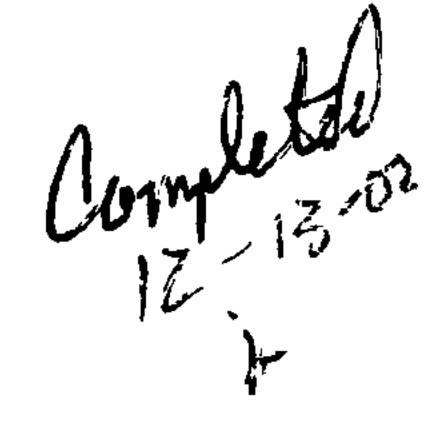


DRB CASE ACTION LOG

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 A | pplication N | lo.:02-01762 (SBP) Project # 1002354 |
|---------------|---|--|
| Projec | t Name: ME | RIDIAN BUSINESS PARK EPC Application No.: Z-92-57 |
| Agent: | Claudio Vig | il Architects Phone No.: 842-1113 |
| Your reapprov | equest for (S | SDP for SUB), (SDP for BP)) (FINAL PLATS), (SECTOR DEVELOP. PLAN), was |
| | TRANSPO | Signal Mitigation? - None XEOD. |
| | UTILITIES SE SE SE SE SE SE SE SE SE | pecify meter size Perise connections P W + SAS main porcet 4 size in Meridian Porcet Fix Hydrant @ Near W/ Bollands |
| | CITY ENG | SINEER / AMAFCA: |
| | PARKS / C | CIP: |
| | Se EF PI - T In Co Wi Pr | G (Last to sign): ee comments dated C comments (name) anning must record this plat. Please submit the following items: The original plat and a mylar copy for the County Clerk. Fax certificate from the County Treasurer. Recording fee (checks payable to the County Clerk). RECORDED DATE: Fax printout from the County Assessor. clude 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 in the County Clerk. Toperty Management's signature must be obtained prior to Planning Department's consture. |

| | | | Completed 12 |
|--|--|---|--|
| PROJECT NO. 1002 | 351 | APPLICATION NO. | 100 m 17 d = |
| | MERIDIAN BUS. | | 02-01162 PA |
| EPC APPLICATION N | JO | PARK LOT #9 | |
| | _ | A A | |
| APPLICANT / AGENT | Cleudio Vigil | ARch. PHONE | NO. 892-1113 |
| ZONE ATLAS PAGE | J-10 | | |
| | | | |
| ONE | STOP CON | AMENT FORM | 1 LOG |
| TRANSPORTATION DEV (5 | 505) 924-3990 | | |
| PLANS DISAPPROVED | | | DATE |
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| PLANNING (505) 924-3858 | | | |
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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

| DRB-1002354 | Item No. 5 | Zone Atlas J-10 | |
|----------------------|-------------------|----------------------|------------|
| DATE ON AGENDA 11-2 | 7-02 | | |
| INFRASTRUCTURE REQU | IRED (?)YES ()NO | 0 | |
| CROSS REFERENCE: | | | |
| | | | |
| | | | |
| TYPE OF APPROVAL RE | QUESTED: | | |
| ()SKETCH PLAT ()P | RELIMINARY PLAT | ()FINAL PLAT | |
| ()SITE PLAN REVIEW | AND COMMENT () | SITE PLAN FOR SUBDIV | 'ISION |
| (x)SITE PLAN FOR BU | | | · |
| | | | |
| _No. | Comment | | |
| □ Signal off-site m | | in order. | <u> </u> |
| □ The sidewalk adjac | | | to be eigh |
| feet in width, pe | | | |
| Dimension the pub | | | |
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| If you have any ques | stions or comment | ts please call Richa | rd Dourte |
| at 924-3990. Meeting | | | ra Doarce |
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DEVELOPMENT REVIEW BOARD ACTION SHEET

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

NOVEMBER 27, 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: 10:53 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 # 1001082
02DRB-01700 Major-Preliminary Plat
Approval
02DRB-01701 Major-Vacation of
Public Easements
02DRB-01702 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES request(s) the above action(s) for all or a portion of Tract(s) F, Block 9, PARK HILL, UNIT 2, zoned RT, located on MILKY WAY ST NW, between MCMAHON BLVD NW and BLACK ARROYO BLVD NW containing approximately 2 acre(s). [REF: 01D-00699, 01DRB-00698, 01DRB-00700] (A-11) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 112/27/02 AND APPROVAL OF GRADING PLAN ENGINEER STAMP DATED 2/25/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERNAL STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. Project # 1001453 02DRB-01697 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) E-1, SEDONA SUBDIVISION @ VENTANA RANCH, zoned R-LT, located on UNIVERSE BLVD NW, between VENTANA RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [REF: 1000132/01440-01470, 1000143] (B-10) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

Project # 1001453 02DRB-01751 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON, INC. agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) E-1, SEDONA @ VENTANA RANCH, (to be known as CANTABELLA SUBDIVISION, UNITS 2 AND 3, zoned R-LT residential zone, located EAST OF UNIVERSE BLVD NW, between VENTANA RANCH RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [REF: 02DRB-01455, 02DRB-01613, 1000132] (B-10) A ONE-YEAR EXTENSION TO THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 11/28/01.

3. Project # 1002323 02DRB-01669 Major-Vacation of Public Easements

WESTLAND DEVELOPMENT CO. INC., request(s) the above action(s) for all or a portion of Lot(s) 7A, VOLCANO BUSINESS PARK, PHASE 1, zoned SU-1 special use zone, IP, located on TODOS SANTOS ST NW, SOUTH OF NEW OURAY RD NW and NORTH OF OLD OURAY RD NW containing approximately 2 acre(s). [REF: V-87-114, Z-95-38] (G-10) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

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

02DRB-01704 Major-SiteDev Plan

BldPermit

Subd

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

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

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

5. Project # 1002354
02DRB-01762 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for G & A LTD., CO request(s) the above action(s) for all or a portion of Lot(s) 9, MERIDIAN BUSINESS PARK, zoned IP, located on MERIDIAN PL NW, between GALLATIN PL NW and AIRPORT RD NW containing approximately 3 acre(s). [REF: DRB-92-396, Z-92-57, DRB-96-336] (J-10) SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH TO FINAL SIGN OFF DELEGATED DEVELOPMENT AND TRANSPORTATION UTILITIES DEVELOPMENT.

6. Project # 1002355
02DRB-01763 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for VIC BRUNO CO., request(s) the above action(s) for all or a portion of Lot(s) 1, Tract(s) A, Unit 2, ATRISCO BUSINESS PARK, zoned IP, located on AIRPORT RD NW, between BLUEWATER RD NW and LOS VOLCANES RD NW containing approximately 8 acre(s). [REF: Z-92-57] (J-10) SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.

7. Project # 1000375
02DRB-01756 Minor-Amnd SiteDev
Plan Subd
02DRB-01757 Minor-Prelim&Final
Plat Approval

WAYJOHN SURVEYING INC agent(s) for CARLISLE PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) C, **DUKE CITY INDUSTRIAL AREA**, zoned C-2 (SC), located on CLAREMONT ST NE, between WELLESLEY DR NE and CARLISLE BLVD NE containing approximately 7 acre(s). [REF: Z-99-76, Z-96-43, DRB-99-281, DRB-96-173] [DEFERRED FROM 11/27/02] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/4/02**.

8. 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 1/8/03.

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

9. **Project # 1001937**02DRB-01754 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC. agent(s) for ASSISTANCE LEAGUE OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C-1, CROUCH'S SUBDIVISION, zoned C-2 community commercial zone, located on THE EAST SIDE OF TRUMAN ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: 02DRB-00707, 02DRB-00906] (J-17) PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER.

10. Project # 1002088
02DRB-01755 Minor-Prelim&Final
Plat Approval

HARRIS SURVEYING INC. agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 7-A, 8-A and 9-A, Block(s) 5, JOHN BARON BURG PARK ADDITION, zoned S-R, Sawmill Residential, located on THE WEST SIDE OF 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 02DRB-01063 SK, 02DRB-01483 VAC] (H-13) PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER.

11. **Project # 1002350**02DRB-01752 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC. agent(s) for D & L PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) C & D, BUENA VENTURA ADDITION, zoned C-2 community commercial zone, located on THE NORTH SIDE OF CENTRAL AVE NE, between CONCHAS ST NE and ESPEJO ST NE containing approximately 3 acre(s). [REF: V-76-05] (K-20L-20) PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.

12. **Project # 1002352**02DRB-01760 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for ZOREH AFSARZADEH & CHARLES EMERY request(s) the above action(s) for all or a portion of Lot(s) 33, 34, AND 35, Block(s) 43, VALLEY VIEW ADDITION, zoned C-2, located on COPPER AVE NE between JEFFERSON ST NE and MADISON ST NE containing approximately 1 acre(s). (K-17) PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.

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

13. Project # 1002353
02DRB-01761 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for LONGFORD GROUP request(s) the above action(s) for all or a portion of Tract(s) A, **SUNRISE RANCH**, **UNIT 1**, zoned R-D residential and related uses zone, developing area, 9 & 20 DU/A, located on the NORTH SIDE OF EUCARIZ AVE SW, between ROUND UP PL SW and CACTUS POINT DR SW containing approximately 4 acre(s). [REF: 1000934, 1000301] (L-8) **NO ONE PRESENT. COMMENTS WERE FORWARDED.**

14. Approval of the Development Review Board minutes for November 13, 2002. MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.

15.

ADJOURNED: 10:53 A.M.



DRB CASE ACTION LOG

REVISED 8/20/2002

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

| DRB Application No.:02-01762 (SBP) Project Name: MERIDIAN BUSINESS PARK | | | Project # 1002354 EPC Application No.: Z-92-57 | | |
|---|----------|--|--|--|--|
| | | | | | |
| appro | ved on _ | | NAL PLATS), (SECTOR DEVELOP, PLAN), was egation of signature(s) to the following departments. | | |
| | | SPORTATION: Signal Mitigatio | | | |
| | UTILIT | Specify meter size | t SAS main nidian rear w/ bollands | | |
| | CITY E | ENGINEER / AMAFCA: | | | |
| | PARK | S / CIP: | | | |
| | PLAN | -The original plat and a mylar copy -Tax certificate from the County Tr -Recording fee (checks payable to -Tax printout from the County Assentated a copies of the approved County Treasurer's signature my with the County Clerk. | Please submit the following items: y for the County Clerk. reasurer. the County Clerk). RECORDED DATE: | | |



City of Albuquerque CITY Q.F. &LBUQUERQUE, NEW MEXICO 87103 PUBLIC WORKS DEPARTMENT DEVELOPMENT SERVICE

HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

| DRB CASE NO/PROJE | CT NO: 1002354 | AGENDA ITEM NO: 5 |
|--|---|---|
| SUBJECT: | | |
| (01) Sketch Plat/Plan (02) Bulk Land Variance (03) Sidewalk Variance (03a) Sidewalk Deferral (04) Preliminary Plat | (05) Site Plan for Su (06) Site Plan for BP (07) Vacation (08) Final Plat (09) Infrastructure L | (11) Grading Plan(12) SIA Extension(13) Master Development Plan |
| ACTION REQUESTED: | | |
| REV/CMT:() APP:() SIGI | N-OFF:(x) EXTN:() AMI | END:() |
| ENGINEERING COMMENT No adverse comments. | <u>rs:</u> | |
| RESOLUTION: | | |
| APPROVED; DENIED _ | ; DEFERRED; CO | MMENTS PROVIDED: WITHDRAWN |
| | | 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/AMAI | | <u>DATE</u> : November 27, 2002 |

DEVELOPMENT REVIEW BOARD (DRB) CITY OF ALBUQUERQUE

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION PUBLIC WORKS DEPARTMENT PHONE 924-3989 Roger Green 924-3988 Nancy Musinski

D.R.B. CASE NO.: 1002354 DATE: 11/27/02 ITEM NO.: 5

ZONE ATLAS PAGE: J-10 LOCATION: Lot 9 Meridian Business Park

REQUEST FOR: Site Plan for BP.

COMMENTS:

- 1. Plan calls for 8" meter.

 UEC 8-inch meter = \$161k
- 3. Why the long waterline men to the FH C real of bulling" W in Gallatin is available for feeline connection.

 Cikewise N SAS SVC: why not connect to Ck. 8" SAS in Gallatin?
- 3. Ex. W in Meridian Place is 10-inch, Not 16-inch as your plan shows.
- 4. Need protection for Fit @ rem of bldg.

SIGNED: Many S. Musium

DATE: 11/27/02

CITY OF ALBUQUERQUE PLANNING DEPARTMENT Development Review Board Comments

Meeting Date: November 27, 2002

Agenda Item: 5 Project #: 1002354

Application # 02DRB-01762

Subject: Meridian Business Park

The signage on the front building elevation is unclear as to face height & width dimensions. Please indicate also the sign color & material, Whether it will be illuminated and if so, how per Atrisco Business Park MDP.

Landscape Plan: Avoid high water use trees and high allergen junipers. The SDP shows landscaping in the same area as the "18' wide gravel fire apparatus access road". What is this? Vehicles can't travel in landscaping as shown.

2. Lighting: The density is required on the Elevations Sheet. Parking lot lighting is not indicated. Height, type, density & location is needed per City Zoning Code, Section 14-16-3-9.

Under Section 14-16-3-1, Parking Regulations, Part 3. General Regulations, of the City Zoning Code, G(4) "Where building facades abut parking areas, pedestrian sidewalks, no less that 8' in width, shall be provided adjacent to and along the full length of the building.

Screening for refuse receptacle: The Meridian Business Park Plan indicates a 6' masonry enclosure. The SDP does not clearly indicate if and what type of screen enclosure is planned. Please indicate with a statement or elevation cross section on the SDP.

