



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

4-3-2003

4. **Project # 1002527**
03DRB-00373 Major-SiteDev Plan BldPermit

ABQ ENGINEERING INC agent(s) for CARLA GALLIPOLI request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 16, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 / IP, located on CARMEL AVE NE, between I-25 NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: Z-87-42] (C-18)

At the April 2, 2003, Development Review Board meeting, the Site Plan for Building Permit was approved with final sign off delegated to Transportation Development to verify that there is adequate room for delivery vehicles.

If you wish to appeal this decision, you must do so by April 17, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Sheran Matson, AICP, DRB Chair

cc: Carla Gallipoli, 10901 Corona Ave NE, 87122
ABQ Engineering Inc., 1631 Eubank Blvd NE, Suite C, 87112
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002527 AGENDA#: 4 DATE: 4.2

1. Name: Martine Garcia Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00373 (SBP)
Project Name: **NO. ALBUQ. ACRES TR A UN B**
Agent: ABQ Engineering Inc.

Project # **1002527**
EPC Application No.: Z-87-42
Phone No.: **255-7802**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/2/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002527

TRANSPORTATION: -

- Identify Delivery Vehicles & Their ROUTES
-
-
-

- UTILITIES: _____
-
-
-
-

- CITY ENGINEER / AMAFCA: _____
-
-
-
-

- PARKS / CIP: _____
-
-
-
-

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002527

AGENDA ITEM NO: 4

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 2, 2003



100 2527

City of Albuquerque

Environmental Health Department

Martin J. Chavez, Mayor
Interoffice Memorandum

DATE: April 2, 2003

TO: Roger Green, Planning Department
Sheran Matson, Planning Department
Tom Burlison, Planning Department
Zoning Enforcement Officer, Planning Department

FROM: Marcia A. Pincus, Environmental Health Department

SUBJECT: Carla Gallipoli Office Building Lot 18, Block 18, Tract A, Unit B

The above referenced site is located within 1000 feet of a former unpermitted landfill. The applicant will need to comply with the City's Interim Guidelines for Development Within 1000 Feet of a landfill. The development may proceed through the DRB process; however, a Landfill Gas Assessment and possibly design of a landfill gas remediation system will need to be provided and approved by Environmental Health Department **PRIOR** to submitting building plans to Building Safety Section for a building permit.

Please have the applicant contact my office for further information at 768-2600.

cc: Kevin Curran, Legal Department
Charles Kolberg, Legal Department
Fred Aguirre, Planning Department
File

4-03
Jan

APPLICATION NO. 03-00373 (SBP)	PROJECT NO. 1002527
PROJECT NAME GALI POLI OFFICE BUILDING	
EPC APPLICATION NO.	
APPLICANT (AGENT) ABA ENGINEERING	PHONE NO. 265-7802
ZONE ATLAS PAGE C-18.	
ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RD</i>	DATE 4-02-03	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:		
4-3-03 Solid Waste		

(Return form with plat / site plan)



DRB CASE ACTION LOG
REVISED 3/20/2003

4-3-03
[Signature]

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

DRB Application No.: 03-00373 (SBP)
Project Name: NO. ALBUQ.ACRES TR A UN B
Agent: ABQ Engineering Inc.

Project # 1002527
EPC Application No.: Z-87-42
Phone No.: 255-7802

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/2/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002527

TRANSPORTATION:-
 Identify Delivery Vehicles & Their Routes

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):
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- Copy of recorded plat for Planning.**



City of Albuquerque

Environmental Health Department

Martin J. Chavez, Mayor

Interoffice Memorandum

DATE: April 2, 2003

TO: Roger Green, Planning Department
Sheran Matson, Planning Department
Tom Burlison, Planning Department
Zoning Enforcement Officer, Planning Department

FROM: Marcia A. Pincus, Environmental Health Department

SUBJECT: Carla Gallipoli Office Building Lot 18, Block 18, Tract A, Unit B

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Please have the applicant contact my office for further information at 768-2600.

cc: Kevin Curran, Legal Department
Charles Kolberg, Legal Department
Fred Aguirre, Planning Department
File



Sheran A. Matson

03/28/03 01:10 PM

To: Mary M. Carnes/EHD/CABQ
cc:
cc: smatson@cabq.gov
Subject: Re: DRB Project # 1002527

Thanks for getting back to me.



Mary M. Carnes

03/28/03 12:44 PM

To: smatson@cabq.gov
cc:
Subject: DRB Project # 1002527

Hi Sharen,

I checked into the exact location of this project and it turns out to be just outside the buffer zone of Sacramento Landfill. Environmental Health will not need to be involved in this project. If you have any questions feel free to call me at 768-2628. Thanks for paying attention to these locations and giving us a heads up!

Sincerely,

Mary Carnes



Marcia A. Pincus
03/31/03 09:51 AM

To: Mary M. Carnes/EHD/CABQ@COA
cc: smatson@cabq.gov
Subject: Re: new information #1002527

Thanks! It was my fault. I hadn't told Mary about the unpermitted dump there.



Mary M. Carnes
03/31/03 09:36 AM

To: smatson@cabq.gov
cc: MPincus@cabq.gov
Subject: new information #1002527

Hi Sharen,

Marcy is back in the office today and has called my attention to the fact that there are some unpermitted dumps in the vicinity of this project. We have not been able to make a clear determination as to whether the proposed development of Lot 18 on Carmel Avenue falls within the buffer zone of any of these dumps. Therefore, the developer should call Marcy to make an appointment to meet with her regarding this project. This project should not be allowed to move past the DRB until this issue has been resolved.

Thanks, Sharen. Sorry to have jumped the gun on this. I was only looking at Sacramento Landfill in relation to this project.

Mary Carnes



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 2, 2003

Project # 1002527

03DRB-00373 Major-SiteDev Plan BldPermit

ABQ ENGINEERING INC agent(s) for CARLA GALLIPOLI request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 16, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 / IP, located on CARMEL AVE NE, between I-25 NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: Z-87-42] (C-18)

AMAFCA No adverse comments.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor. No Association.

APS No adverse comments.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Lighting issues, traffic volume, traffic control devices, maintenance of landscaping, robbery, a higher probability of crimes during evening/weekend hours, commercial burglary, adequate security, alarm response.

Fire Department **THIS PROJECT REQUIRES 3 FIRE HYDRANTS WITHIN 450 FEET AS THE TRACK ROLLS. PLEASE VERIFY LOCATIONS. DISAPPROVED, PER RAY SANCHEZ AFD.**

PNM Gas Approves.

PNM Electric PNM approves site plan.

Comcast No comments received.

QWEST

No comments received.

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No adverse comments.

Transportation Development

How and what type of deliveries are to be made to this site?

Parks & Recreation

No adverse comment on the site development plan for building permit.

Utilities Development

Need copy of Fire Flow calculation sheet showing required GPM.

Planning Department

1. Please put "Site Development Plan for Building Permit" on all sheets.
2. For Signage regulations, see Section 14-16-2-19 of the Zoning Code. If signs are to be used on this property, the dimensions should be on the site plan. Be sure to note on C-501 that the dumpster enclosure shall be a minimum of 6' in height.
3. The updated signature block should be used. The Albuquerque /Bernalillo County Planning Division does not exist.
4. The setbacks listed on the site plan are incorrect for IP zoning. See Section 14-16-2-19(E) of the City Zoning Code. A 20' front yard setback is the requirement. The plan appears to propose 58'. A 10' side and rear yard setback is required. The plan appears to propose 29' for the rear yard and about 40' for the 2 side yards.
5. The 10' front landscape buffer requirement is met as are the 6' side and rear yard landscape buffers. However, Section 14-16-3-10 of the Zoning Code states that landscape areas must have a combination of trees, shrubs and vegetative ground cover. The rear & side yard setbacks show only native grasses. Page 54 of the North I25 Sector Plan also requires a mixture of trees, shrubs and vegetative ground cover.

Section 14-16-3-10 also requires the dimensions of the landscape buffer be shown on the site plan as well as the quantities, type and mature height & spread of each tree and shrub

In addition, the Special Screening Standards 1(b) of the North I25 Sector Plan require the loading and unloading of commercial vehicles be set back from all property lines to reduce visual impact. Inclusion of shrubs & trees in the rear & side yard landscape buffers would fulfill that requirement. However, be aware that trees can not be planted above a water line. So that section of the east side landscape buffer would only have trees behind where the water line curves into the building.

6. The Elevations Sheet is missing the West Elevation.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Carla Gallipoli, 10901 Corona Ave NE, 87122

ABQ Engineering Inc., 1631 Eubank Blvd NE, Suite #C, 87112



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 2, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001012

03DRB-00366 Major-Two Year SIA

LARRY READ & ASSOCIATES, agent(s) for COUNTRY SIDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNSHINE COUNTRY – MOBILE HOME PARK II**, zoned SU-Mobile Home Park, located on BLAKE RD SW, between COORS SW and UNSER SW containing approximately 7 acre(s). [REF: DRB-98-64, 01450-00056] (N-10)

Project # 1001085

03DRB-00372 Major-Two Year SIA

ANTHONY DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, **ROSEWOOD SUBDIVISION**, zoned R-D (15DU/A) located on BLOSSOMWOOD NW, between HANOVER NW and I-40 containing approximately 10 acre(s). [REF: 01DRB-00261, S-96-31] (J-10)

Project # 1002525

03DRB-00367 Major-Vacation of Pub

Right-of-Way

03DRB-00368 Major-Vacation of Pub

Right-of-Way

03DRB-00369 Major-Vacation of Public

Easements

03DRB-00370 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 10 – 23, Block(s) 19, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, **VINEYARD COURT ESTATES**, zoned RD, located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 02EPC-01353, 02EPC-01354, 02EPC-01355] (C-20)

Project # 1002527

03DRB-00373 Major-SiteDev Plan

BldPermit

ABQ ENGINEERING INC agent(s) for CARLA GALLIPOLI request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 16, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 / IP, located on CARMEL AVE NE, between I-25 NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: Z-87-42] (C-18)

SEE PAGE 2...



