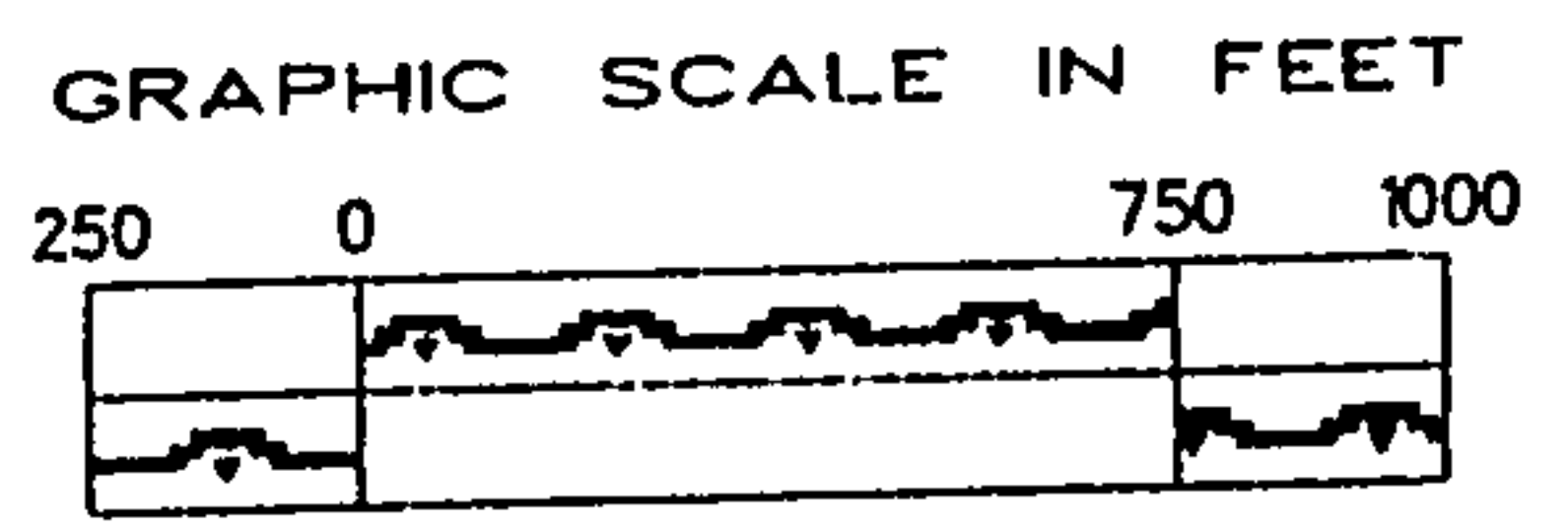
Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
02DRB - -01709

B. Schubert 11/05/02
Planner signature / date
Project # 1002338



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



Zone Atlas Page
B-18-Z
 Map Amended through April 03, 2002

**
**
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November 5, 2002

City of Albuquerque
Development Review Board
Albuquerque, NM

RE: Sketch Plan Review

Project: Proposed Office/Warehouse Complex

Proposed Address: 5401 Venice Avenue, NE

Zone Atlas Page: B-18Z

Current Legal Description: Lots #27, 28, 29 Block # 3, Tract A, Unit B, N. A. A.

Current Zoning: IP

Contractor: Mechenbier Construction, Inc.
8804 Washington, NE Suite A
Albuquerque, NM 87113

Contact Person: John E. Mechenbier
Work: 828-1676
Email: jmechenbier@mechenbier.com

Request:

1. A replat of Lots 27, 28, & 29 into a single lot (proposed identity Lot #28-A); eliminating the interior lot lines.
2. Extension/Development of the northerly half section/side of Venice Avenue, NE. Extension/Development of public R.O.W. to include sidewalks, curb, gutter and asphalt/pavement.
3. The variance request to omit the requirement for a six foot (6') landscape buffer requirement on the rear northerly property line. We are not asking for a waiver to the requirement to landscape 15% of the net site area.

Sincerely,



John E. Mechenbier
Mechenbier Construction, Inc.

JEM/bw

DOC: COMMERCIAL BUILDS-NEW 5401 VENICE CITY OF ALBUQUERQUE