Sheran Matson, DRB Planning Representative

Telephone: 924-3880 Fax: 505-924-3864

DEVELOPMENT REV. CITY OF ALBU

REVIEW COI

By the

UTILITY DEVELOPMENT SEC

DEVELOPMENT & BUILDING PUBLIC WORKS DE PHONE 92

92

D.R.B. CASE NO.: 1002354 DATE: 11/27/02 ITEM NO.: 5

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SIGNED: Many Shusan

DATE: 11/27/02

CITY OF ALBUQUERQUE PLANNING DEPARTMENT Development Review Board Comments

Meeting Date: November 27, 2002

Agenda Item: 5 Project #: 1002354

Application # 02DRB-01762

Subject: Meridian Business Park

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- 4. Under Section 14-16-3-1, Parking Regulations, Part 3. General Regulations, of the City Zoning Code, G(4) "Where building facades abut parking areas, pedestrian sidewalks, no less that 8' in width, shall be provided adjacent to and along the full length of the building.
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Sheran Matson, DRB Planning Representative

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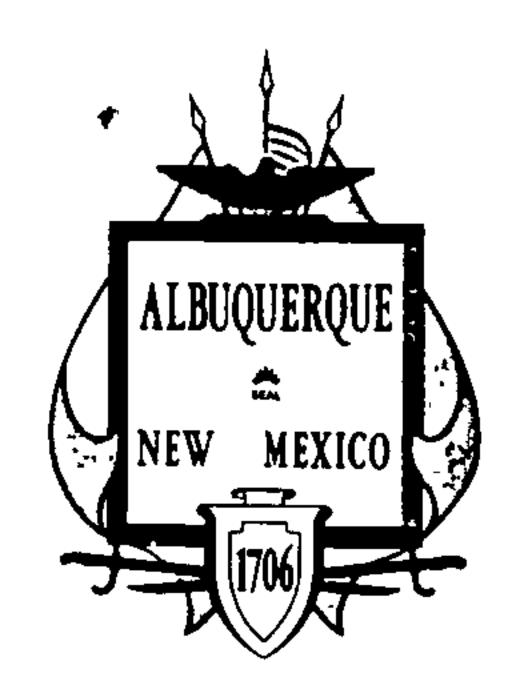


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

| DRB-1002354 | Item No. 5 | Zone Atlas | J-10 |
|--------------------|--------------------|-----------------|-----------------|
| DATE ON AGENDA 11- | 27-02 | | |
| INFRASTRUCTURE REQ | UIRED (?)YES ()N | 0 | |
| CROSS REFERENCE: | | | |
| | | | |
| | | | |
| TYPE OF APPROVAL R | EQUESTED: | | |
| ()SKETCH PLAT () | PRELIMINARY PLAT | ()FINAL PLAT | |
| ()SITE PLAN REVIE | W AND COMMENT () | SITE PLAN FOR | SUBDIVISION |
| (x)SITE PLAN FOR E | SUILDING PERMIT | | |
| | | | |
| No. | Comment | | |
| □ Signal off-site | | in order. | |
| □ The sidewalk adj | acent to the build | ing is now requ | ired to be eigh |
| feet in width, | per zoning code re | quirements. | |
| Dimension the p | ublic sidewalk wid | lth. | |
| | | | |
| If you have any qu | estions or commen | ts please call | Richard Dourte |
| at 924-3990. Meeti | ng notes: | | |
| | | | |
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City of Albuquerque CITY QE & LBG QUERQUE, NEW MEXICO 87103

PUBLIC WORKS DEPARTMENT

DEVELOPMENT SERVICE

HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

| DRB CASE NO/PROJEC | AGENDA ITEM NO: 5 | | | | |
|--|--|---|--|--|--|
| SUBJECT: | | | | | |
| (01) Sketch Plat/Plan (02) Bulk Land Variance (03) Sidewalk Variance (03a) Sidewalk Deferral (04) Preliminary Plat | (05) Site Plan for Subo (06) Site Plan for BP (07) Vacation (08) Final Plat (09) Infrastructure List | (11) Grading Plan(12) SIA Extension(13) Master Development Plan | | | |
| ACTION REQUESTED: | | | | | |
| REV/CMT:() APP:() SIGN- | -OFF:(x) EXTN:() AMEN | VD:() | | | |
| ENGINEERING COMMENTS No adverse comments. | | | | | |
| RESOLUTION: | • | | | | |
| APPROVED; DENIED | ; DEFERRED; COM | MENTS PROVIDED; WITHDRAWN | | | |
| SIGNED-OFF: (SEC-PLN) (| SP-SUB) (SP-BP) (FP) | BY: (UD) (CE) (TRANS) (PKS) (PLNG) | | | |
| DELEGATED: (SEC-PLN) (| SP-SUB) (SP-BP) (FP) | TO: (UD) (CE) (TRANS) (PKS) (PLNG) | | | |
| FOR: | | | | | |
| SIGNED: Bradley L. Bingham City Engineer/AMAF | CA Designee | <u>DATE</u> : November 27, 2002 | | | |



Marie

EXHIBIT A

TO SUBDIVISION IMPROVEMENT AGREEMENT

DEVELOPMENT REVIEW BOARD

REQUIRED INFRASTRUCTURE LISTING

Lot 9

Meridian Business Park

DRB Case No.: 02-DRB-01762

DRC Project No.:

Prelim. Plat Approved:

Site Plan Approved:

Date Submitted: 12/16/02

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This summary is not necessarily a complete listing. During CPC, BCC, the design process and/or in the preparation of the construction drawings, if the City, County, and/or AMAFCA determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are the Subdivider's responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City, County, and/or AMAFCA.

SIZE IMPROVEMENT LOCATION FROM

1. Traffic Signal Improvements

A cash contribution of \$5,836.82 shall be made by the Developer of Lot 9 towards the City's construction of Traffic Signal Improvements at Unser Boulevard/Los Volcanes Road, as set forth in the Understanding from Meridian Realty Ltd. Co. to the city dated May 7, 1997.

Signed By: 12-/8-02
Print Name: Angelo Brunacini
Firm: Meridian Realty Ltd. Co.

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS 12-18.02 Traffic Date Parks & G. S. Date DRB Ghairman . City Engineer Date **AMAFCA** Date Date BCPWD DRE Date BCPWD DRAN Date

DRB Infrastructure Listing - (Meridian Business Park, Lot 9)

Page 1 of 1



Angelo Brunacini

From:

KBroderick@cabq.gov

Sent:

Wednesday, December 18, 2002 11:13 AM

To:

abrunacini@brunacini.com

Cc:

kcurran@cabq.gov; TLoyd@cabq.gov; aportillo@cabq.gov

Subject:

Meridian Business Park Procedure C's

Mr. Brunacini, the following are the lots and dollar amounts that have been submitted to the City thru Procedure C agreements as part of the Meridian Business Park for the traffic signal at Unser and Los Volcanes according to my records.

```
Lot 1.....$4,994.34 2.9077
 Lot 2.....$6,179.55 3.4740
                       28074
 Lot 3.....$4,993.80
                        4.7005
 Lot 4....$9,135.59
                        47090
 Lot 6.....$8,376.37
Lot 7a....$5,946.49
                        3.059
 Lot 13.....$5,656.29
                        2.9189
 Lot 17a...$4,194.80
                        2.2216
 Lot 18a...$3,467.56
                        1.9494
 Lot 19a...$15,613.67
                     === 8.522
```

\$68,558.46 7.1650 ros + 2.43050 ans = 40 ans.

The original agreement letter required a total contribution of \$71,151.88 plus as 3% inflation factor. In order to issue a letter releasing the original agreement, the difference between the contributions to date and the agreement requirements needs to be addressed. If I am missing any information or if we need to discuss the remaining contributions, please call me at 924-3992,

Kevin

7 let 74 in 5.8183 acres we only faid on 3.059

(1,779.40) (1.03) N , 2.43050 = 5,936.482N= 5 yours.

A City of Albuquerque

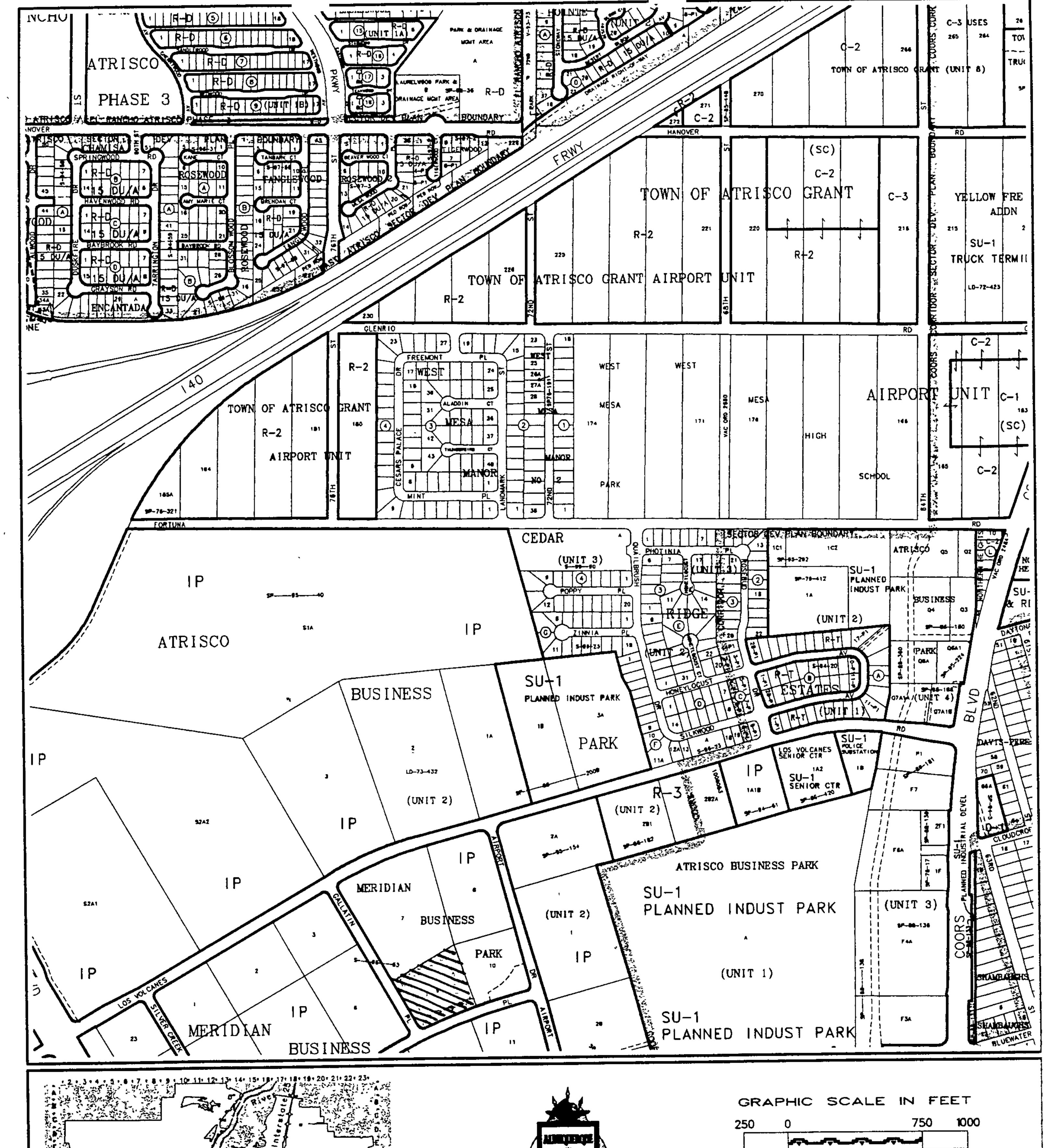
Planner signature / date

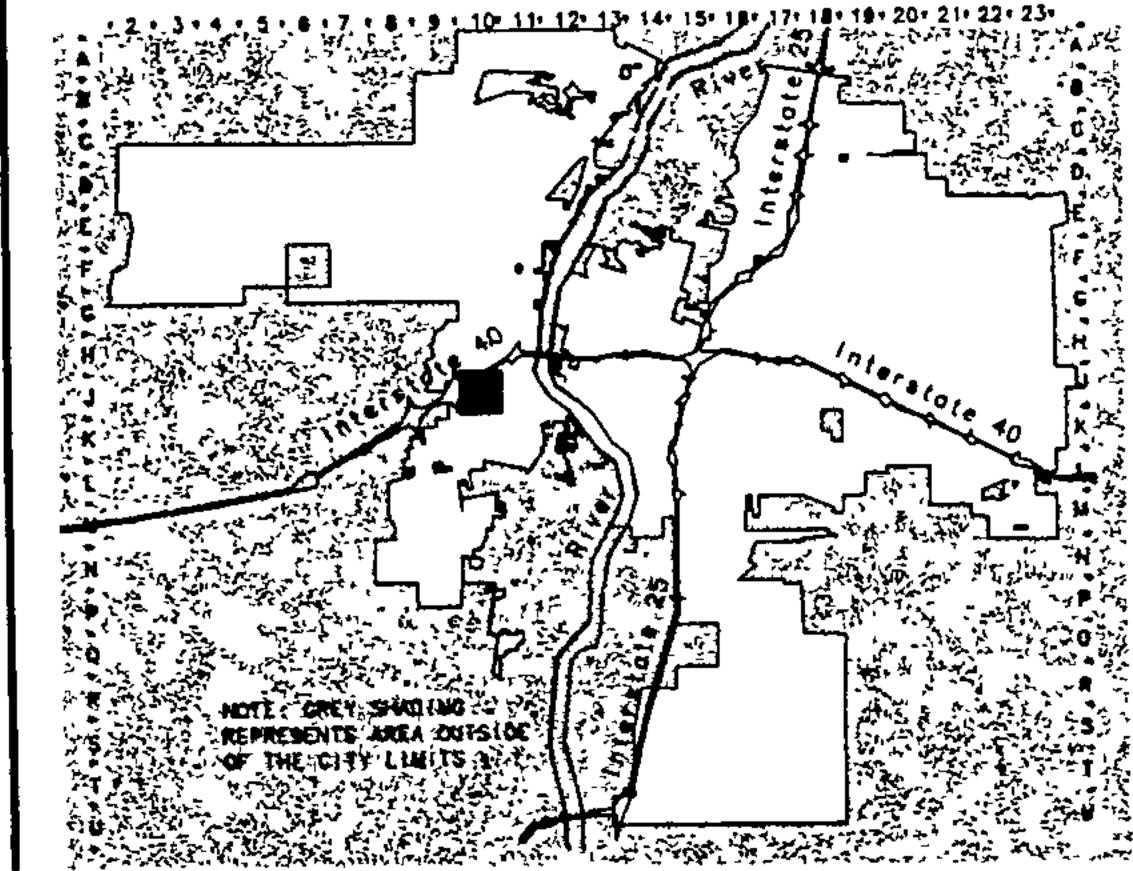


DEVELOPMENT REVIEW APPLICATION

| | Supplemental form | Supplemental form | | | |
|---|-------------------------------------|--------------------------------------|--|--------------------------------|--|
| SUBDIVISION Major Subdivision action Minor Subdivision action | S | ZONING Annexation 8 Sector Plan | | blishment | Z |
| ☐ Vacation ☐ Variance (Non-Zoning) | V | ☐ Zone Change ☐ Text Amends | | | |
| SITE DEVELOPMENT PLAN | P | APPEAL / PROTE | | LUCC, P | A lanning |
| for Subdivision Purposesfor Building Permitfor Building Permit Permitfor Building Permit Pe | an | Director or Staff Appeal | , ZHE, Zonir | ng Board | of |
| Cert. of Appropriateness (t | _UCC) | | | | |
| PRINT OR TYPE IN BLACK INK ONLY. Department Development Services Cenapplication. Refer to supplemental form | ter, 600 2 nd Street NW, | Albuquerque, NM 8 | eted applica 7102. Fees | tion in per must be | rson to the Planning paid at the time of |
| APPLICANT INFORMATION: | | | | | _ |
| NAME: G&A Ltd. Co. | | 1 | PHONE: <u>50</u> | | <u>8</u> |
| ADDRESS: <u>p.o. box 6363</u> CITY: <u>Albuquerque</u> | STATE NM | ZIP <u>87197</u> | FAX: <u>505.8</u> E-MAIL: <u>ab</u> | | orunacini.com |
| Proprietary interest in site: Owner | | | DUONE, E | DE 049 4441 | 3 |
| AGENT (if any): <u>Claudio Vigil Architects</u> ADDRESS: <u>1801 Rio Grande Blvd. NW</u> | | | FAX: 505.8 | <u>05.842.1113</u> 342.1330 | <u>3</u> |
| CITY: Albuquerque | STATE <u>NM</u> | ZIP <u>87104</u> | | arch@aol.c | <u>om</u> |
| DESCRIPTION OF REQUEST: <u>Approval of Site</u> Is the applicant seeking incentives pursuant | | | ∕es. ⊠ No. | | |
| SITE INFORMATION: ACCURACY OF THE LE Lot or Tract No. <u>LOT 9</u> | GAL DESCRIPTION IS CRUC | CIAL! ATTACH A SEPA Block: 000 | | _ | SARY. Jnit: |
| Subdiv. / Addn. MERIDIAN BUSINESS PAR | <u>K</u> | | | | |
| Current Zoning: <u>IP</u> | Pr | oposed zoning: <u>IP</u> | | | |
| Zone Atlas page(s): <u>J-10</u> | No | o. of existing lots: <u>1</u> | No | o. of propo | sed lots: <u>1</u> |
| Total area of site (acres): 2.86 | Density if applicable: dwelling | gs per gross acre: <u>NA</u> | dv | v ellings per | net acre: <u>NA</u> |
| Within city limits? ⊠ Yes. No ⊡, but site | is within 5 miles of the city lim | nits (DRB jurisdiction.) | Within 100 | OFT of a lar | ndfill? <u>NO</u> |
| UPC No. <u>101005722050720601</u> | | | MRGCD N | ∕lap No | |
| LOCATION OF PROPERTY BY STREETS: Between: <u>Gallatin Place</u> | | NW Airport Road NW | | | |
| CASE HISTORY: List any current or prior case number that no 96-336 | nay be relevant to your applica | ation (Proj., App., DRB-, | AX_,Z_, V_, S __ | _, etc.): <u>drb</u> | -92-396 z-92-57 drb- |
| List any current or prior case number that in 96-336 Check-off if project was previously refriewed signature. | by Sketch Plat/Plan [], or F | Pre-application Review To | eam . Date | of review: | |
| SIGNATURE | | | DA | TE NOU | 192002 |
| (Print) DOEPH HUCH | | | | pplicant 🔀 | _ |
| OR OFFICIAL USE ONLY | | | | Form re | evised September 2001 |
| INTERNAL ROUTING All checklists are complete All fees have been collected | Application case number O2DRB- | ers _ 01762 | Action SBP | S.F. | Fees \$_385 \$ |
| All case #s are assigned | | | | | \$ |
| AGIS copy has been sent Case history #s are listed | | - | | | \$ |
| Site is within 1000ft of a landfill | <u> </u> | <u> </u> | | | \$ |
| F.H.D.P. density bonus F.H.D.P. fee rebate | Hearing date | 27, 2002 | | | Total \$ 385. |
| m 11/19/02 | Project # | 1002354 | | | |