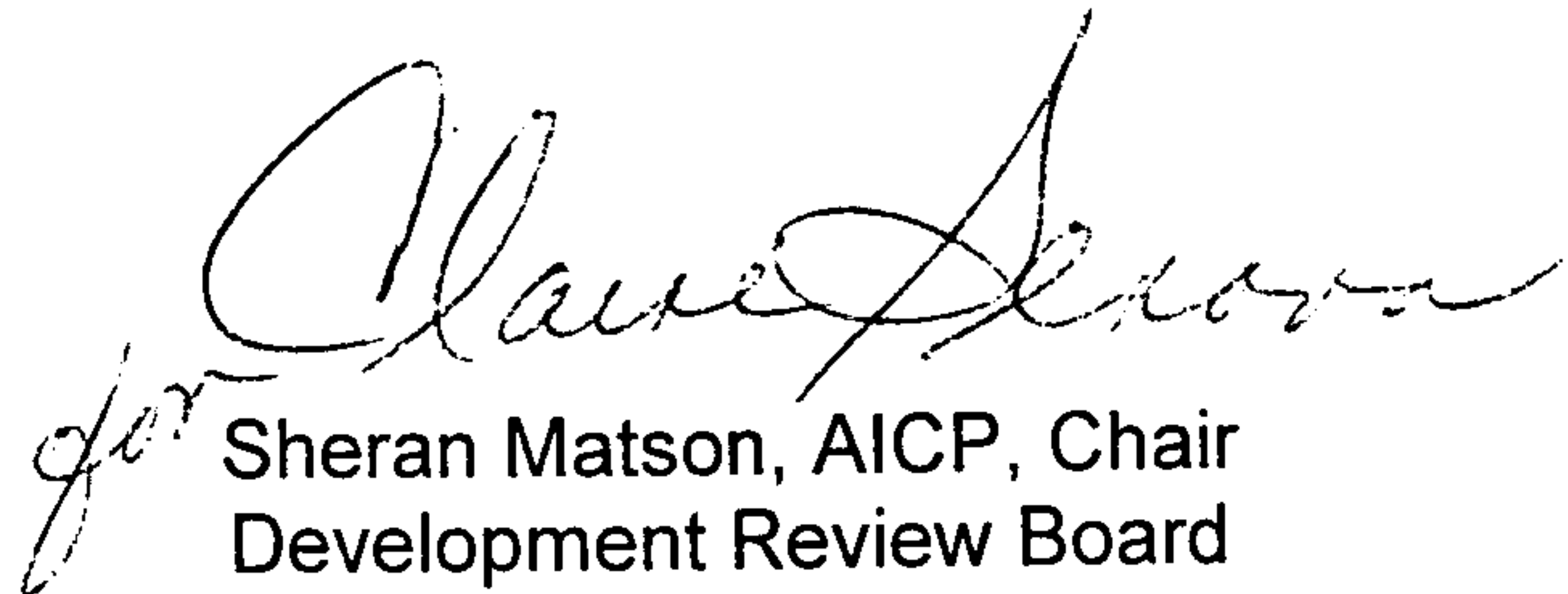
PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002528
03DRB-00374 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC. agent(s) for HIGH
DESERT INVESTMENT CORP. request(s) the above
action(s) for all or a portion of Tract(s) OS-4, **HIGH
DESERT SUBDIVISION**, zoned SU-2/HD/RLT, located
east of TRAMWAY NE, between GLENWOOD HILLS
SUBDIVISION AND U. S. GOVERNMENT LANDS
[REF: CSU-89-12, 02DRB-01860, 01652, DRB-91-343]
(F-23)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing 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.


for Sheran Matson, AICP, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 17, 2003.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST**

Meeting Date: 4-2-03

Zone Atlas Page: C-18-E

Notification Radius: 100 Ft.

App# <u>03D03-0373</u>
Proj# <u>1002527</u>
Other#

Cross Reference and Location: _____

Applicant: Carla Gallipoli ✓

Address: 10901 Corona Ave NE, 87122

Agent: ABO Engineering, Inc ✓

Address: 1631 Eubank Blvd NE, Ste # C, 87112

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: 3/11/03

Signature: [Handwritten Signature]

1018064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101806423812230609 LEGAL: * 01 8 01 6TRACT A UNIT B NORTH ALBUQUERQUE ACRES LAND USE:
PROPERTY ADDR: 00000 CARMEL AVE NE
OWNER NAME: GALLIPOLI CARLA DEAN TRUSTEE B
OWNER ADDR: 10901 SAN BERNADINO NE ALBUQUERQUE NM 87122

101806420512230607 LEGAL: * 02 0 01 6TRACT A UNIT B NORTH ALBUQUERQUE ACRES LAND USE:
PROPERTY ADDR: 00000 5711 CARMEL AVE NE
OWNER NAME: CARMEL ENTERPRISES LLC
OWNER ADDR: 05711 CARMEL AV NE ALBUQUERQUE NM 87113

101806422212230608 LEGAL: * 01 9 01 6TRACT A UNIT B NORTH ALBUQUERQUE ACRES LAND USE:
PROPERTY ADDR: 00000 5801 CARMEL AVE NE
OWNER NAME: ALBUQUERQUE COUNTRY DAY SCHOOL
OWNER ADDR: 12201 MT HAZE RD NE ALBUQUERQUE NM 87122

101806425312230610 LEGAL: *17 16 T RACT A UNIT B NORTH ALBUQUERQUE ACRES LAND USE:
PROPERTY ADDR: 00000 SAN PEDRO
OWNER NAME: JARAMILLO TONY L & PHYLLIS A
OWNER ADDR: 06713 LEMITAR NE ALBUQUERQUE NM 87113

101806425314430611 LEGAL: * 01 6 01 6N ALBU AC TR A UNIT B LAND USE:
PROPERTY ADDR: 00000 ANAHEIM AVE NE
OWNER NAME: D P LLC
OWNER ADDR: 07600 PAN AMERICAN FREEWAY NE ALBUQUERQUE NM 87109

101806423814430612 LEGAL: * 01 5 01 6N ALBU AC TR A UNIT B LAND USE:
PROPERTY ADDR: 00000 ANAHEIM AVE NE
OWNER NAME: ANAHEIM ENTERPRISES LLC
OWNER ADDR: 13921 VILLA SANDIA PL NE ALBUQUERQUE NM 87112

101806422214430613 LEGAL: * 01 4 01 6N ALBU AC TR A UNIT B LAND USE:
PROPERTY ADDR: 00000 ANAHEIM AVE NE
OWNER NAME: EL PINO FOURTEEN GENERAL PTNS
OWNER ADDR: 00222 14TH ST NW ALBUQUERQUE NM 87104

101806420514430614 LEGAL: * 01 3 01 6TRACT A UNIT B NORTH ALBUQUERQUE ACRES LAND USE:
PROPERTY ADDR: 00000 ANAHEIM AVE NE
OWNER NAME: CARMEL ENTERPRISES LLC
OWNER ADDR: 05711 CARMEL AV NE ALBUQUERQUE NM 87113

101806424507930409 LEGAL: LOT 15-A -1 BLOCK 17 PLAT FOR LOT 15-A-1 TRACT A UN LAND USE:

PROPERTY ADDR: 00000 8201 SAN PEDRO NE
OWNER NAME: BALDWIN WILLIAM E
OWNER ADDR: 00726 PUEBLO SOLANO NW ALBUQUERQUE NM 87107

101806422209230413 LEGAL: * 01 4 01 7NORTH ALBUQUERQUE ACRES TRACT A UNIT B LAND USE:
PROPERTY ADDR: 00000 CARMEL AVE NE
OWNER NAME: BALDWIN WILLIAM E
OWNER ADDR: 00726 PUEBLO SOLANO NW ALBUQUERQUE NM 87107

101806419708030406 LEGAL: LTS 12, 13, 20 & 21 BLK 17 NORTH ALBUQUERQUE ACRES LAND USE:
PROPERTY ADDR: 00000 5605 HOLLY NE
OWNER NAME: SAHD GROUP
OWNER ADDR: 10112 SAN BERNARDINO NE ALBUQUERQUE NM 87122

101806427309240232 LEGAL: LT 1 BLK 34 TR A UNIT B NORTH ALBUQUERQUE ACRES CO LAND USE:
PROPERTY ADDR: 00000 CARMEL AVE NE
OWNER NAME: SCHUMACHER EUNICE A
OWNER ADDR: 08017 HARWOOD NE ALBUQUERQUE NM 87110

101806427312240301 LEGAL: * 03 2 03 3TRACT A UNIT B NORTH ALBUQUERQUE ACRES LAND USE:
PROPERTY ADDR: 00000 8300 SAN PEDRO NE
OWNER NAME: JACOBS MICHAEL JAY
OWNER ADDR: 07220 TICONDEROGA RD NE ALBUQUERQUE NM 87109

101806427314440332 LEGAL: * 00 1 03 3TRACT A UNIT B NORTH ALBUQUERQUE ACRES LAND USE:
PROPERTY ADDR: 00000 SAN PEDRO AVE NE
OWNER NAME: SHIREEN & RAMIN INC
OWNER ADDR: 03900 JUAN TABO BL NE ALBUQUERQUE NM 87111

Proj# 1002527

ABQ ENGINEERING, INC.
1631 EUBANK BLVD NE, STE# C
ALBUQUERQUE NM 87112

101806420512230607

CARMEL ENTERPRISES LLC
5711 CARMEL AV NE
ALBUQUERQUE NM 87113

101806425314430611

D P LLC
7600 PAN AMERICAN FREE NE
ALBUQUERQUE NM 87109

101806424507930409

BALDWIN WILLIAM E
726 PUEBLO SOLANO NW
ALBUQUERQUE NM 87107

101806427312240301

JACOBS MICHAEL JAY
7220 TICONDEROGA RD NE
ALBUQUERQUE NM 87109

Proj# 1002527

CARLA GALLIPOLI
10901 CORONA AVE NE
ALBUQUERQUE NM 87122

101806422212230608

ALBUQUERQUE COUNTRY DAY SCH
12201 MT HAZE RD NE
ALBUQUERQUE NM 87122

101806423814430612

ANAHEIM ENTERPRISES LLC
13921 VILLA SANDIA PL NE
ALBUQUERQUE NM 87112

101806419708030406

SAHD GROUP
10112 SAN BERNARDINO NE
ALBUQUERQUE NM 87122

101806427314440332

SHIREEN & RAMIN INC
3900 JUAN TABO BL NE
ALBUQUERQUE NM 87111

101806423812230609

GALLIPOLI CARLA DEAN TRUSTEE
10901 SAN BERNADINO NE
ALBUQUERQUE NM 87122

101806425312230610

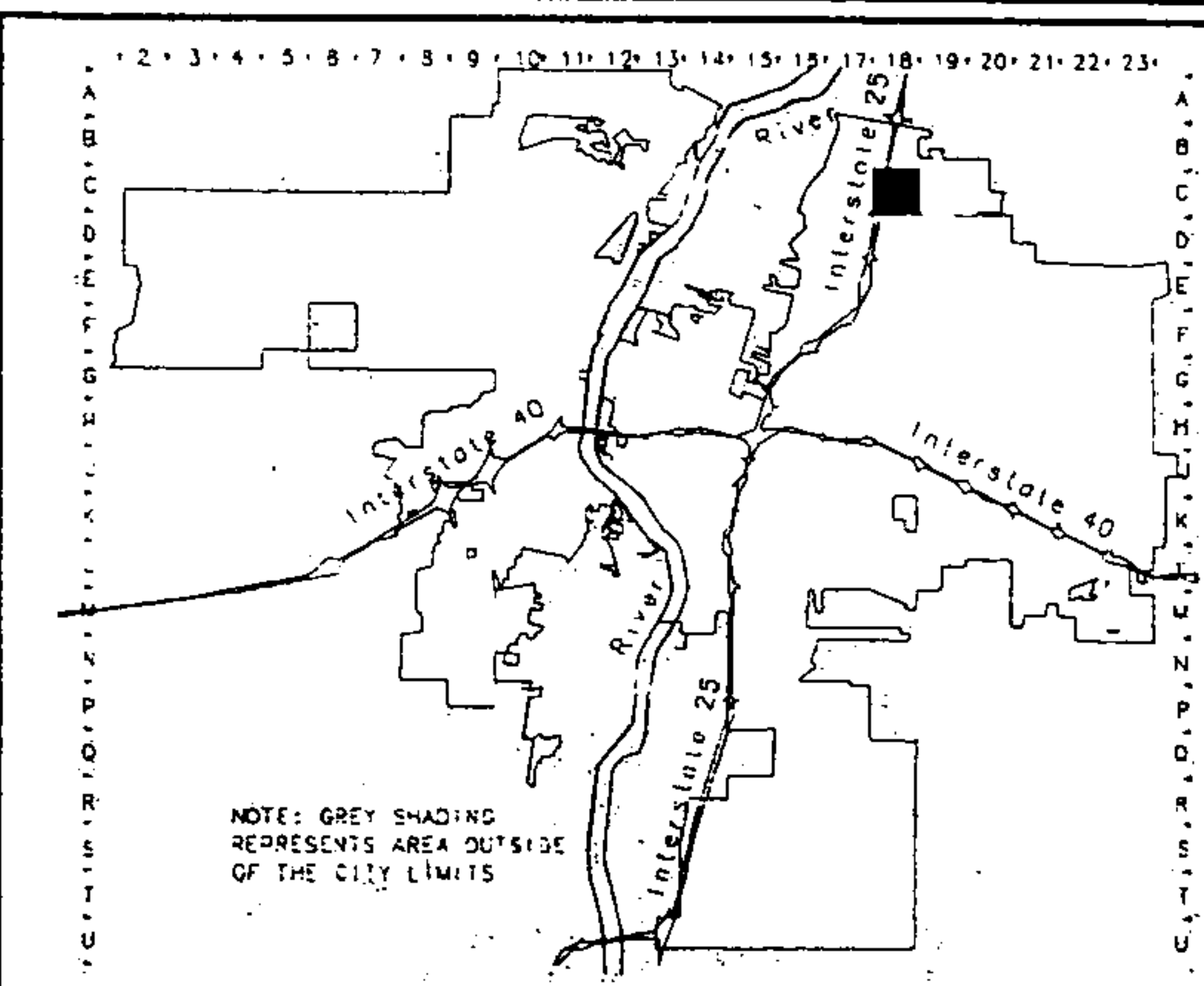
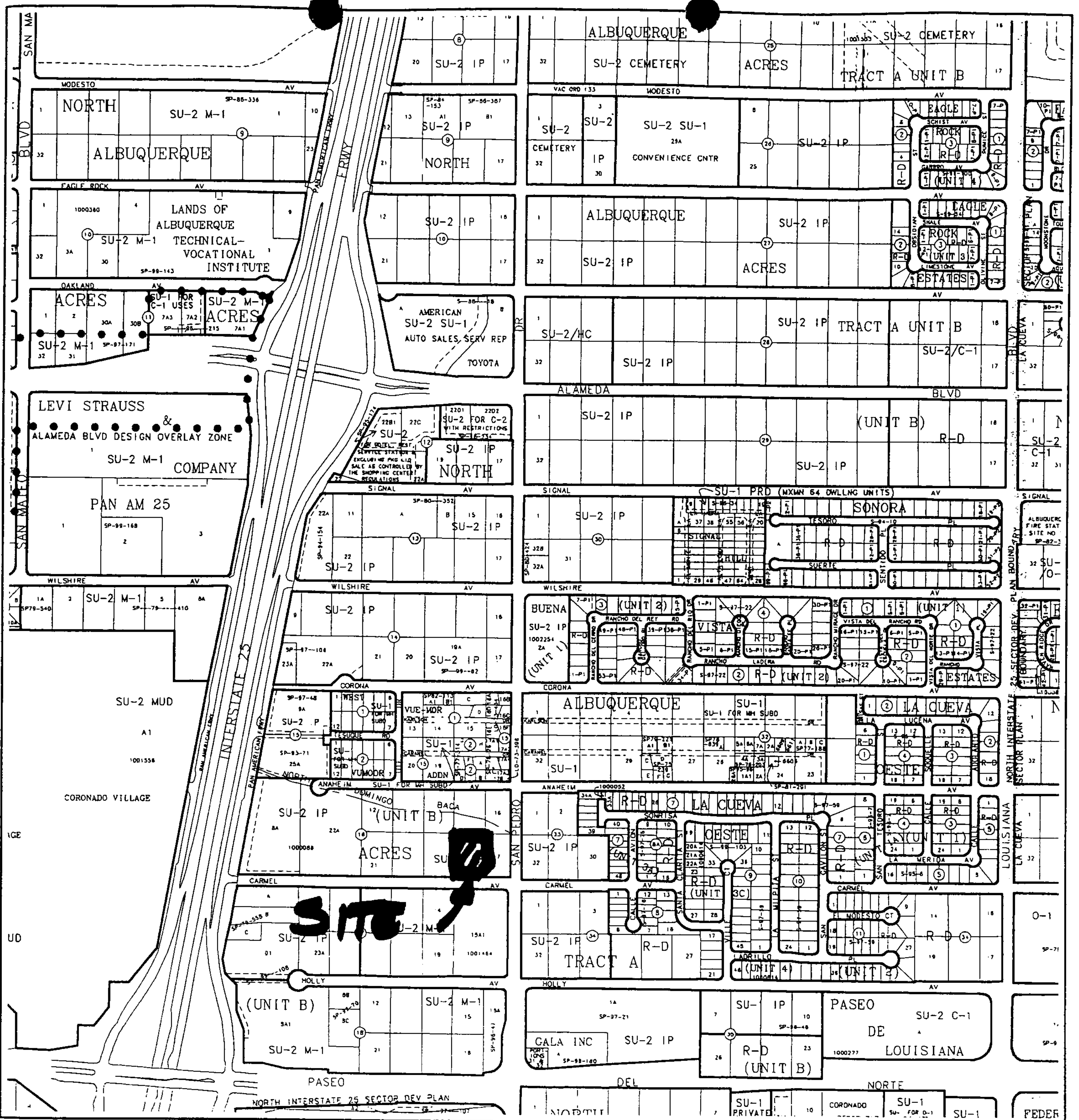
JARAMILLO TONY L & PHYLLIS A
6713 LEMITAR NE
ALBUQUERQUE NM 87113