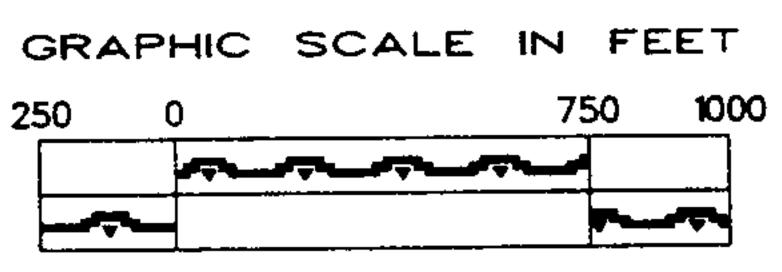
| FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERIISED) |
|--|
| SKETCH PLAN REVIEW AND COMMENT □ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 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 Solid Waste Management Department signature on Site Plan Letter briefly describing, explaining, and justifying the request Letter briefly describing, explaining, and justifying the request 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) Site Plan with Fire Marshal's stamp Fee (see schedule) 335 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. Applicant signature / date Applicant signature / date |
| Form revised September 2001 |
| Checklists complete Application case numbers Fees collected $ODRB01767$ There is a second control of the |
| Case #s assigned |
| Related #s listed Project # 1002354 |







Albuquerque PLANNING DEPARTMENT C Copyright 2000



Zone Atlas Page

J-10-Z

Map Amended through July 28, 2000



CLAUDIO VIGIL ARCHITECTS

November 18, 2002 Ms. Janet Stephens, DRB Chair Design Review Board, Planning Department City of Albuquerque PO Box 1293

RE: Mygrant Glass – Meridian Lot 9

Site Development Plan for Building Permit

Dear Ms. Stephens and Review Board Members:

This is a Site Development Plan for Building Permit application for an unadvertised Design Review Meeting. The proposed project will provide office and warehouse storage space for a automobile specialty glass supply and distribution company.

The proposed building, zoned for Industrial Park, will provide a total of 50, 400 gross usable square feet of which 2,400 square feet would be used for administrative and clerical services.

The remaining 48,000 square feet would provide space for receiving, temporarily storing, and redistributing product within the local metropolitan area.

The proposed buildings' exterior architecture incorporates tilt-up concrete building technology with elegant cast-in recessed shadow reveals patterned along the four elevations. An entrance feature would provide street visibility and identify the building, and a two-toned paint scheme using a darker earth toned base and contrasting lighter earth tone with white accent quoins would serve to break the scale and monotony of the building facade. The proposed building site of 2.859 acres would be heavily landscaped to provide erosion control for both wind and water, as well as provide a unique southwestern environment both water efficient and self-sustaining. The parking layout would provide easy access to the building entrance. The traffic circulation layout would be conducive to large truck circulation for the loading docks located only at the street side of the building. Two full service access points at either end of the site would allow site access to the business from both Meridian Place and Gallatin Drive without impeding local traffic patterns on either street.

We believe the proposed architecture of the building, its landscaping, and traffic circulation serve to maintain the continuity and unity as set by the original Meridian Business Park Master

CLAUDIO VIGIL ARCHITECTS

Development Plan including the landscape standards, plant palette, building setbacks, sidewalk and bikeways, parking, lighting, street-scape and signage. If approved, the proposed project would provide an attractive site development within the context of the Meridian Business Park and the West Side developing community.

Joseph Hughes,

Claudio Vigil Architects

Agent for Vic Bruno Co.

This proposal is in fact in complaince with the Master Development Plan of the Amsco Business Planck.

NOV 19, 2002

FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

و من من من المن المنظمة المنظم

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 K-10-Z | REFERRAL # |
|--|---------------------------------------|
| SITE ADDRESS 7301 MERIOIAN PLACE NW | |
| LEGAL DESCRIPTION: SUBJECT TRACT LOTG, MERICIAN | BUSINESS PARR |
| | |
| NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING | |
| INSTATANEOUS FLOW REQUIRED | |
| SQUARE FOOTAGE - LARGEST BUILDING 501400 | |
| TYPE CONSTRUCTION II SOL | |
| PERTINENTIDATE FOR DETERMINATION AND LOCATION ALL REQUIRED HYDRANIS SHALL BE INSTALLED AND OPERABLE | 4 / |
| AS A TRUCK ROLLS. | JRTHEST POINT OF THE BUILDING |
| ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FU AS A TRUCK ROLLS. | JRTHEST POINT OF THE BUILDING |
| TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF GONSTRUCTI | ON OR SITE |
| DATE: 11 18 02- FIRE DEPARTMENT INSPECTOR: DOWN | |
| RECEIVED BY:TELEPHON | E: 842 1113 |
| NOTES. I ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO I UNDER REQUIRED FIRE FLOW CONDITIONS. | PROVIDE A MINIMUM RESIDUAL OF 20 PSI, |

DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS

DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF

DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.

DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION

WHITE - INDIVIDUAL YELLOW - FILE

lax (505)856=2025

November 19, 2002

Claudio Vigil Claudio Vigil Architects 1305 Tijeras NW Albuquerque, NM 87102

Dear Claudio Vigil,

SUBJECT: PROJECT -MERIDIAN 9- LOT 9 MERIDIAN BUSINESS PARK

Let this letter authorize Claudio Vigil Architects (CVA) to serve as my agent for the above referenced project. CVA shall be a consultant for the following fields; architecture, civil engineering, and structural engineering.

Sincerely,

Angelo Brunacini



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

- Site Plan (including utilities and easements)
- Landscaping Plan
- Grading Plan
- 4. Building and Structure Elevations

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

Accompanying Material - Fee payment

A. Complete application with summary.

AAB. 8 1/2" x 11" reductions

SHEET #1 - SITE PLAN

A. General Information

| √ 1. √ 2. √ 3. √ 4. √ 5. √ 6. | Bar Scale North Arrow Scaled Vicin Existing stru may be impa | ity Map ctures on site and on acted by the project. | 1" = 10' 1" = 20' 1" = 50' 1" = 100' Proved by staff sites adjacent to the proposal that may impact, o | |
|---|--|---|---|---|
| <u>√</u> 6. <u>√</u> 7. | Property line | are project. | | • |

B. Proposed Development

Structural

- Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).
- B. Square footage of each structure

 C. Proposed use of each structure

 D. Temporary structures, signs and other improvements

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

| Dimensions of all principal attentions. |
|--|
| G. Loading facilities |
| H. Site lighting (height, type, and intensity) |
| 2. Non-Structural and Parking |
| - "Ton-Siructural and Parking |
| |
| A. Parking design with spaces numbered per aisle. |
| Location Per alsie. |
| 2. Arrangements |
| 3. Dimensions and curve radii |
| 4. Turning spaces 5. Drives |
| 5. Drives 5. Aisles |
| 7. Ingress |
| 8. Egress |
| 9. Number of and |
| 9. Number of spaces required: 36 10. Handicapped parking, spaces required: 6 |
| |
| B. Bicycle racks, spaces required: C. Elevation draving of motors |
| C. Elevation draving of refuse container and enclosure, if applicable: |
| C. Street and Circulation |
| • |
| 1. Identification and location as |
| name, existing and property and private streets and allows |
| 1. Identification and location of public and private streets and alleys with proper 2. Curve radii |
| -1 3. Right-of-Way width |
| |
| 5. Sidewalk widths and locations, existing and proposed. |
| 6. Rail spurs, if applicable |
| Location of traffic signs and circular |
| 7. Location of traffic signs and signals related to the functioning of the proposal. 9. Bus facilities, including have |
| 9. Bus facilities, including bays and shelters where required. |
| 10. Curb cut size and type. The shellers where required. |
| ''' IUVISIONS for non-auto to- |
| improvements and pedestrian linkage. |
| D. Utilities |
| |
| Eiro budan a d |
| 1. Fire hydrant locations, existing and proposed. Distribution lines |
| 2. Distribution lines 3. Right-of-Way and proposed. |
| THE TOTAL AND ADDED TO A CONTRACT OF THE STATE OF THE STA |
| adjacent to the boundaries, with identification of types and dimensions. 4. Existing water, sewer, storm drainage facilities (public and continuous). Proposed water. |
| In the second second second in the second se |
| D' THUILE, IIII III AAAI |
| : Phasing . |
| |
| 1. Proposed phasing as: |
| ✓ 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If any its provision for its provision for its provision for its provision and the phasing should be included. If any its provision for its provision for its provision and the phasing should be included. If any its provision for its provision for interim facilities. Incomparison for interim facilities for interim facilities. Incomparison for interim facilities for interim fa |
| Information on future phasing should be included. If applicable, indicate location and square footage. |
| |
| • |
| |
| |

SHEET #2-LANDSCAPING PLAN

I the training the second

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al., the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

| 7. Scale - must be same as scale on shoot de ou |
|--|
| 1. Scale - must be same as scale on sheet #1 - Site plan 2. Bar Scale |
| |
| |
| · / 5 Evicting and have |
| 5. Existing and proposed easements |
| v o. Identify nature of around cover motoriele |
| A. Impervious areas (pavements, cidowolks, als.: |
| A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.). |
| B. Parvious proce (planting to t |
| B. Pervious areas (planting beds, grass, ground cover vegetation, etc.). C. Ponding areas either for drainage or landeen in the second cover. |
| C. Ponding areas either for drainage or landscaping/recreational use. 7. Identify nature, location and size of charles are in the size of charles are in th |
| 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names). |
| botanical names). |
| A. Existing, indicating whether it is to preserved or removed. B. Proposed, to be established for account to the common state. |
| B. Proposed to be setablished it is to preserved or removed. |
| |
| C. Proposed, to be established for screening/buffering. —─────────────────────────────────── |
| |
| |
| 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage |
| square footage and percentage. |
| 11. Responsibility for maintenance (Statement) |
| |
| —— <i>L</i> |
| ' 10 I BUNCESTON ASSA SEE |
| 13. Landscaped area requirement; square footage and percent: 1/120 - 15% 14. Landscaped area provided: square footage and percent: 1/120 - 15% |
| 14. Landscaped area requirement; square footage and percent: 1/120 - 15% 14. Landscaped area provided; square footage and percent: 49845 - 49% |
| |

SHEET #3 - GRADING PLAN

General Information

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

Proposal

- 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 |
|------------|--|
| | Doning Doning Concernation of the state of t |
| | 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. |
| | |
| | Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet. |
| • | C. Grade Changes Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch. |
| SH. | EET #4 - BUILDING AND STRUCTURE ELEVATIONS |
| A. | General information |
| | $\frac{1}{\sqrt{2}}$ 1. Scale (minimum of 1/8" or as approved by Planning Staff). |
| | |
| | major facade elements. |
| | 5. Location, material and colors of windows, doors and framing. 6. Materials and colors of all building elements and structures. |
| B . | Signage . |
| | <u>M</u> 1. Elevations |
| | <u>M</u> 2. Location <u>M</u> 3. Height and width |
| | _M_3. Height and width _M_4. Sign face area - dimensions and square footage M_5. Lighting |
| | and the second of the second o |
| | M 6. Materials and Colors for sign face and structural elements. |
| C. A | Additional information, including, renderings and perspective drawings may be submitted. |
| | A Samples |
| • | 1 Presentation Models 2. Photos |
| | |

titak kitang mengalah mengangan pangangan pangan dari dan pangan pengangan pengangan pengangan pengangan pengan

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 | G+ALTD |
|-----------------|--|
| AGENT | Claudic V.a.; |
| ADDRESS | |
| PROJECT NO. | 1002354 |
| APPLICATION NO. | 020RB - 01762 |
| | \$ <u>385</u> 441006 / 4983000 (DRB Cases) |
| | \$ 441006 / 4971000 (EPC & AA / LUCC / Appeals) |
| | \$ 441018 / 4971000 (Notification) |
| | \$ 385 Total amount due |

1047

BRUNACINI DEVELOPMENT LTD. CO.

PO BOX 6363 ALBUQUERQUE, NM 87197 (505) 833-2928

BANK OF ALBUQUERQUE ALBUQUERQUE NEW MEXICO 95-660-1070

AMOUNT PAY TO THE COA

Bill Breeze

"001047" :107006606: 782321312/10/1002

City Of Altiquerque salty Division

LOC: ANN

12:51PM

RECEIPT# 00000735 WS# 008 TRANS# 0020 Account 441006 Fund 0110

Activity 4983000 Trans Amt

\$385.00

10/28/02

\$385.00

TRSCCS

counterreceipt.doc

CK CHANGE

J24 Misc

\$385.00 \$0.00



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GARRETT GROUP, INC.
P. O. BOY 10285
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ALBUQUERQUE, NM 87110
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ATRISCO BUSINESS PARK

MASTER DEVELOPMENT PLANFOR IP USES

Paalon Paalon 724-3889 Krystal

EPC Case No. Z-92-57

Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

- 1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.
- 2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.
- 3. A minimum 20 foot landscaped buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading, service, trash or storage areas may be located adjacent to the residential zoning. Employee parking or building surfaces are the only appropriate uses adjacent to residential development and zoning.



Vicinity Map

Sheet Index

- 1 Illustrative Site Plan
- 2 Landscape Development Plan
- 3 Development Sketches 4 Development Sketches
- Development Sketches
- 6 Overall Drainage Plan (fully developed condition)
- 7 Overall Drainage Plan (interim condition)
- 8 Conceptual Grading & Drainage Plan (2.5 & 10 acre sites)
- 9 Conceptual Grading & Drainage Plan (20 acre site)
 10 Conservation Treatment Plans

Project Team Directory

Prepared For:

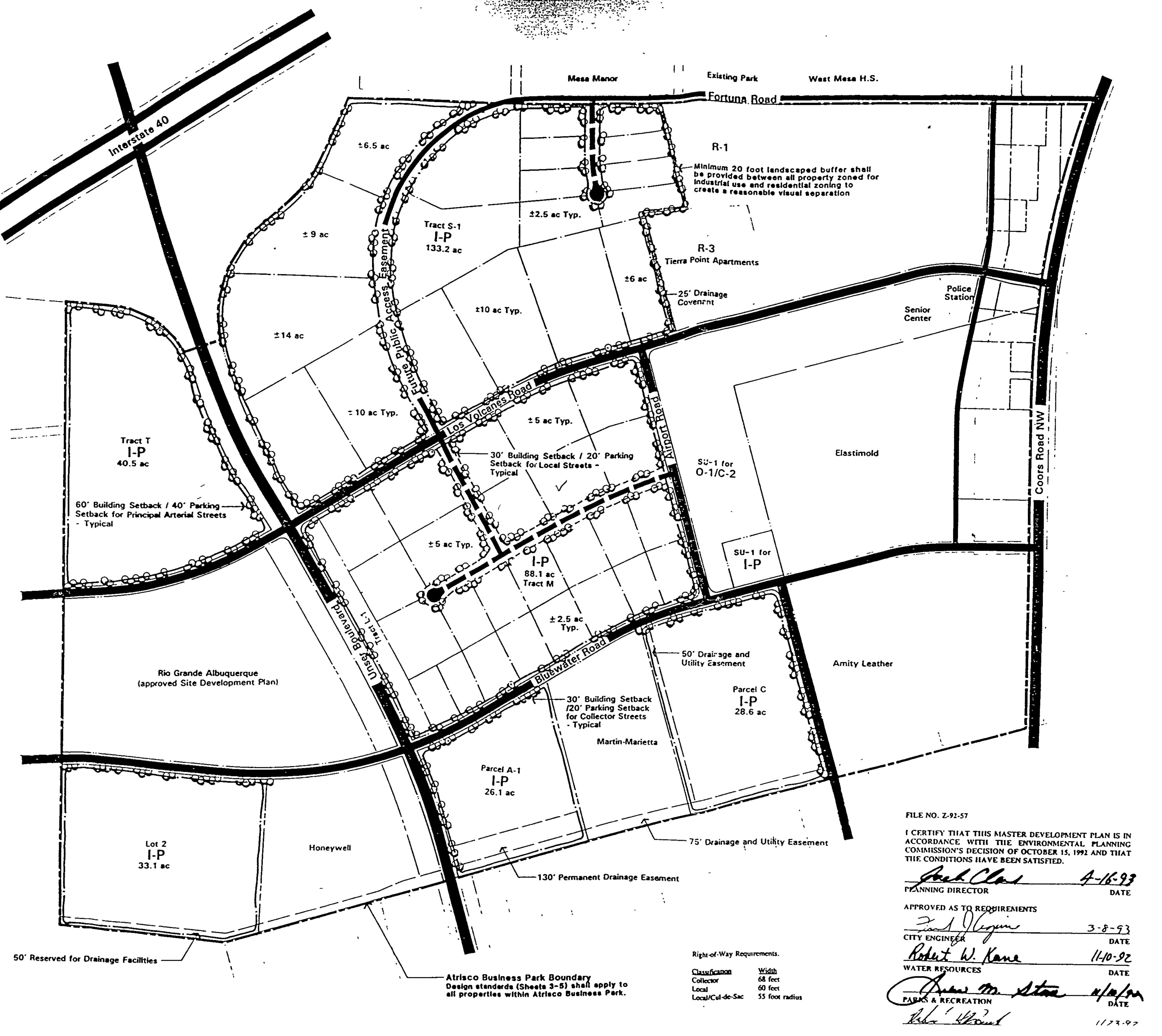
Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102
(505) 765-2036

Prepared By:

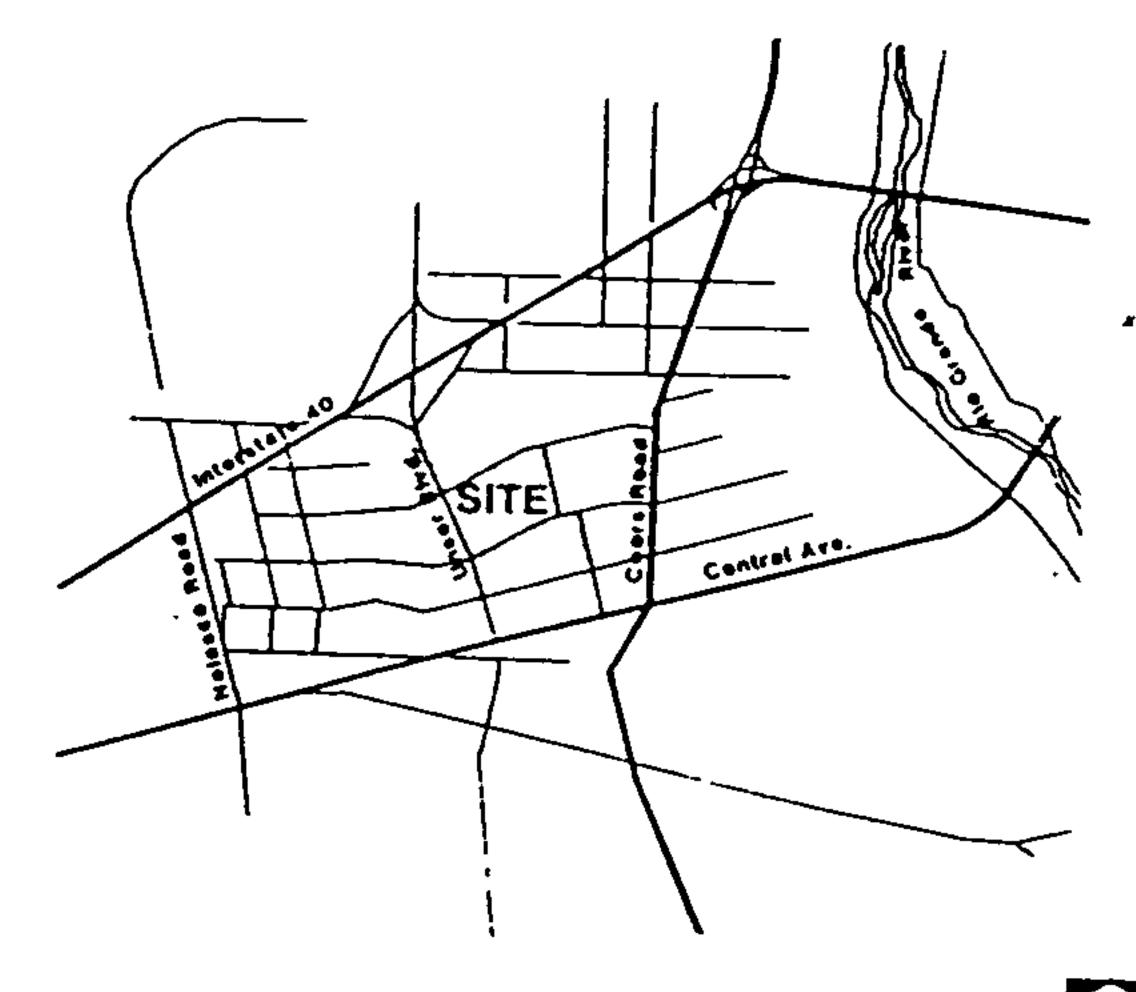
Development/Real Estate Consultant Garrett Group, Inc. 9309 Avenida de la Luna NE Albuquerque, New Mexico 87111 (505) 828-0552

Planning/Landscape Architecture Consensus Planning, Inc. 610 Gold SW, Suite 216 Albuquerque, New Mexico 87102 (505) 764-9801

Civil Engineer
Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021



* ** * * * * * * * * * *



SITE VICINITY

LAND USE

349.6

Note: Traffic and air quality analyses (August 1992) are approved subject to the following requirements:

> Reanalysis of TIS and air quality impacts after five years Evaluation of individual projects that exceed the maximum FAR of .3, or if the lot size and/or land use are significantly different than that analyzed.

Review of the Master Development Plan may be required in conjunction with the re-analysis. Additional conditions or infrastructure requirements may be a result of this analysis.

Note: Lot lines and interior roadways are for illustrative purposes only Parcel boundaries and interior roadway alignments will be established in conjunction with future platting actions.

Note: All parcels and tracts indicated on this plan are within Unit 2 of the Atrisco **Business Park Subdivision**

ILLUSTRATIVE MASTER DEVELOPMENT PLAN

ATRISCO BUSINESS PARK

Prepared For:

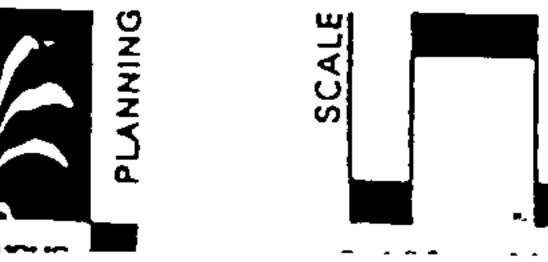
Sunwest Bank Special Assets Department 303 Roma Avenue NW Albuquerque, New Mexico 87102

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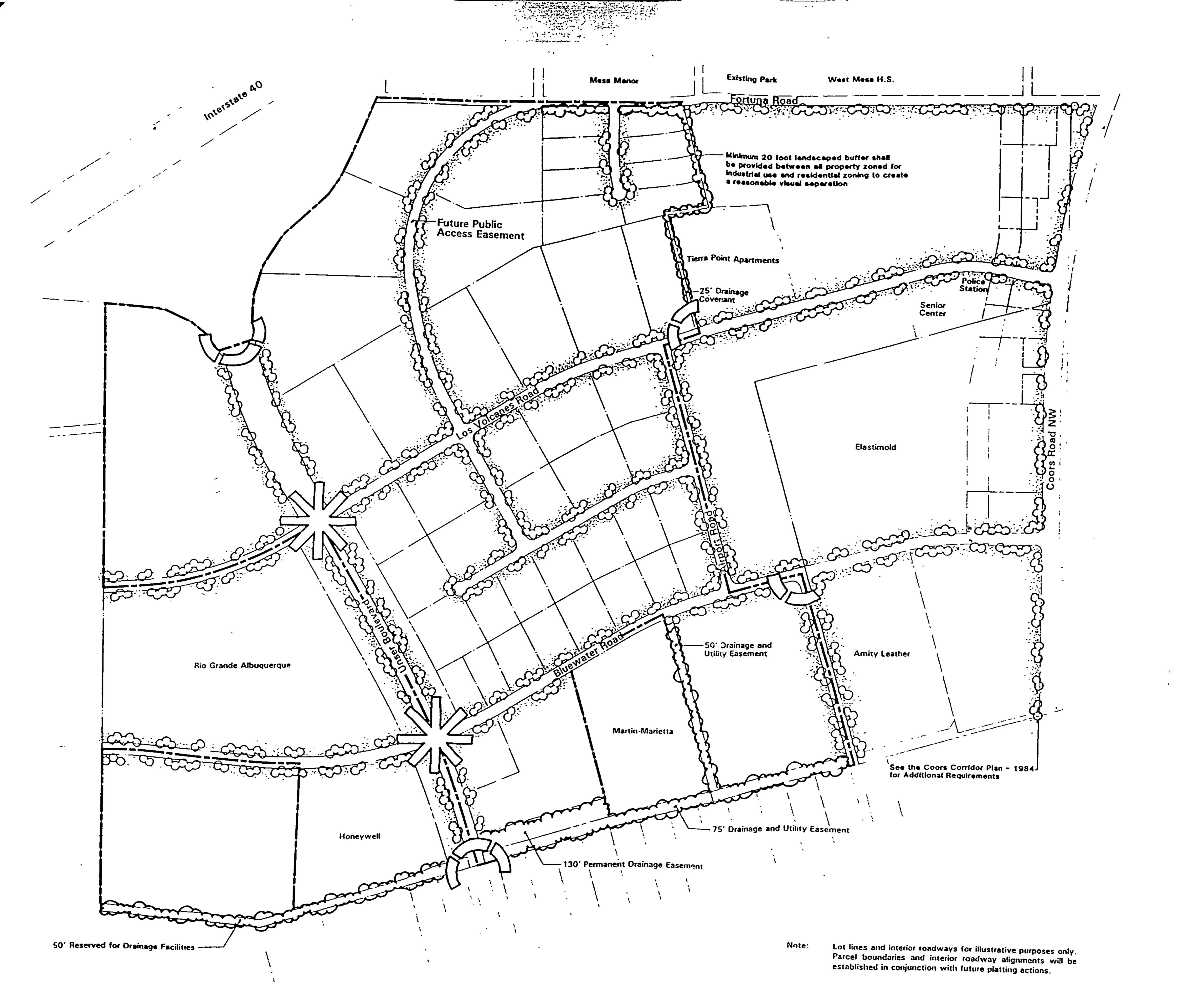
Consensus Planning, Inc. 610 Gold SW, Suite 216 Albuquerque, New Mexico 87102

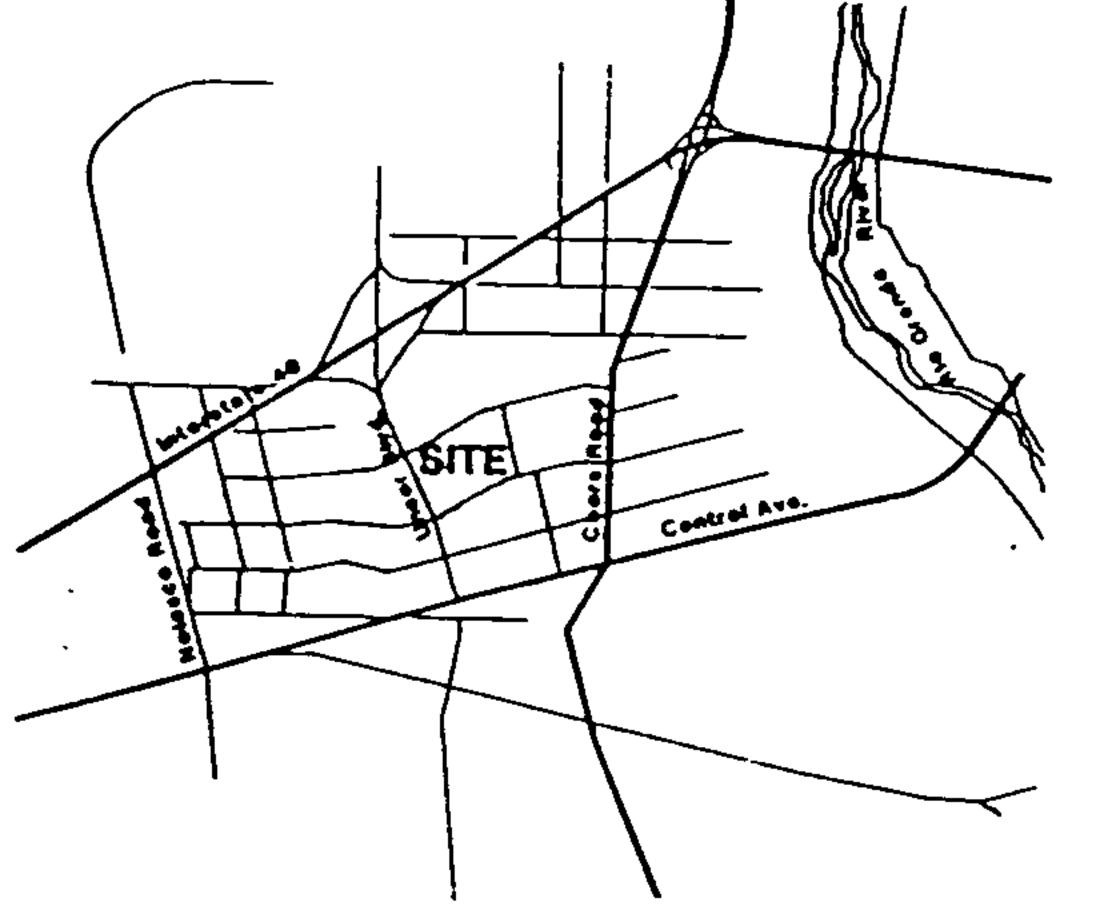
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man men and a metal or the transfer of the manager process of the contract of the first of the f

SITE VICINITY



LEGEND



PROJECT ENTRY



MAJOR INTERSECTION



STREETSCAPE



OPEN SPACE

LANDSCAPE DEVELOPMENT PLAN

ATRISCO BUSINESS PARK

Prepared For:

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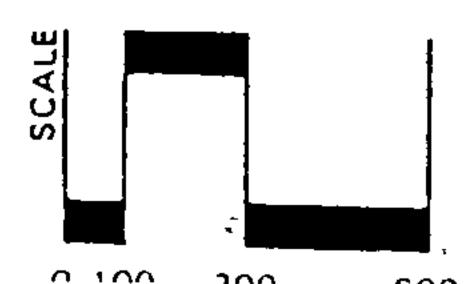
Prepared By:

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Consensus Planning, Inc 610 Gold SW, Suite 216 Albuquerque, New Mexico 87102

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the territory will be a second to the second territory of the second territory

The purpose of these Development Standards is to provide a framework to ensure a high quality character and visual appearance. These standards address the issues of landscape, setbacks, screening, lighting, signage, and drainage that will create the visual image for Atrixco Business Park. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code, and other pertunent City ordinances. These standards apply to all properties within the Atriaco Business Park.