101806422214430613

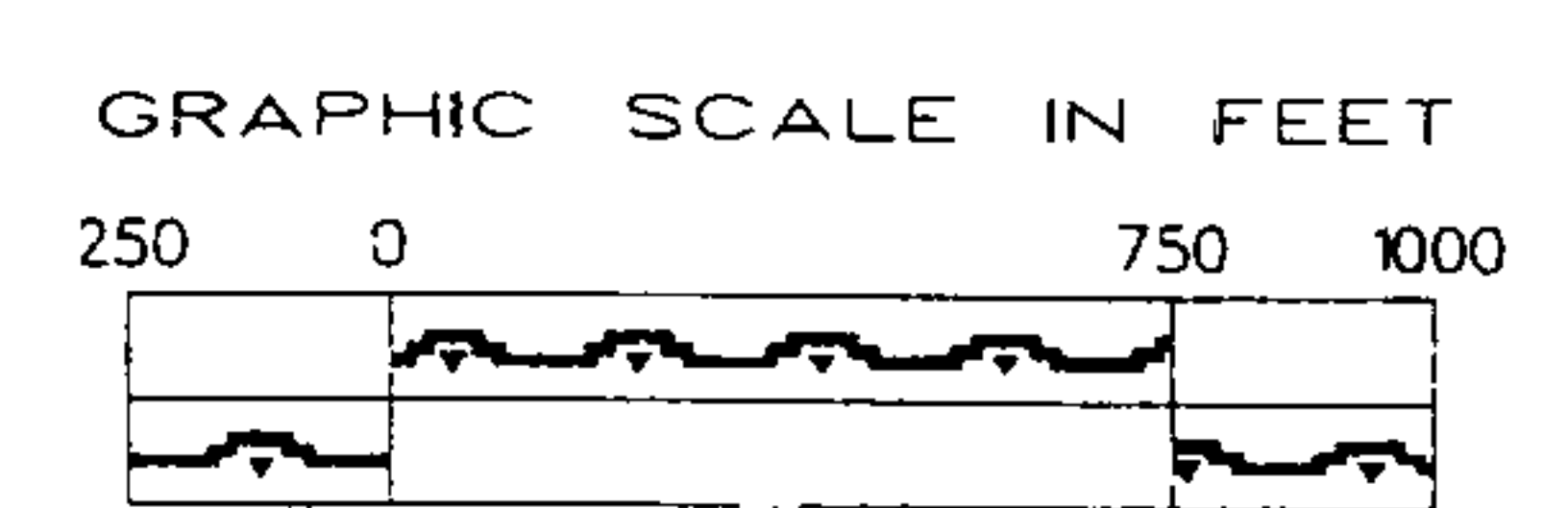
EL PINO FOURTEEN GENERAL PTNS
222 14TH ST NW
ALBUQUERQUE NM 87104

101806427309240232

SCHUMACHER EUNICE A
8017 HARWOOD NE
ALBUQUERQUE NM 87110



CITY OF
Albuquerque
A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
C-18-Z
Map Amended through January 21, 2003

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

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

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

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

SHEET #1 - SITE PLAN

A. General Information

___ 1. Scale

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

___ 2. Bar Scale

___ 3. North Arrow

___ 4. Scaled Vicinity Map

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

___ 6. Property lines

___ 7. Existing and proposed easement (identify each)

B. Proposed Development

1. Structural

___ A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls

___ B. Square footage of each structure

___ C. Proposed of each structure

___ D. Temporary structures, sign and other improvements

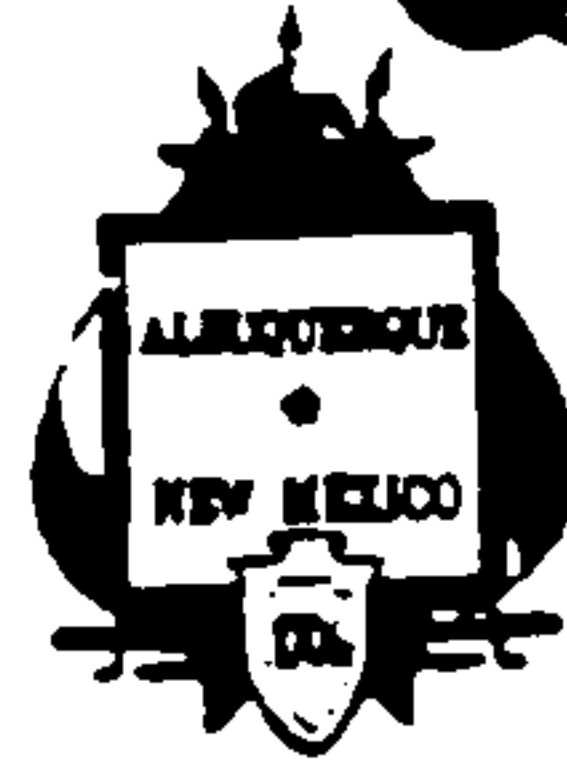
___ E. Wall(s), fence(s), and screening: height, length, color, and materials.
Show cross-sections for retaining walls.

___ F. Dimensions of all principal site elements

___ G. Loading facilities

___ H. Site lighting (height, type, and intensity)

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

ZONING Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

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

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

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

APPLICANT INFORMATION:

NAME: CARLA GALLIPOLI PHONE: 450-2602

ADDRESS: 10901 CORONA AVE NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: _____

Proprietary interest in site: _____

AGENT (if any): ABQ ENGINEERING INC PHONE: 255 7802

ADDRESS: 11031 EURANIC BLVD NE STE C FAX: 255-7902

CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: sknee@abqeng.com

DESCRIPTION OF REQUEST: site development plan approval for building permit.

N I-25 SDP

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. 18 Block: 16 Unit: 3

Subdiv. / Addn. NORTH ALBUQUERQUE ACRES TR A Unit B

Current Zoning: SU-2/IP Proposed zoning: _____

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

Total area of site (acres): 0.89 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? No

UPC No. 1 018 064 238 122 306 09 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: CARMEL AVENUE

Between: INTERSTATE 25 and SAN PEDRO
aka Gallipoli Office Bldg

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Z-87-42

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

DATE 3/7/03

SIGNATURE [Signature] DATE _____

(Print) MARGIE J. GARCIA Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>03DRB-00373</u>	<u>SPBP</u>	<u>P2</u>	\$ <u>385.-</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ <u>75.-</u>
Hearing date <u>Apr 2 2003</u>			Total \$ <u>460.-</u>

[Signature] 3/7/03
Planner signature / date

Project # 1002527

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings *Panel 3/10 2 FILE 9M*
 - Solid Waste Management Department signature on Site Plan *ON MYLAR copy to DRB ALT 3/10 NOON 9M*
 - 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 J 25 SDP*
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan *SET*
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule) *460*
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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.

MARCY J. GARCIA
Applicant name (print)

[Signature] 3/7/03
Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03 DRB - 00313

[Signature] 3/7/03
Planner signature / date

Project # 1002527

CITY OF ALBUQUERQUE

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

APPLICANT: CARLA GALIPOC Date of request: 3/7/03 Zone atlas page(s): C-18

CURRENT:
Zoning SU-2 / IP
Parcel Size (acres / sq.ft.) 0.89

Legal Description -
Lot or Tract # 18 TRACT A Unit B Block # 16
Subdivision Name North Albuquerque

REQUESTED CITY ACTION(S):

Annexation []	Sector Plan []	Site Development Plan:	Building Permit <input checked="" type="checkbox"/>
Comp. Plan Amendment []	Zone Change []	a) Subdivision []	Access Permit []
	Conditional Use []	b) Build'g Purposes <input checked="" type="checkbox"/>	Other []
		c) Amendment []	

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

of units - 1
 Building Size - 10,400 (sq. ft.)

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

Applicant or Representative [Signature] (Agent) Date 3/7/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO 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 Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

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.

[Signature] 3-07-03
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 [] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes:

14-16-3-14 3/7/03 JM

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.

ENVIRONMENTAL HEALTH DATE

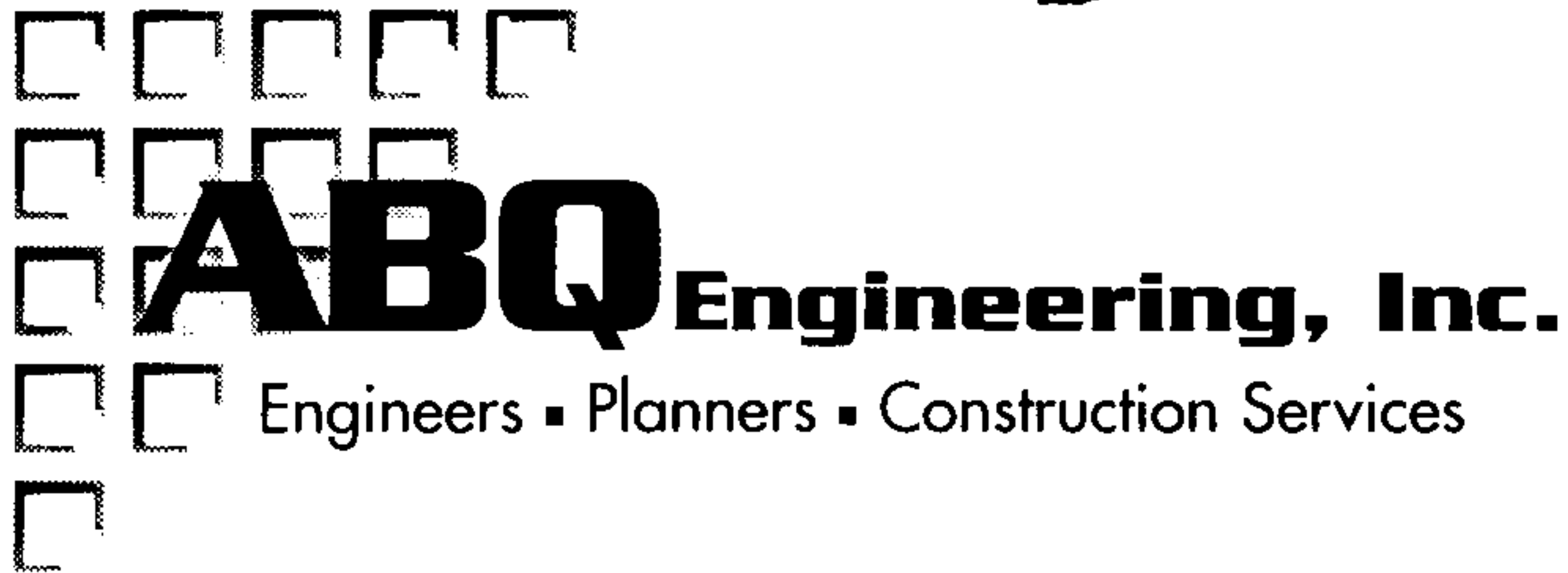
Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



March 7, 2003

City of Albuquerque
Design Review Board
Development and Building Services
600 Second Street NW
Albuquerque, NM 87102

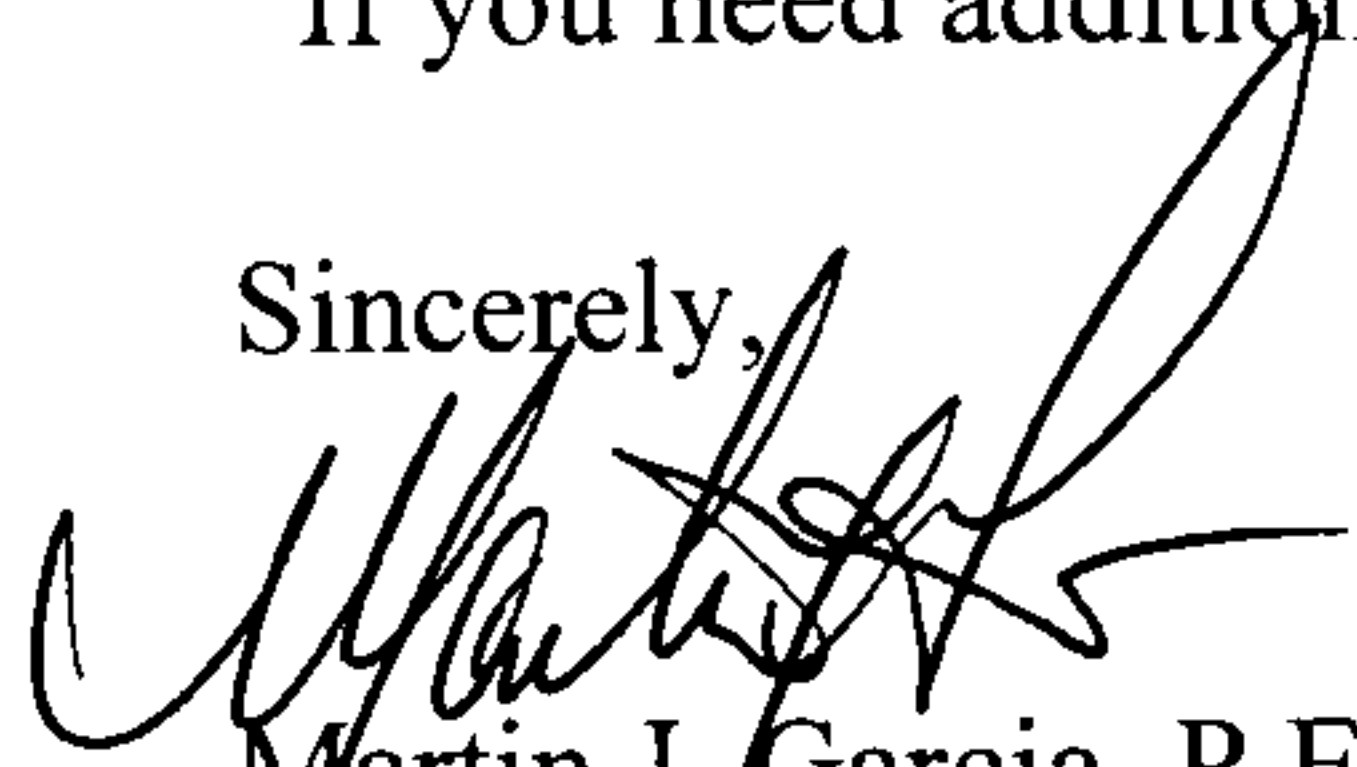
RE: Request for Approval of Site Plan for Building Permit for Gallipoli Office Building
Zone Atlas Page C-18.

ABQ Engineering, Inc., agent for Carla Gallipoli is requesting approval of site plan for building permit for the Gallipoli Office Building located on the North Side of Carmel Avenue West of San Pedro in North Albuquerque Acres.

Enclosed are a copy of the zone atlas page, the office of Community and Neighborhood Association inquiry response, the completed Site Plan for Building Permit Checklist, two (2) copies of the Conceptual Utility Layout Plan, and twenty four (24) copies of the related drawings. Please schedule this before the DRB as soon as is possible. The grading and drainage plan is being submitted concurrently for approval. Copies of the submittal are included with this packet.

If you need additional information or have any questions, please call me at 255-7802.

Sincerely,



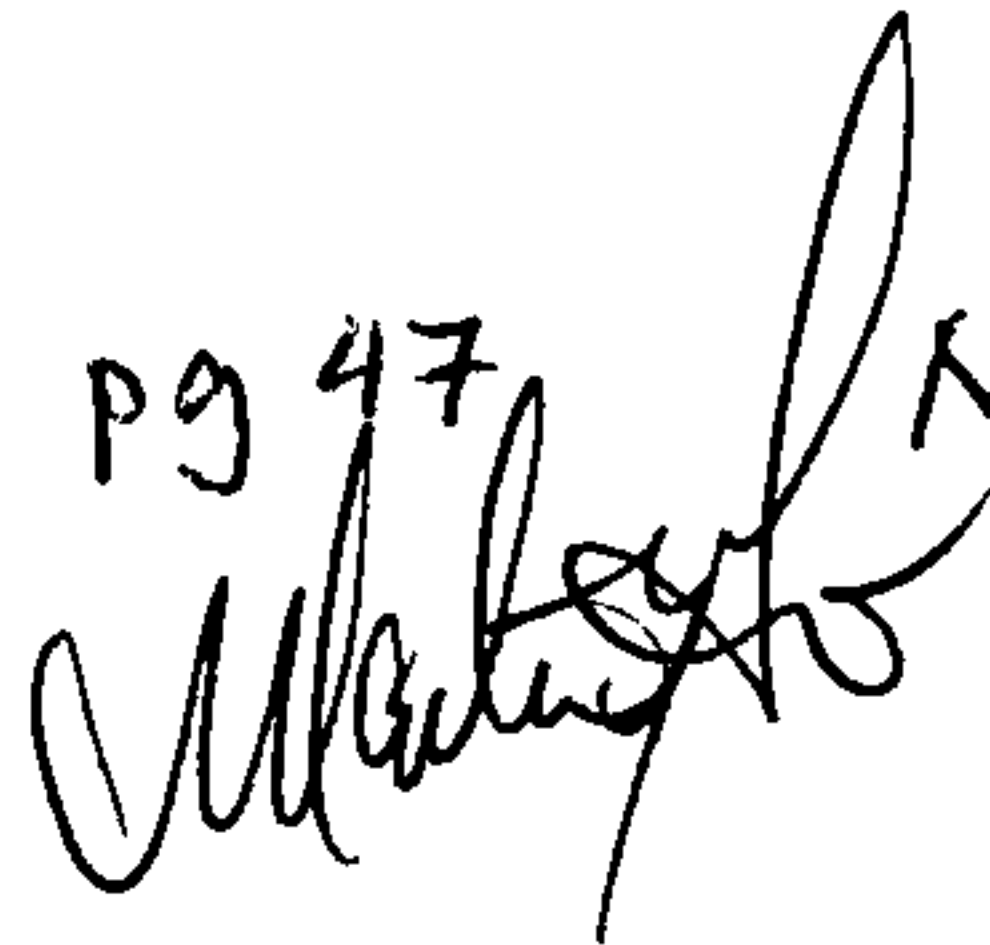
Martin J. Garcia, P.E.
ABQ Engineering, Inc.