LANDSCAPE CONCEPT

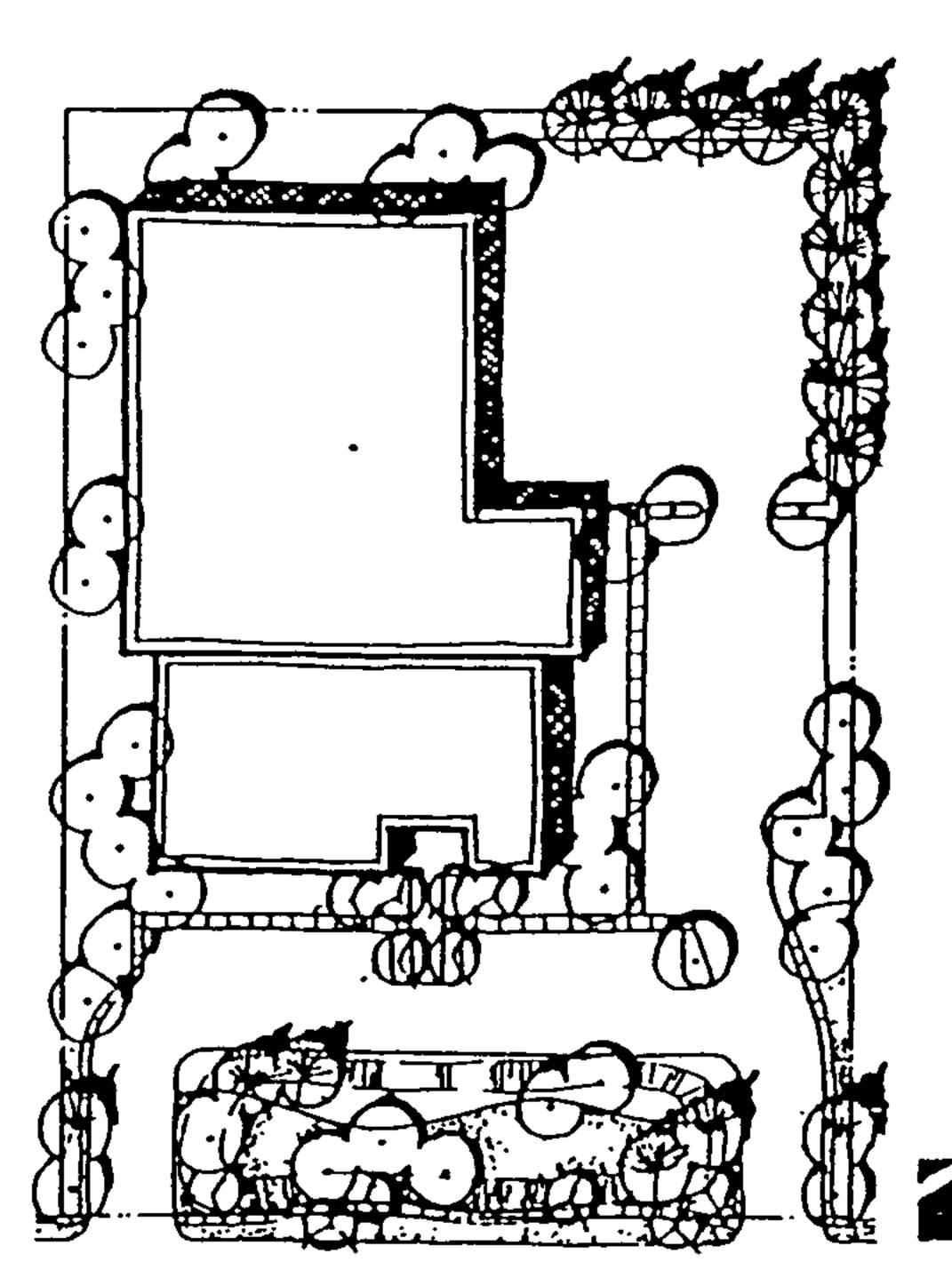
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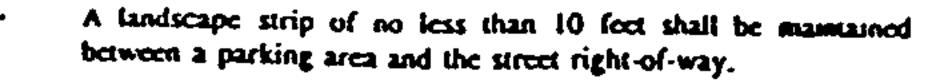
The development of an overall landscape concept will establish a framework that unifies the individual sites within the Atrisco Business Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials is extremely important as the landscape elements are the strongest unifying element for a project of this size.

LANDSCAPE STANDARDS

The following are minimum standards for the development of specific site landscape plans:

- A minimum of 20 percent of the net site area shall be devoted to landscape materials with an emphasis placed on areas with strectside exposure.
- Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The area and percentage is calculated based on the mature canopy size of all plant materials.
- A minimum of 30 percent of the provided landscape area shall be covered with turf grasses. Areas of turf should be located at the most prominent visual points, such as, vehicular and pedestrian entries to the site and buildings. The areas of turf help to create Visual corridors into specific sites.
- All landscape areas not covered with turf shall have a ground topping of crushed rock, river rock or similar material which extends completely under the plant material. Colors allowed shall be of the earth tone ranges, including pale shades of red.
- Headers shall be used to separate the turf and groundcover zones. Headers shall be either 6" x 6" concrete or 1/8" x 4" steel construction.
- The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight these areas.
- One tree is required for each twenty-five linear feet of roadway. The required trees should be informally clustered with no more than a fifty foot gap between groupings and shall have a 60/40 mix of deciduous to evergreen trees.
- In addition to the street trees, one tree for every forty linear feet of the remaining site perimeter is required. Included in this area are the rear and side yard setbacks.
- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten parking stalls with no stall being more than 100 feet from a
- Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least twentyfive feet.





As a minimum, a 20 four landscaped buffer is required between industrial and residential uses. The buffer shall consist primarily of evergreen trees which must be at least 10 feet tall when planted and be capable of reaching a mature height of twenty-five feet. The trees shall be spaced at a maximum of thirty feet on center.

Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2° caliper, or be 10 to 12 feet in height; shrubs and groundcovers shall be a one gallon container; and, turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

All plant material, including trees, shrubs, groundcovers, turf, wild lowers, etc. shall be maintained by the owner in a living. attractive condition. All areas shall be maintained free of woods through the use of chemical spray or pervious filter material.

PLANT PALETTE

The plant materials for this project were selected based on qualities such as, cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, aesthetic appeal, etc.

Street Trees

| Fraxinus velutina | Velvet As |
|-------------------------------|-------------------------|
| Frazinus velutine 'Modesto' | Moderio Asi |
| Gleditsia triacanthos incrmis | |
| Pinus flexilis | l loneylocus |
| Platanus wrightii | Limber Pin |
| Prunus spp. | Arizona Sycomore |
| t runus app. | Flowering Plum varietie |

Parking Area Trocs. Shrubs & Groundcovers

| Fraxinus velutina | Velvet Ash |
|-------------------------------|------------------|
| Fraxinus velutina 'Modesto' | Modesto Ash |
| Gleditsia triacanthos inermis | Honeylocust |
| Pinus flexilis | Limber Pine |
| Zelkova serrata | Japanese Zelkova |
| | _ · |

| | • |
|-------------------------|---------------------|
| Atriplex canescens | Four-wing Salt Bush |
| Chrysothamnus nauscosus | Chamisa |
| Fallugia paradoxa | Apache Plume |
| Potentilla fruticosa | Shrubby Cinquefoil |
| Rhus microphylla | Littleleaf Sumac |
| Ribes aureum | Golden Currant |

Raphiolepis indica

Rhus microphylla

Rhus trilobata

Ribes aureum

Ribes cereum

Salvia domii

Salvia greggii

Verbena rigida

Lawn Grasses

Wildflowers

Aster bigelovii

Baileya multiradiata

Coreopsis tinctoria

Gaillardia anstata

Gaillardia pulchella

Liatris punctata

Linum lewisii

Penstemon spp.

Zinnia spp.

SETBACKS

Eschscholzia californica

Melampodium leucanthum

The use of building and parking area setbacks is required to provide space

for the creation of visually attractive streetscapes. Required within these

setbacks will be pedesinan walkways, screening devices and landscape

to ensure the aesthetic appeal of Atrisco Business Park.

Principal Arterial 60 feet

PARKING SETBACKS

Lecal

Oryzopsis hymenoides

Psilostrophe tagentino

Ratibida columnaris

Verbena bipinnatifida

Festuca rubra vaneties

Poa pratensis varieties

General Use Trees. Shrubs & Groundcovers

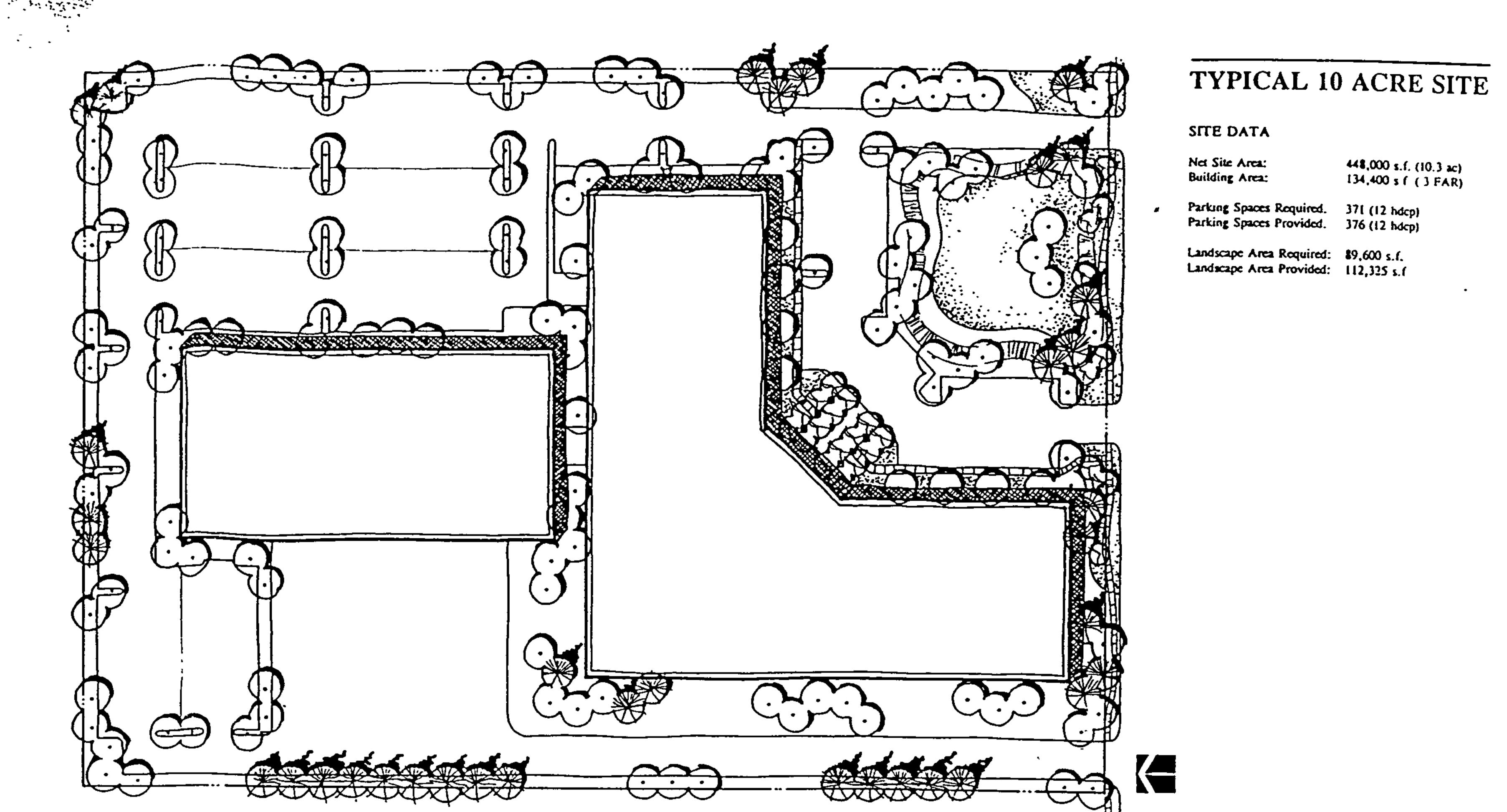
| Acer grandidentatum | Big Tooth Maple |
|-----------------------------------|--------------------------|
| Acer saccharinum | Silver Maple |
| Cercis occidentalis | Western Redbud |
| Chilopsis linearis | Desert Willow |
| Crataegus phaenopyrum | Washington Hawthorn |
| Eleagnus augustifolia | Russian Olive |
| Forestiera neomexicana | New Mexico Olive |
| Fraxinus pennsylvanica lanceolata | Green Ash |
| Fraxinus velutina | Velvet Ash |
| Fraxinus velutina 'Modesto' | Modesto Ash |
| Gleditsia triacanthos inermis | Honeylocust |
| Pinus flexilis | Limber Pine |
| Pistache chinensis | Chinese Pistoche |
| Platanus acerfolia | London Planetree |
| Platanus wrightis | Arizona Sycamore |
| Populus alba | White Poolar |
| Populus fremontii | Fremont Cononwood |
| Prunus spp. | Flowering Plum varieties |
| Zelkova semata | Japanese Zelkova |

| tuius app. | I MAKELING CIMIT MILICIES |
|-----------------------------|----------------------------|
| Zelkova semata | Japanese Zelkova |
| Artemesia tridentata | Big Leaf Sag |
| Atriplex canescens | Four-wing Salthus |
| Baccharis pulularis | Dwarf Cayacebus |
| Berberis thunbergii | Jupanese Barberry |
| Caesalpinia gilliesii | Bird of Paradis |
| Chrysothamnus nauscosus | Chamise |
| Clematis ligusticifolia | Western Virginsbence |
| Cotoneaster spp. | Cotoneaste |
| Fallugia paradoxa | Apache Plum |
| Forsythia intermedia | Forsythia |
| Genista hispanica | Spanish Вахия |
| luniperus horizontalis var. | Creeping Juniper varieties |
| uniperus chinensis vac. | Chinese Juniper varieties |
| Ligustrum japonica | Was-leaf Prive |
| onicera japonica halliana | Hall's Honeysuckle |
| Mahonia aquafolium | Oregun Grape |
| Mahonia repens | Creeping Mahemia |
| dirabilis multiflora | Giant Four O'clor |
| Denothera caespitosa | White Evening Primitise |
| Parthenocissus inserta | Wendhine |
| Photinia frascri | Photinic |
| Photinia glabra | Japanese Photinia |
| | |

TYPICAL 2.5 ACRE SITE

SITE DATA

| Net Site Area: | 112,000 s f (2.5 ac) |
|---------------------------|----------------------|
| Building Area: | 33,600 s.f. (3 FAR) |
| Parking Spaces Required | 33 (2 hdcp) |
| Parking Spaces Provided | 42 (2 hdcp) |
| Landscape Area Required | 22,400 s t |
| Landanese Asser Devisadad | 1 . 704 |



| Building Setbacks | |
|--|-----------|
| Based on the defined street classificate lines, as measured from the back of | |
| Proceed Arread | 60 feet - |

India Hawthorn

Littleleaf Sumac

Threeleaf Sumac

Golden Currant

Wax Currant

Desert Sage

Cherry Sage

Verbena

Fern Verbena

Purple Aster

Desen Mangold

Plains Corcopsis

California Poppy

Blanker Flower

Blackfoot Daisy

Indian Ricegrass

Wild Snapdragon

Paperflower

Cone Flower

Firewheel

Gayfeather

Blue Flax

Creeping Red Fewne

Kentucky Bluegrass Varieties

Collector 20 feet ---To act as a buffer between uses, buildings shall be set back a minimum

of ten feet at both the side and rear yard locations. These setback areas

shall be landscaped according to the Landscape Standards.