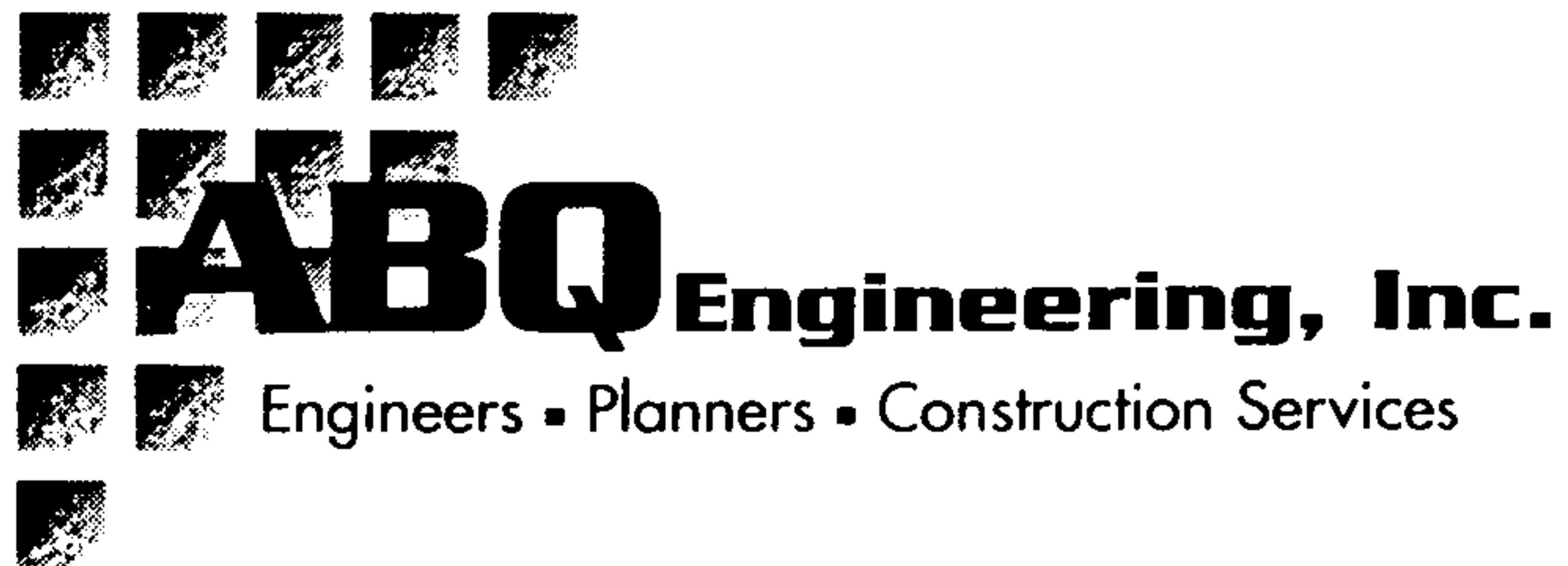
File 22111

N-125SDP

Pg 47

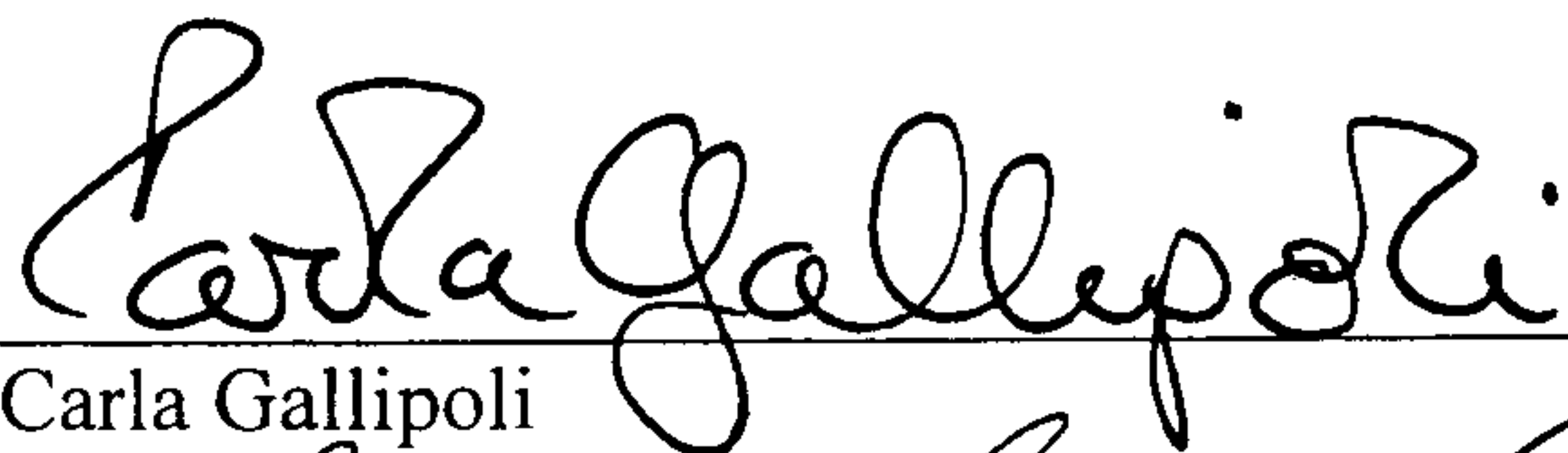
N 125SDP





February 28, 2003

I, Carla Gallipoli, hereby authorize ABQ Engineering, Inc. to serve on our behalf as agents for the development of Lot eighteen (18), Block sixteen (16), Tract A, Unit B, North Albuquerque Acres.



Carla Gallipoli





City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter -- you will need to get an updated letter from our office. It is your responsibility to provide current information -- outdated information may result in a deferral of your case.

Date: February 28, 2003

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on February 28, 2003
(date)

TO CONTACT NAME: Francis Phillips
COMPANY/AGENCY: ABQ Engineering, Inc.
ADDRESS/ZIP: no address on letter head.
PHONE/FAX #: 255-7802 / 255-7902

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at lot 18, Block 16, District A, Unit B North Albuquerque Area.
zone map page(s) C-18.

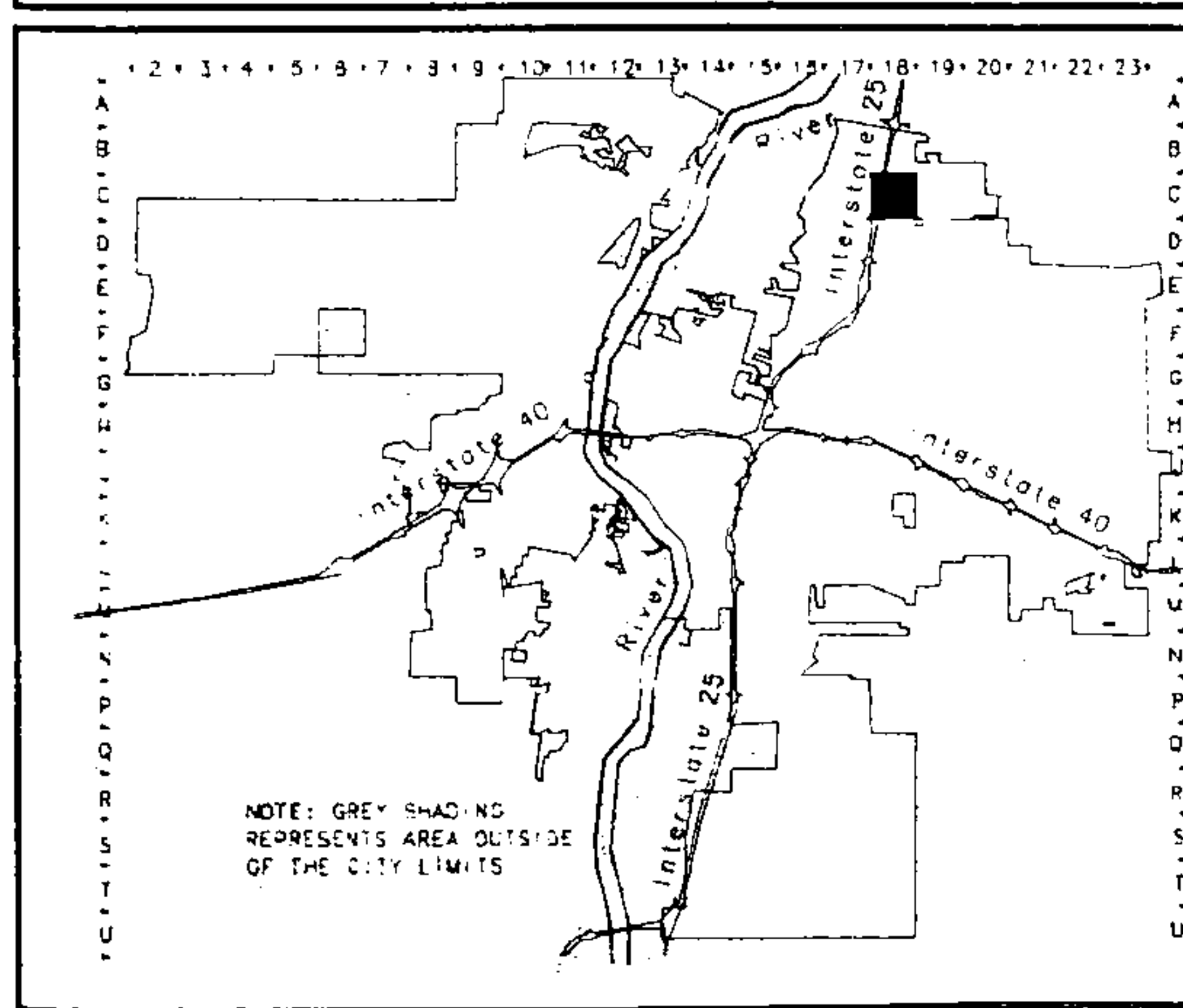
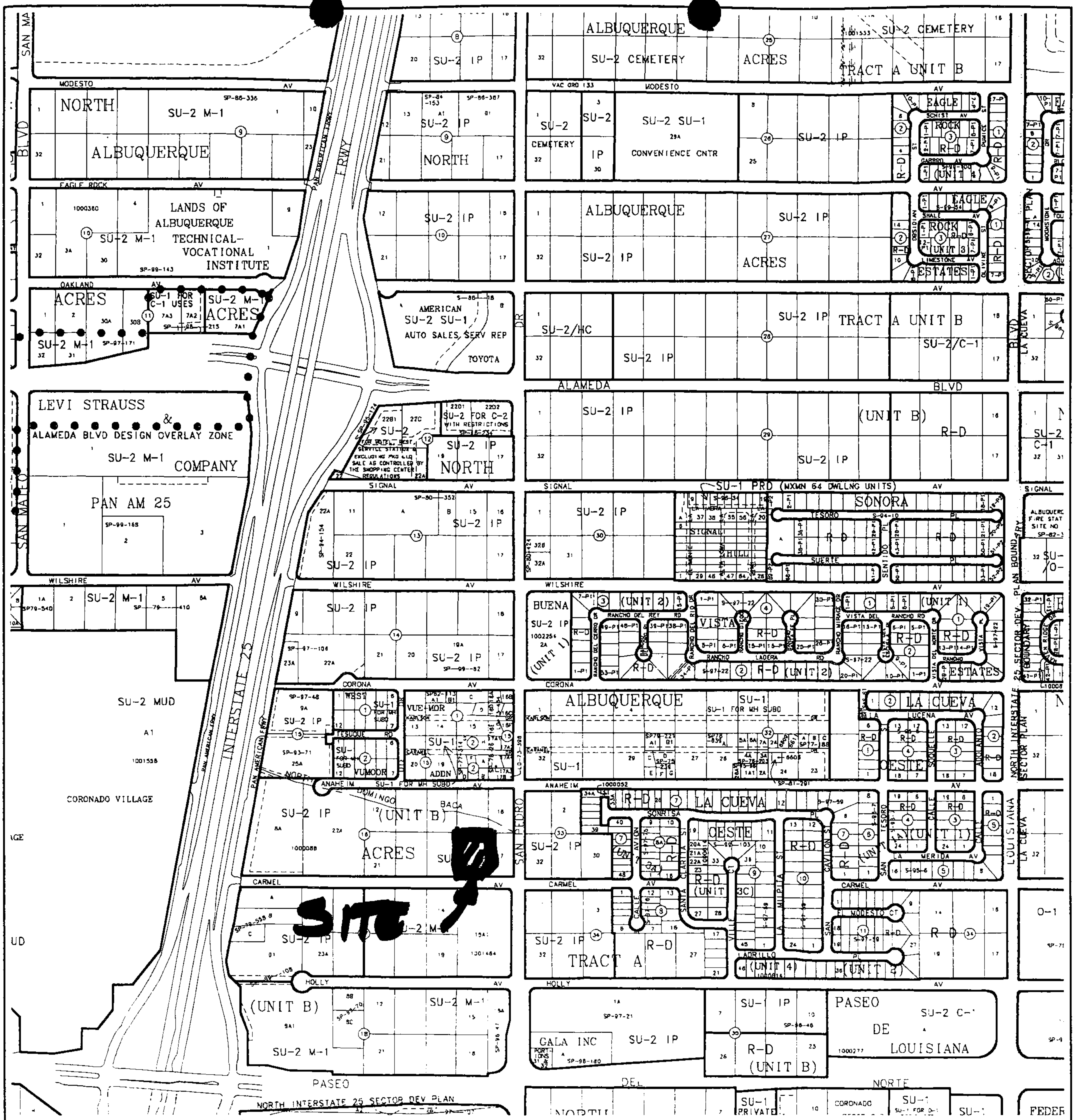
Our records indicate that as of 2-28-03
(date) there were **no Recognized**

Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION



CITY OF
Albuquerque
A G I S
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

C-18-Z

Map Amended through January 21, 2003

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

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

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

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

SHEET #1 - SITE PLAN

A. General Information

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

B. Proposed Development

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

2. **Non-Structural and Parking**

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

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

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

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

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

B. Signage

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

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from MAR 18 2003 To Apr 2 2003.

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] 3/7/03
(Applicant or Agent) (Date)

I issued 1 signs for this application, 3/7/03, GM
(Date) (Staff Member)

03DRB - 00373

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

DUPLICATE
City Of Albuquerque
Treasury Division

03/07/2003 12:16PM LOC: ANN
X RECEIPT# 00004456 WSH 006 TRANSH 0012
Account 441006 Fund 0110 TRSKDM
Activity 4983000 \$460.00
Trans Amt \$385.00
J24 Misc

PAID RECEIPT

APPLICANT NAME

Gallipoli

AGENT

ADQ ENG INC

ADDRESS

PROJECT NO.

1002527

APPLICATION NO.

03DRB - 00373

\$ 385.-441006 / 4983000 (DRB Cases)

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

\$ 75.-441018 / 4971000 (Notification)

\$ 460. Total amount due

THIS DOCUMENT HAS A COLORED BACK GROUND AND IS ALTERATION RESISTANT

ABQ ENGINEERING, INC.
1631 EUBANK NE SUITE C
ALBUQUERQUE, NM 87112
(505) 255-7802

WELLS FARGO BANK NEW MEXICO, N.A.
ALBUQUERQUE, NM 87110

95-219-130
1070

3441

PAY TO THE ORDER OF

CITY OF ALBUQUERQUE
Four Hundred Sixty & 00/100

\$ 460⁰⁰

DOLLARS



MEMO

22111
GALLIPOLI DRB

DUPLICATE
City Of Albuquerque
Treasury Division

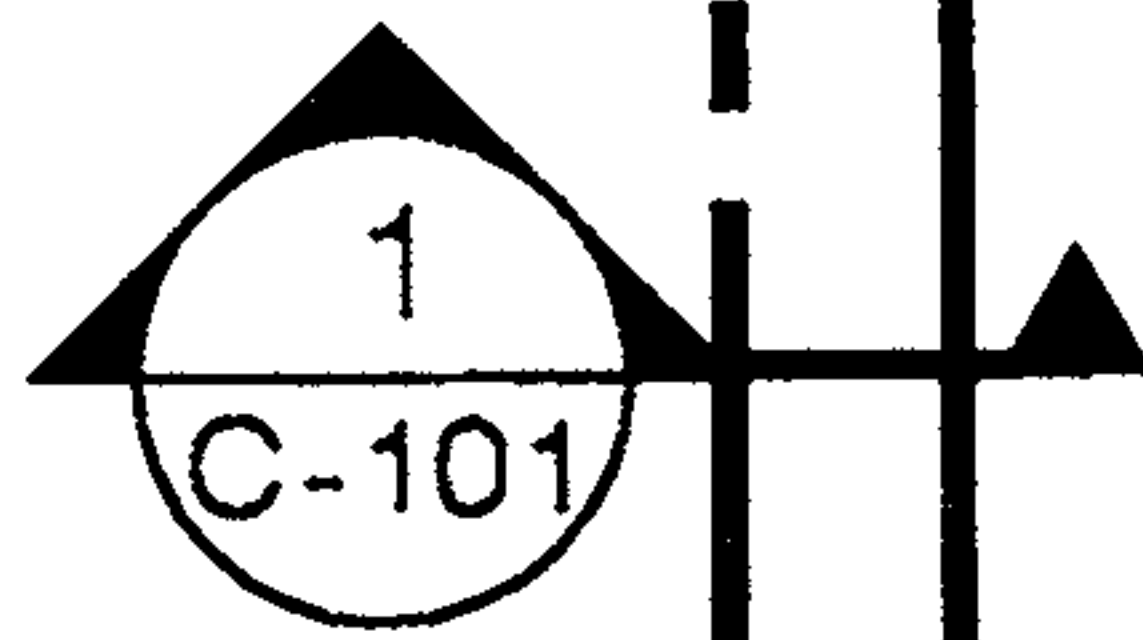
⑈00344⑈ ⑆107002⑆92⑆10602⑆1216⑈

03/07/2003 12:16PM LOC: ANN
X
RECEIPT# 00004457 WSH 006 TRANSH 0012
Account 441018 Fund 0110
Activity 4971000 TRSKDM
Trans Amt \$460.00
J24 Misc 10/28/02 \$75.00
CK \$460.00
CHANGE \$0.00