Principal Arterial

60 feet ---

Parking Area Setbacks

Based on the defined street classifications, the minimum parking area setback lines, as measured from the back of the curb, shall be as follows:

| Principal Arterial | 40 feet - |
|--------------------|-----------|
| Collector | 20 feet - |
| Local | 20 feet - |
| | |

SIDEWALKS / BIKEWAYS

To encourage and enhance the pedestrian nature of the Atrisco Business Park, sidewalks and/or bikeways are required in certain areas as an integral element of the streetscape. In accordance with the City of Albuquerque's Sidewalk Ordinance, all streets within the site are required to have sidewalks on both sides of the street.

Properties adjacent to Unser Boulevard shall have a 6 foot wide sidewalk with a minimum landscaped area of 12 feet between the back of curb and the sidewalk. All other collector and major local streets within the site shall have 4 foot wide sidewalks. It is recommended that the sidewalk meander in a fluid rhythm. A Sidewalk Variance is required to meander the sidewalk and the layout of the sidewalk should be coordinated with the location of other site functions such as retention basins, street lighting. fire hydrants, etc. If the sidewalk meanders outside of the right-of-way, additional right-of-way or a public sidewalk easement would be required.

In addition to the required sidewalks, the City of Albuquerque has established a bikeway network which identifies several routes through the site (Albuquerque Metropolitan Bicycle Map, April 1992). Along Unser Boulevard, from 1-40 to Bluewater Road, a paved bicycle trail is required per City standards. The City is also in the planning stage for developing a recreational trail along 1-40. The final alignment of this trail shall be the Business Park connecting north to Fortuna Road. Bike routes are planned for Unser Boulevard from Bluewater Road continuing south to Central, along Bluewater from Unser to Coors Road, and along Airport Road from Bluewater south to Central Avenue. Bike routes provide for the shared use of the street by automobiles and bicyclists. Generally, the routes will be marked with identifying signage.

ATRISCO BUSINESS

DEVELOPMENT SKETCHES

PARK

• Prepared For:

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Sunwest Bank Special Assets Department 303 Roma Avenue NW Albuquerque, New Mexico 87102

448,000 s.f. (10.3 ac)

134,400 s ((3 FAR)

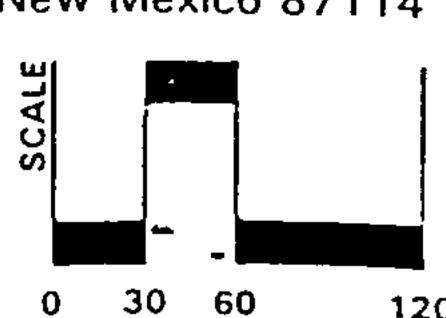
Prepared By:

Garrett Group, Inc. 9309 Avenida de la Luna NE Albuquerque, New Mexico 87111

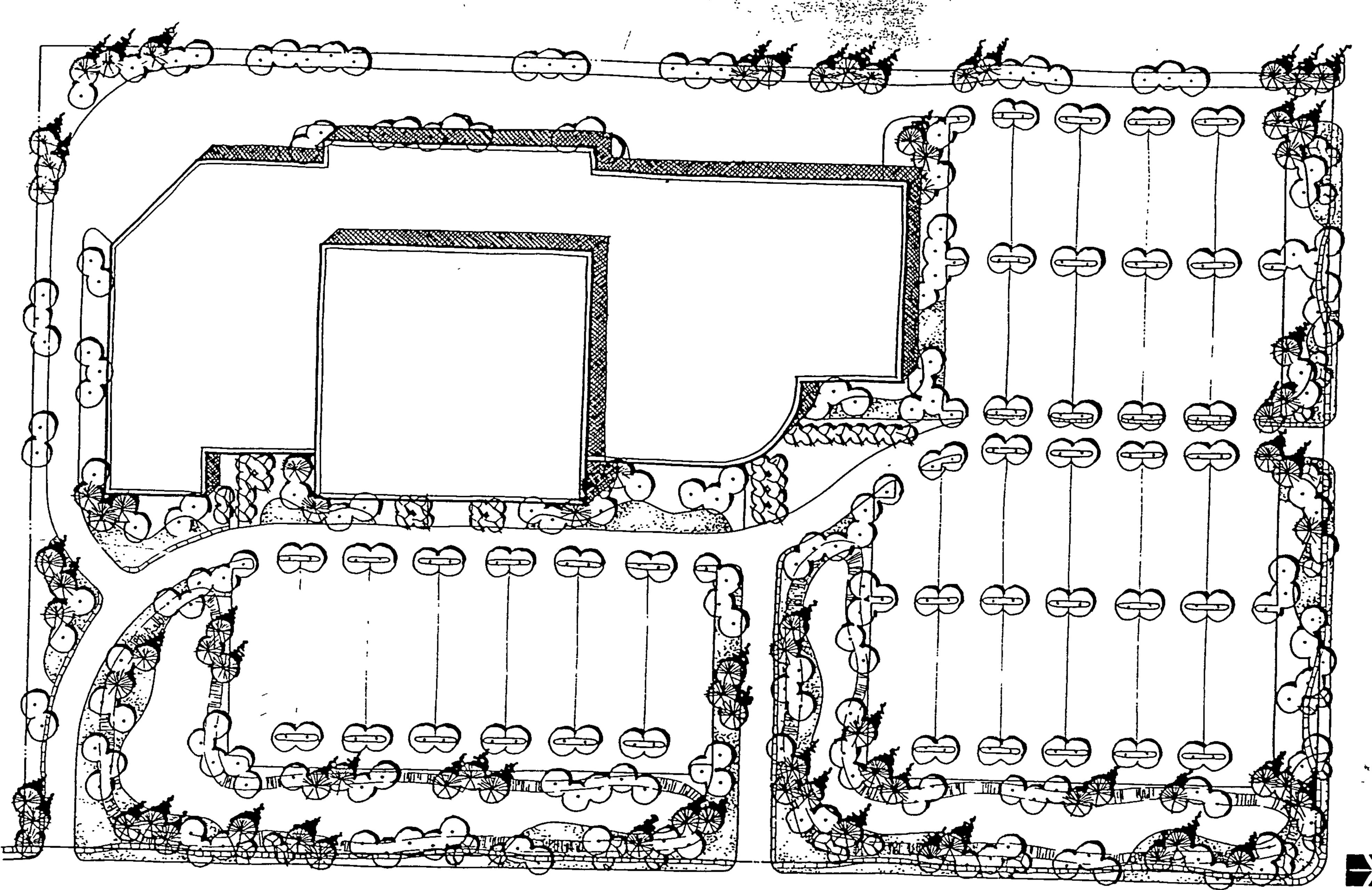
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Sheet 3 of 10



TYPICAL 20 ACRE SITE

SITE DATA

Net Site Area: Building Area.

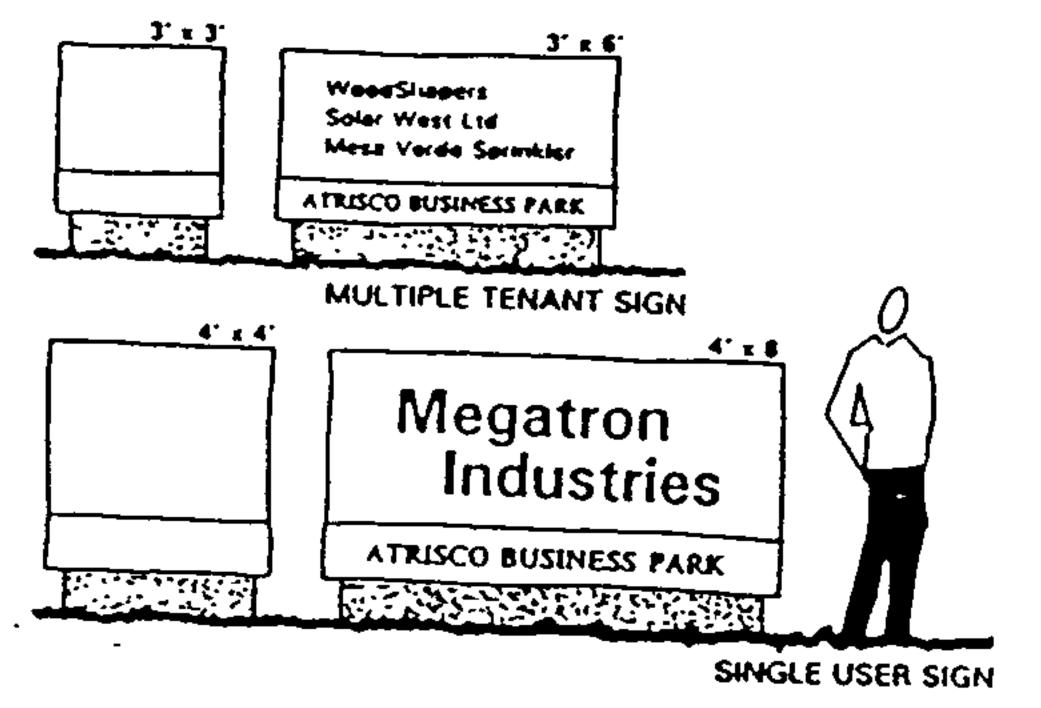
911,250 s.f. (20 9 ac) 273,375 s.f. (3 FAR)

\$40 (20 hdcp) Parking Spaces Provided 903 (20 hdcp)

Landscape Area Required. 182,250 s.f Landscape Area Provided: 255,570 s f. The following are general guidelines for signage design and placement

CONTRACTOR AND THE SECOND SECO

- All elements of a sign shall be maintained in a visually appealing
- Pree-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices
- No signage is allowed that uses moving parts, makes aubible sounds, or has blinking or flashing lights
- All signage shall be designed to be consistent with and complement the materials color and architectural style of the building or site lucation.
- Signage may be illuminated by concealed light sources located flush with grade or with back lit channeled letters.
- No sign shall overhang into the public right-of-way or extend above the building roof line.
- One free-standing sign is allowed for each street frontage of each premises which has at least 200 linear feet of street frontage.
- , Building identification signs, tenant signs, and directional signs make up the total signage package



Building Identification Signs

These signs identify the complex name of multi-tenant buildings or the

DEVELOPMENT SKETCHES ATRISCO BUSINESS PARK

Sunwest Bank

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10131 Coors Road NW, Suite H-7 Albuquerque, New Mexico 87114



company name of single-user buildings. Generally, these will be freestanding signs that shall not exceed 32 square feet in total area and shall be limited to the dimensions indicated below. Free-standing signs shall be placed at the back of the public right-of-way line but outside of the safety vision triangle at entires and intersections.

Prepared For:

Special Assets Department 303 Roma Avenue NW Albuquerque, New Mexico 87102

Albuquerque, New Mexico 87111

Easterling & Associates, Inc.

Sheet:4-of 10

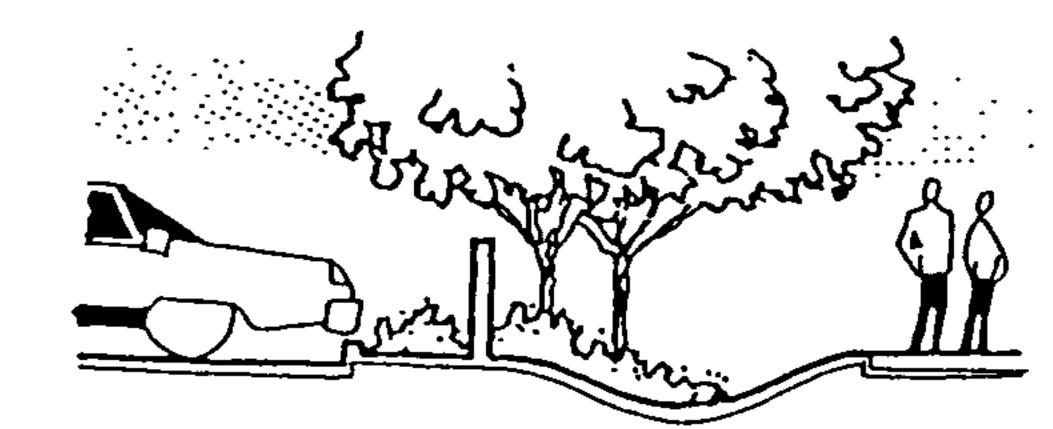


SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions will be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function within the Atrisco Business Park landscape. However, if walls are not required for a specific acreening or accurity purpose, they should not be utilized. The intent is to keep walls and fences as low as possible while performing their screening and security functions

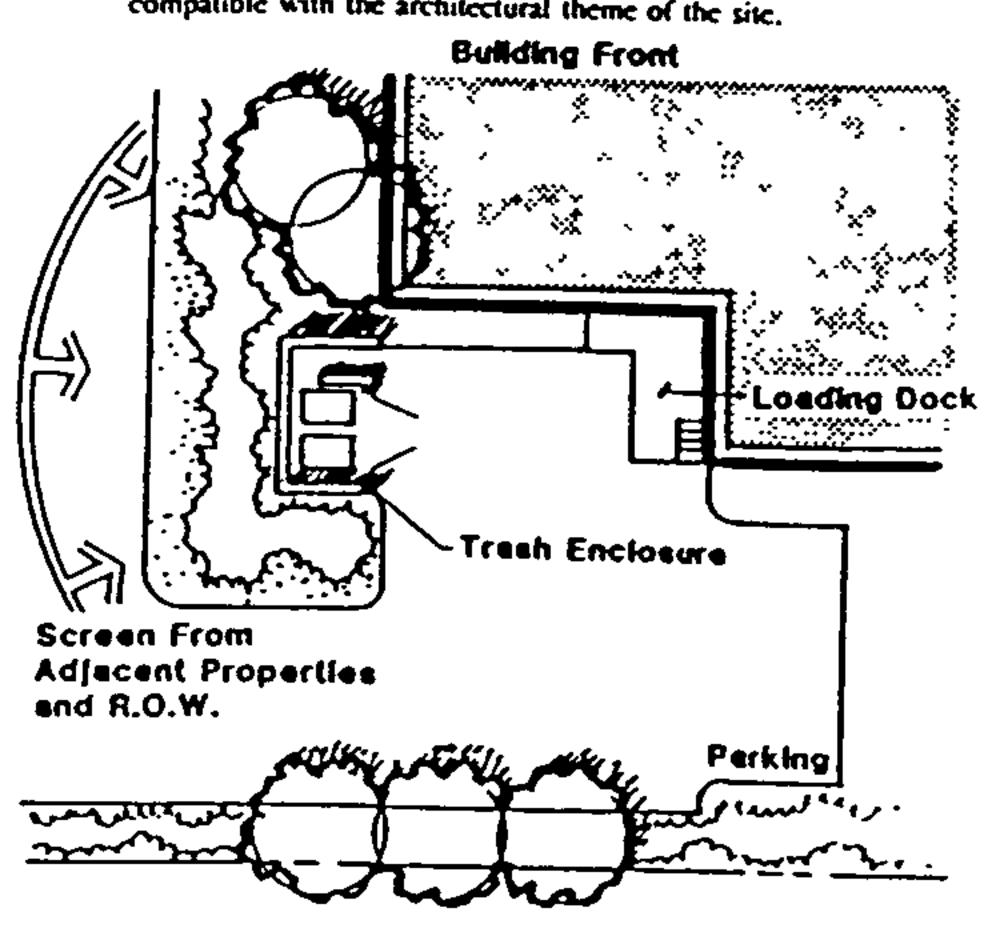
The following are standards to ensure effective screening of negative

Parking areas shall be screened from adjacent streets and properties with a combination of plant materials, walls, and earthen berming. Such acroening shall have a minimum height of 4 feet. Visitor parking should not be completely screened from adjacent streets. Appropriate signage and/or highlighted landscaping should be used to direct visitors.



All outdoor refuse containers shall be screened within a minimum 6 foot tall massinry enclosure which is large enough to contain all refuse generated between collections.

The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.



No refuse collection areas shall be allowed between any street and building front.

When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. (The use of chain link fencing is not acceptable in front of the building setback line and shall be visually acreened from adjacent public rights-of-way in the built out condition of the park)

The use of barbed or concerting wire is not permitted on the top of fences or walls.



- Shruba T

LIGHTING STANDARDS

PLAN

ELEVATION

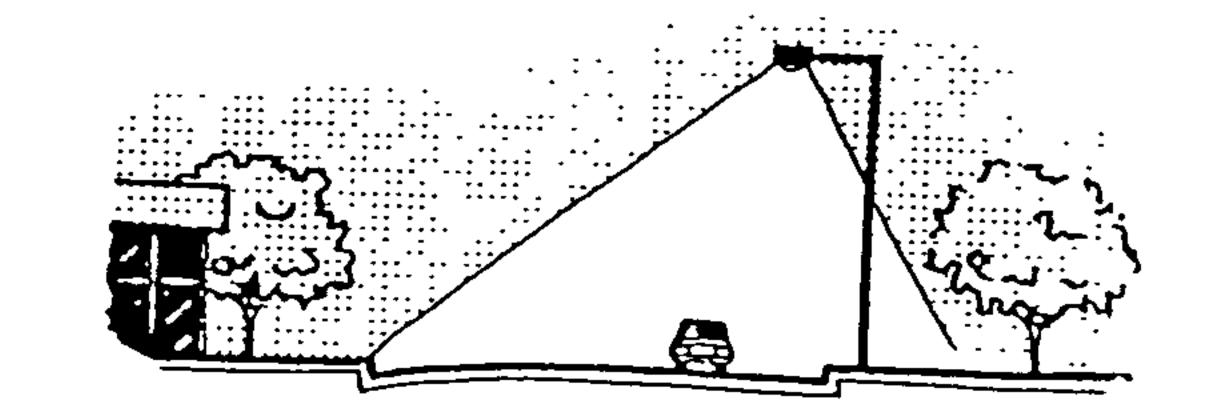
la order to enhance the safety, occurity and visual aesthetics of the Atrisca Business Park, careful consideration must be given to lighting design and scatures. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

Small Canagy ----/

The following are a few general guidelines to consider for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illuraination requirements.
- Individual site lighting standards should blend with the architectural character of the building and other site fixtures.
- A design objective of the site lighting system must be to maximize problic safety while not affecting adjacent properties, buildings, or roadways with unnocessary glare or reflection.
- Street lighting should be designed to enhance the safety or vehicular and pedestrian traffic at key points along the roadway.

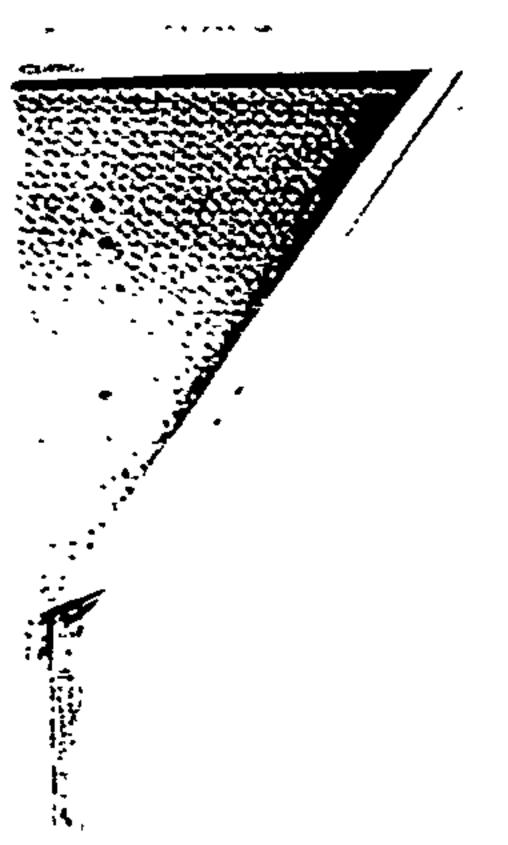
- Street light standards may range from 30 to 40 feet above the roedway.
- The height of parking area lights may range from 20 to 30 feet.
- Area lighting should be used to highlight public spaces and walkways. Area lighting standards may range from 10 to 15 feet in height. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian



Additional landscape lighting is encouraged to enhance certain landscape seatures. Such lighting should be either conocaled at grade or be mounted in trees to "moonlight" areas.

SIGNAGE STANDARDS

These signage standards were developed as reasonable enteria to regulate the size, location, type, and quality of sign elements within Atrisco Business Park. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development.

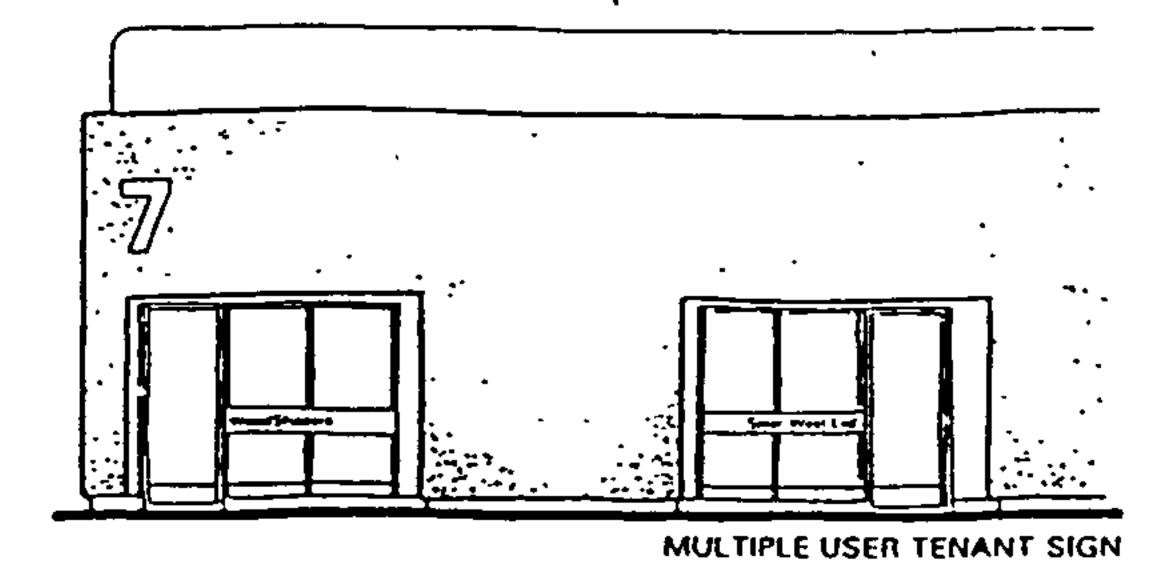


SIGNAGE (cont.)

Signage for multi tenant buildings shall identify the building number, complex name and/or address. The individual businesses will be identified at the tenant's store front and at a centrally located directory sign. For a single-user building, the sign shall identify the user and/or address. The user may also have a wall mounted sign on the building

Tenant Siens

Within multi-tenant buildings or complexes, the individual tenant signs shall consist of wall mounted signs which are uniform in terms of color, shape, and dimensions to all such signs within the complex. Wall-mounted signage shall be made of panels. No signage may be printed directly on the wall surface and no individual letters may be attached to the building.



Directional Signs

Directional signs are used to direct visitors to individual businesses located within the complex or building. These signs may be either free-standing or wall-mounted but shall be compatible with the design, size, and materials of other signs within the complex.

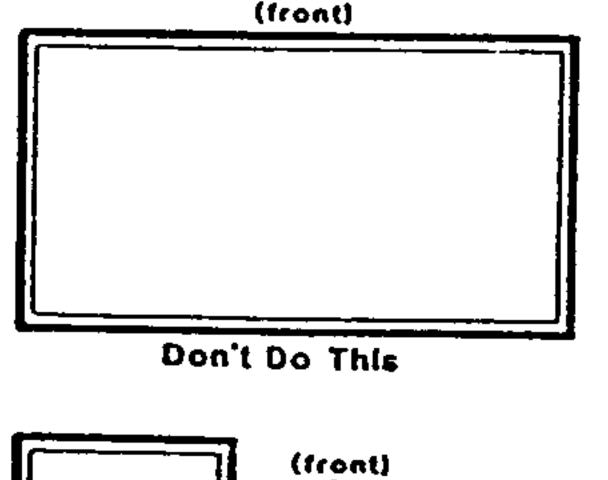
ARCHITECTURAL OBJECTIVES

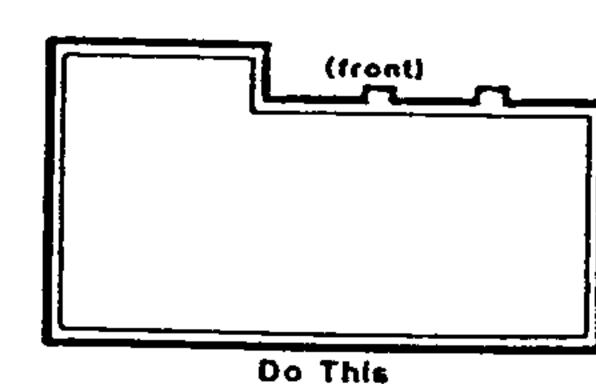
Specific architectural style shall not be dictated. The design shall, however, demonstrate a high degree of quality ensuring pleasing aesthetics throughout the project.

Architectural design should respond to climate, views, solar access, and aesthetic considerations, with development-design being in harmony with adjoining projects.

All buildings shall conform to the following requirements

- A. All buildings and structures crected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.
- B. Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Any accessory buildings and enclosures whether attached or detached from the main building, shall be of similar compatible design and materials.
- C Finished building materials must be applied to all exterior sides of buildings and structures. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. Pre-engineered metal buildings with masonry or equivalent skin applied to all (acades are allowed. Metal skin is not considered a finished building material.
- D. Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structures are as follows:
 - 1) Employ variety in structural torms that create visual character and interest.
 - Avoid long, unarticulated facades. Facades should have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3' minimum offset, fenestration, material change, etc.).





3) Entries to industrial structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition.

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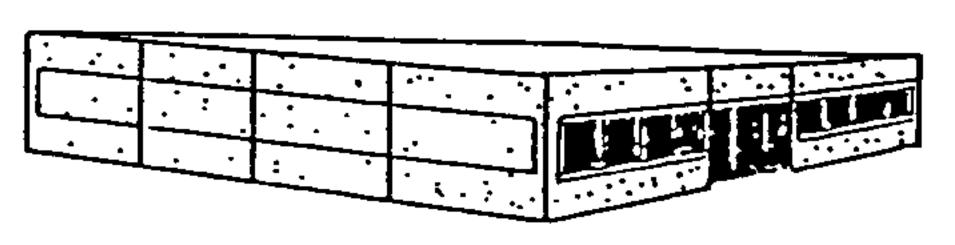
- Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.

 Sensitive alteration of colors and contrast.
- Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.

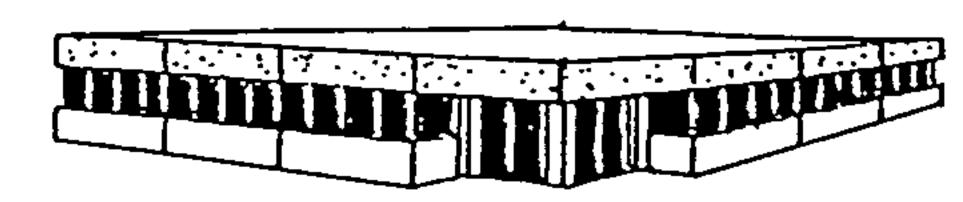
 The staggering of planes along an exterior wall elevation

creates pockets of light and shadow, providing relief from

indented or colored banding and entry projection



Textured walls, window glazing, and vertical/herizontal seams



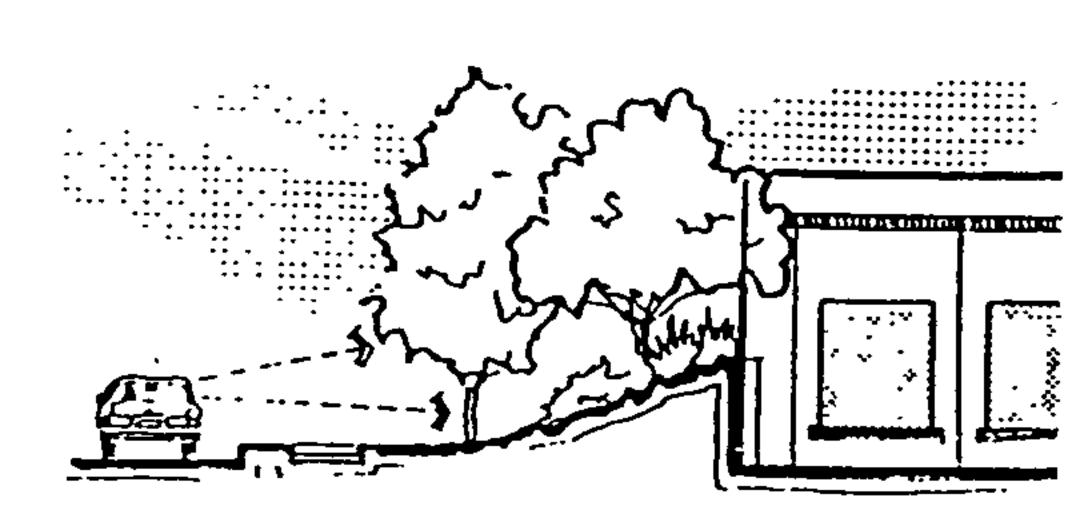
Indented entry, colored banding, and window glazing

- monotonous expanses of facade.

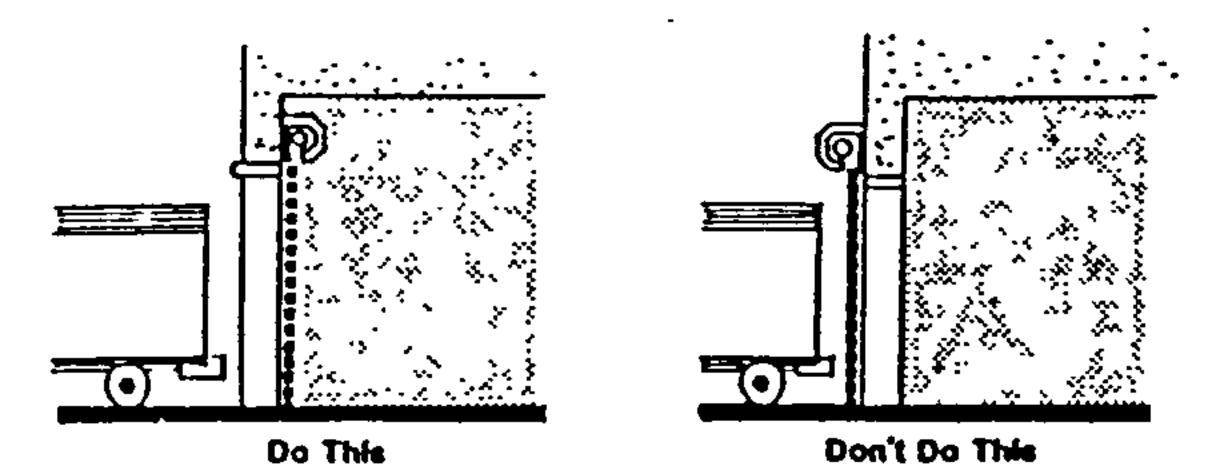
 Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply
- E. Design elements which are undesirable and should be avoided include:
- 1) Highly reflective surfaces at the ground story.

to both street faces of a corner loc.

- 2) Exposed, untreated precision block walls.
- 3) Chain link fence or barbed wire.
- Metal used as the main architectural feature.
 Attached mansard roofs on small portions of the roofline.
- 6) Materials with high maintenance requirements. Wood facings are expressly prohibited.
- F Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.
- G. Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along (acades.

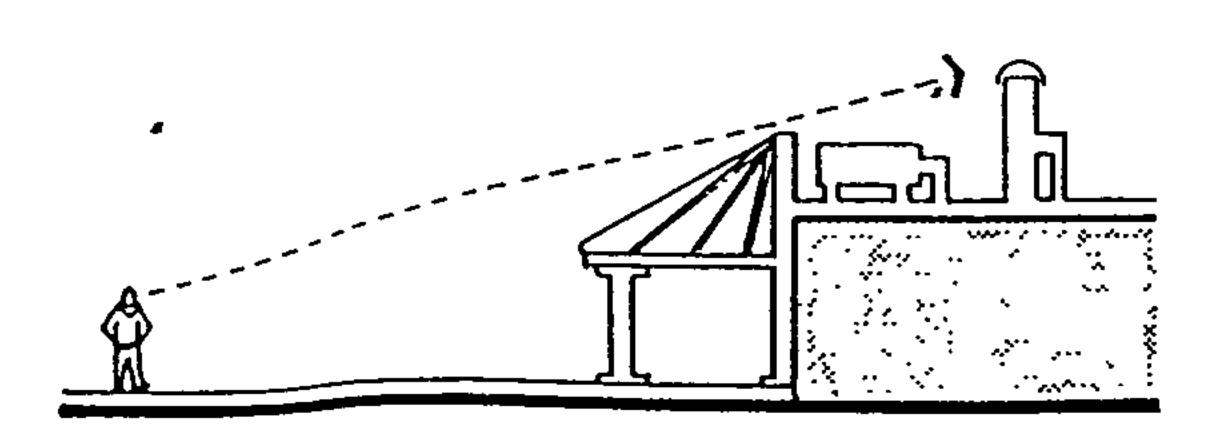


Dock doors for loading docks shall be located on the inside of buildings to keep a clean, uncluttered appearance from the exterior.



- Design elements for roofs shall be as follows:
- If mansard runfs are to be used, they shall wrap around the entire perimeter of the structure.
- The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.

All realtop equipment shall be screened from the public eight by materials of the same mature as the building's basic materials

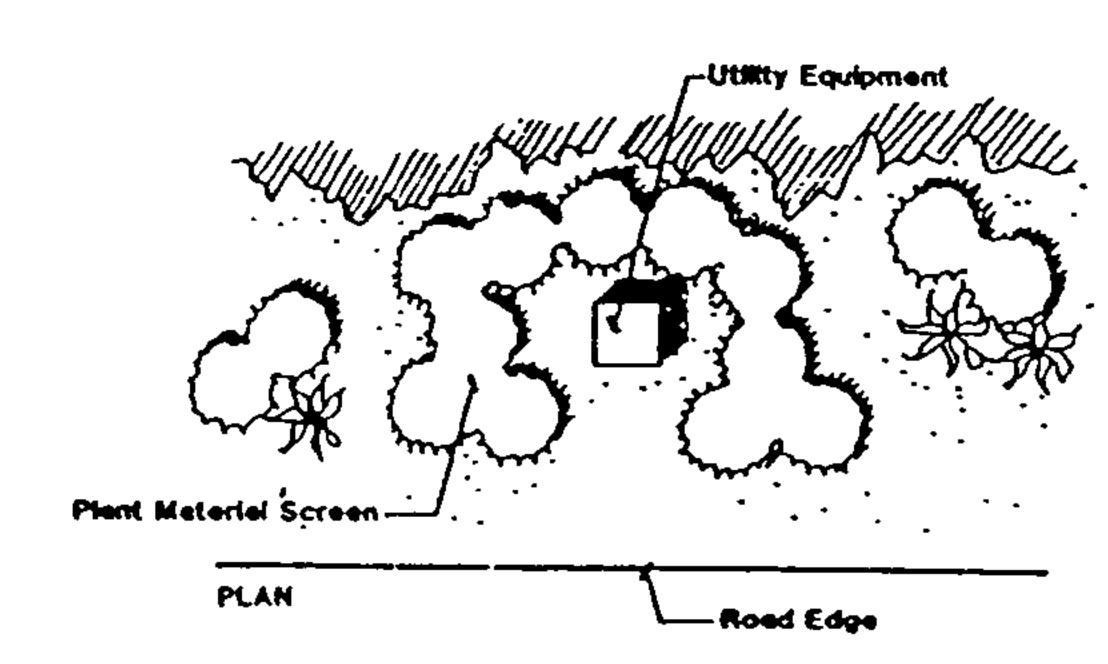


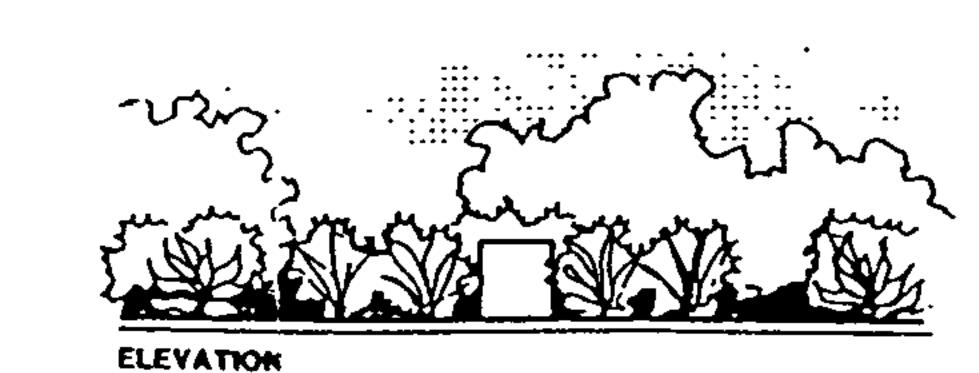
- 4) Corrugated metal, highly reflective surfaces, and illuminated roofing are not permitted.
- The roof design should be considered an integral part of the overall architectural design theme.
- 6) Concerning and/or barbed wire are not permitted on the

UTILITIES

To ensure the overall aesthetic quality of the Atrisco Business Park:

- . All electric distribution lines within the Park shall be placed underground.
- B. When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. The use of pre-fabricated fiberglass enclosures is prohibited.
- C. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.





MASTER DEVILOPMENT PLAN CHECKLIST

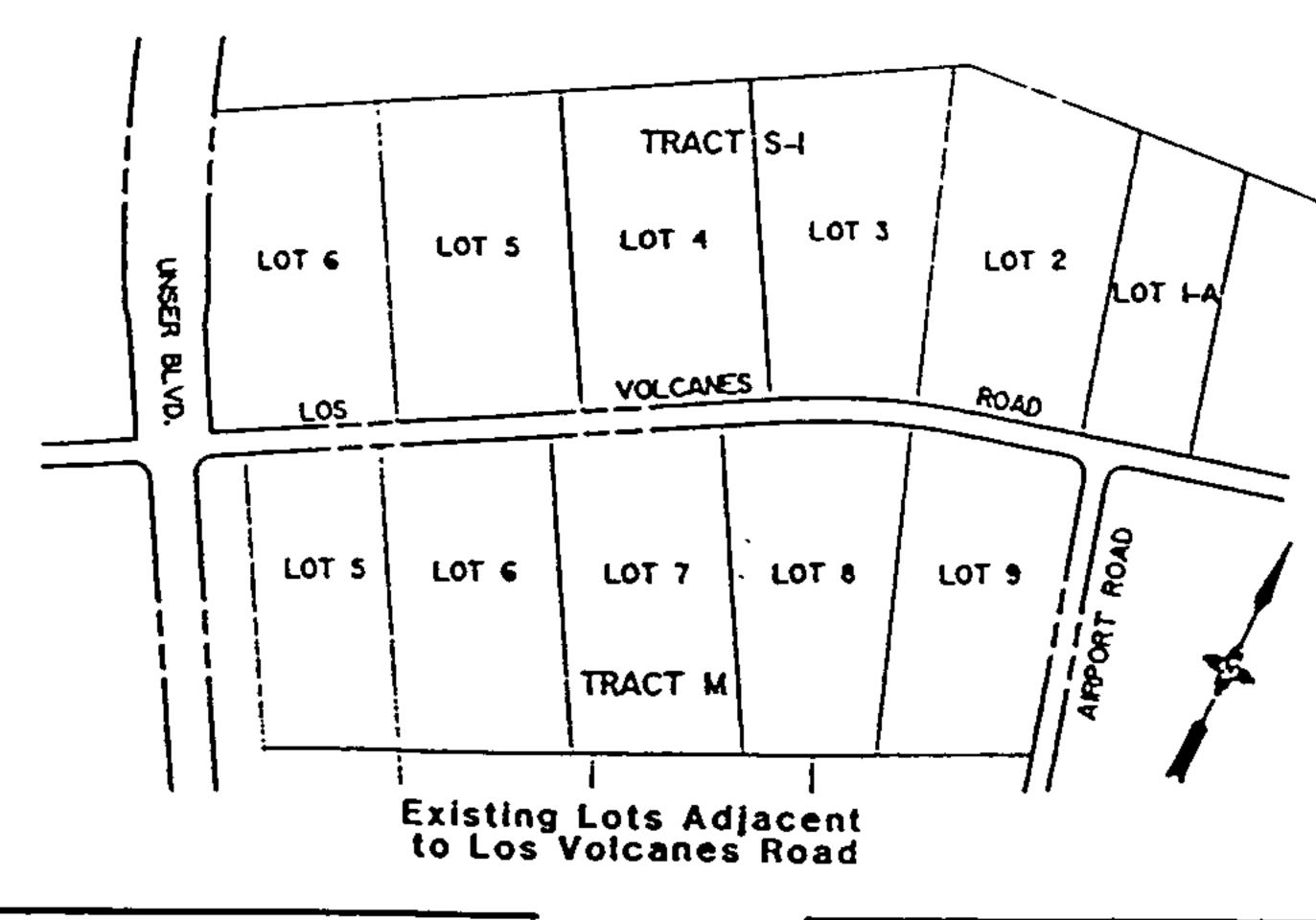
The City of Albuquerque Environmental Planning Commission shall delegate individual site plan and development review to the Development Review Board (DR3) based upon this checklist. A Public Hearing at DRB shall be required for individual site plan proposals not in substantial compliance with the Master Development Plan as defined herewith. The folkiwing conditions must be complied with prior to site plan approval by DRB.

Compliance with the Master Development Plag

| | | Reference Sheet No. |
|-----|----------------------------|-----------------------|
| I) | Intensity/Floor Area Ratio | |
| _ | Maximum: Average .3 | 3, 4 of 10° |
| 2) | Scrbacks | 3 of 10 |
| 3) | Archisecture | 5 of 10 |
| 4) | Landscaping | 3 of 10 |
| 5) | Parking | 3, 4 of 10 |
| 6) | Lighting | 4 of 10 |
| 7) | Signage | 4. 5 of 10 |
| \$} | Screening/Refuse/Storage | 4 of 10 |
| 9) | Grading and Drainage | 6. 8 , 9 of 10 |

If site plan proposals are not in substantial compliance with the Master Development Plan (i.e. FAR/intensity, Land Use Mix, and Design Criteria), amendment of the Master Development Plan by the Environmental Planning Commission may be required.

- B. Public Infrastructure
 - The DRB shall review and approve an infrastructure list as outlined in the Master Development Plan (sheet 5 of 10).



C. Traffic and Air Quality Analyses

Conformance with Master Development Plan and Traffic/Air Quality Analysis (dated August 1992 - JHK & Associates, notes on sheet I of 10, and subsequent traffic/air quality analysis revisions).

Note: The following assumptions were used in preparation of the above traffic and air quality analyses:

1) The timing for development was assumed to be:

| <u>Year</u> | Floor Area Ratio | |
|-------------|------------------|--|
| 2000 | .1 | |
| 2010 | .2 | |
| Buildout | .3 | |

2) The Truffic Study assumed the Long Range Major Street Plan network for the year 2000 and 2010.

INFRASTRUCTURE REQUIREMENTS

In order to obtain site plan approval within the 1992 Atrisco Business Park Development Master Plan Area, applicants must meet with the Development Review Board (DRB) to develop an Infrastructure List which identifies the type, extent, and standards for construction of improvements. The Chairman of the DRB shall produce the Infrastructure List or a letter stating that no infrastructure is required. Approved financial gaurantees for required infrastructure shall be provided to the City Of Albuquerque before issuance of a building permit. The work order process will provide for inspection and acceptance of the infrastructure by the City of Albuquerque.

The Infrastructure List will be developed in accordance with the following:

Water and Sanitary Sewer: Water and sanitary sewer facilities required for the proposed development of a lot shall conform to the City of Albuquerque Water and Sewer Extension Policy in effect at the time of development.

Streets: Where the lot is adjacent to platted streets which have not been constructed at the time the lot is to develop: One-half (1/2) or a maximum of 24' width of the permanent street section including curb, gutter and sidewalk along the full frontage of the lot and one-half (1/2) or a maximum of 24' width of the permanent street section including curb and gutter extending to the nearest paved street (except in the case of Lots 1-A and 2 through 6 of Tract S-1 and Lots 5 through 9 of Tract M, of Unit 2, Atrisco Business Park).

In the case of Lots 1-A and 2 through 6 of Tract S-1 and Lots 5 through 9 of Tract M, of Unit 2, Atrisco Business Park adjacent to Los Volcanes Road (see map above), the first lot to develop shall require construction of one-half (1/2) or a maximum of 24' width of the permanent street section including curb and gutter from Unser Boulevard east to Airport Road. At such time that fifty-percent (50%) of these lots are developed, construction of the full permanent street section including curb and gutter from Unser east to Airport Road shall be required with the subsequent development.

Where the lot may include or is adjacent to future streets proposed in the current "Long Range Major Street Plan for the Albuquerque Urban Area". Dedication of the right-of-way for the planned street and one-half (1/2) or a maximum of 24" width of the street section including curb, gutter and sidewalk along the full frontage of the lot. If the street passes through a lot, then construction of both sides of the street to a maximum of 48" wide is required.

Drainage: Completion of that portion of the downstream public storm drain system defined in the 1992 Master Drainage Plan for the Atrisco Business Park and any subsequent amendments which is required to convey developed drainage from the developing lot. Where the planned storm drain system is intended to serve property upstream of the developing lot, the storm drain shall be extended to the furthest upstream boundary of the developing lot.

in cases where the developing lot receives off-site flows, off-site improvements (as illustrated in the Master Drainage Plan or approved alternate) shall be constructed to protect the developing lot.

LAND USE MIX

The following land use mix will control development within the Atrisco Business Park:

| | <u></u> | Acres |
|------------------------|---------|-------|
| Light Industrial | 35.0 | 123 |
| Distribution Warehouse | 20.0 | 70 |
| Office/Admin. | 22.5 | 78 |
| Office/Warehouse | 12.5 | 44 |
| R & D/Pilot Mfg | 5.0 | 17 |
| Other (Commercial) | 5.0 | _17_ |
| | 100 0% | 349 |

Note: Variation from the above mix (greater than 15% of the acreage per land use) may require a re-assessment of the traffic and air quality analyses and possible re-analysis.

ATRISCO BUSINESS PARK

· Prepared For:

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