Thank You

11
11
11
11

DUMPSTER
ENCLOSURE
SEE 2/C-501



6.00'
S/B

6.00'
S/B

N 00°00'00" E

165.00

234.00

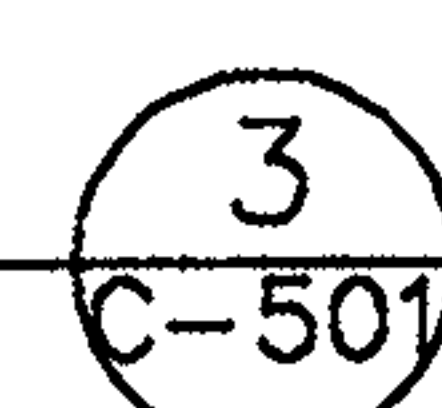
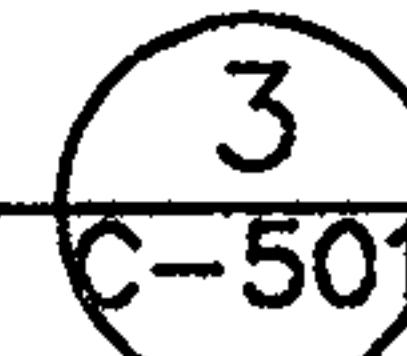
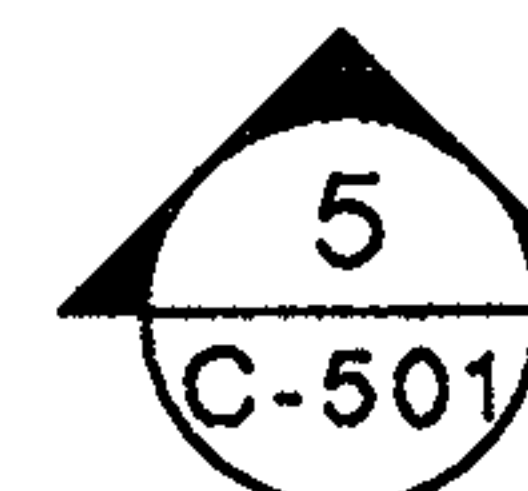
20.00'

41.50'

70.00'

41.50'

144.00'



24.00'

25.00'

5.0'

5 SPACES @

8.5' = 42.50'

8.0'

5 SPACES @

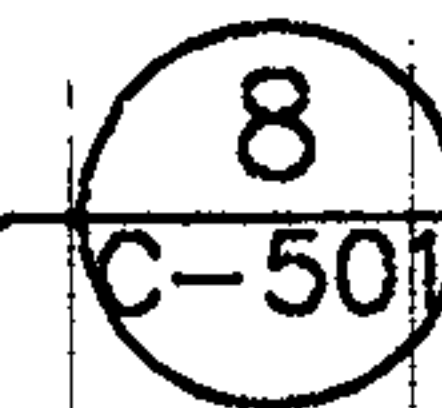
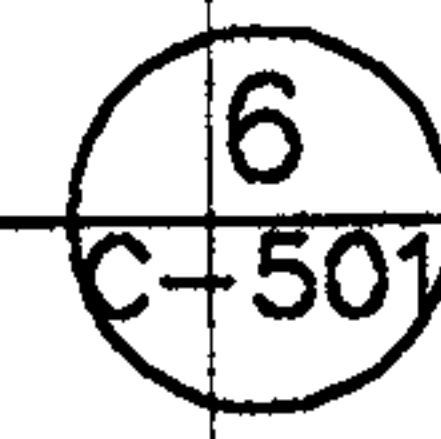
8.5' = 42.50'

5.0'

25.00'

22.00'

TYP



8.50'

TYP

EXISTING
UTILITY POLE

N 00°00'00" E

N 00°00'00" W

NEW 6.0'
SIDEWALK

10.0'
S/B

165.00

FIRE HYD

NEW DRIVEPAD
SEE 1/C-501

CONCRETE EXISTING
SPEED BUMP TO SIDEWALK

CARVEL AVENUE

60' P.O.W.

THIS IS A SITE DEVELOPMENT PLAN FOR THE I-25 SECTOR DEVELOPMENT PLAN

SOLID WASTE APPROVAL *Project # 1002527* *App'l # 03DRB-00373*
Final Review - will comply with specs
 DATE *3/10/03*

CITY PLANNER, ALBUQUERQUE/BERNALILLO
 COUNTY PLANNING DIVISION
 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL

CITY ENGINEER, ENGINEERING DIVISION
 DATE

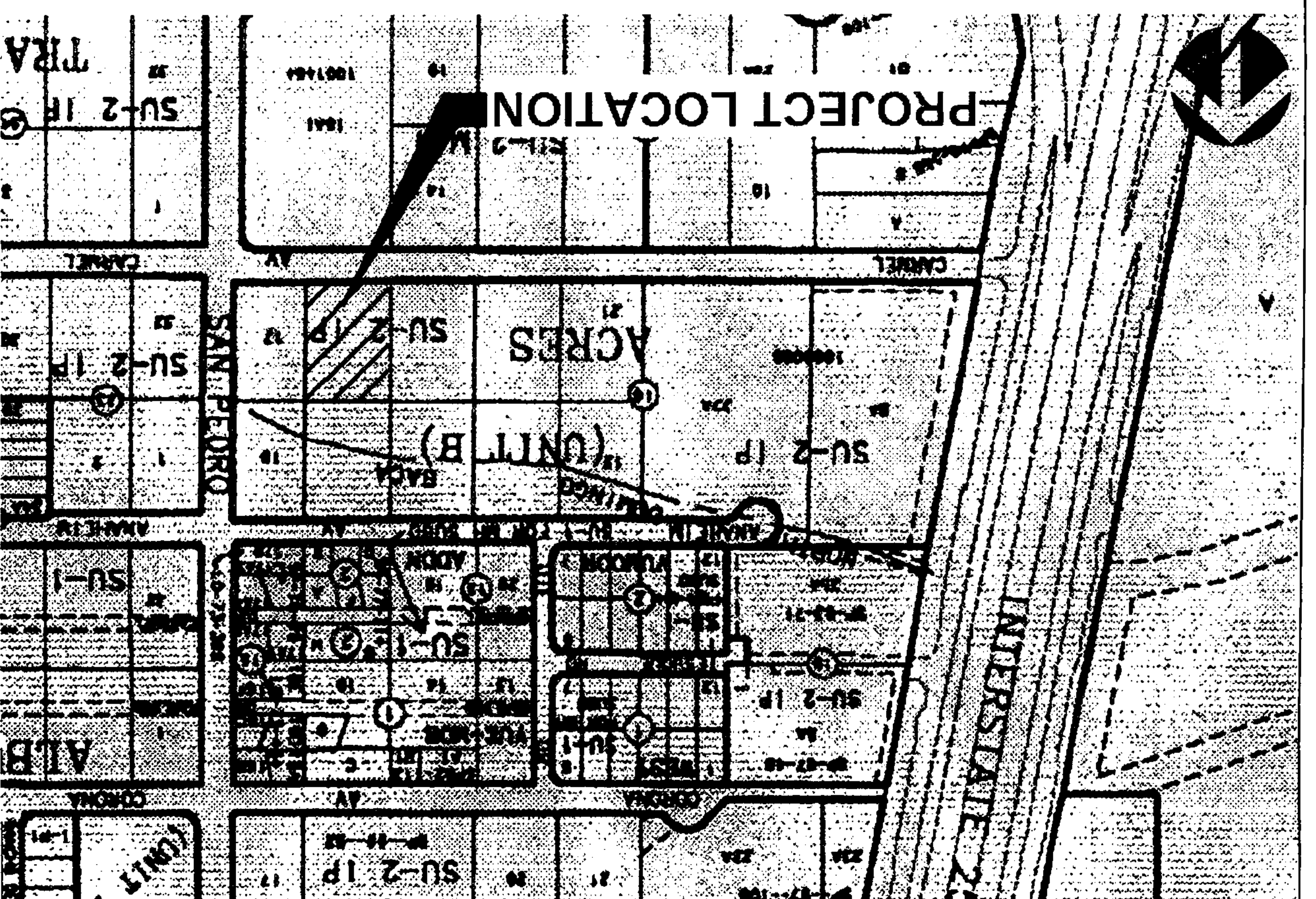
PUBLIC WORKS, WATER UTILITIES DIVISION
 DATE

DESIGN AND DEVELOPMENT, CIP
 DATE

TRAFFIC ENGINEER, TRANSPORTATION DIVISION
 DATE

CASE NUMBER: DRB *Project # 1002527* *App'l # 03DRB-00373*
 SITE DEVELOPMENT PLAN FOR LOT 18 OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO

Vicinity Map N.T.S. C-18



ENGINEERING STAMP

ABO
 ENGINEERING, INC

1631 EUBANK BLVD NE
 ALBUQUERQUE, NM 87112
 505-255-7802
 • Engineers • Planners
 • Construction Services

GALLIOLI
 OFFICE BUILDING
 ALBUQUERQUE, NEW MEXICO

DATE: MARCH 7, 2003

JPS

JPS

DWG



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, April 2, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001012

03DRB-00366 Major-Two Year SIA

LARRY READ & ASSOCIATES, agent(s) for COUNTRY SIDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNSHINE COUNTRY – MOBILE HOME PARK II**, zoned SU-Mobile Home Park, located on BLAKE RD SW, between COORS SW and UNSER SW containing approximately 7 acre(s). [REF: DRB-98-64, 01450-00056] (N-10)

Project # 1001085

03DRB-00372 Major-Two Year SIA

ANTHONY DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, **ROSEWOOD SUBDIVISION**, zoned R-D (15DU/A) located on BLOSSOMWOOD NW, between HANOVER NW and I-40 containing approximately 10 acre(s). [REF: 01DRB-00261, S-96-31] (J-10)

Project # 1002525

03DRB-00367 Major-Vacation of Pub
Right-of-Way

03DRB-00368 Major-Vacation of Pub
Right-of-Way

03DRB-00369 Major-Vacation of Public
Easements

03DRB-00370 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 10 – 23, Block(s) 19, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, **VINEYARD COURT ESTATES**, zoned RD, located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 02EPC-01353, 02EPC-01354, 02EPC-01355] (C-20)

Project # 1002527

03DRB-00373 Major-SiteDev Plan
BldPermit

ABQ ENGINEERING INC agent(s) for CARLA GALLIPOLI request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 16, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 / IP, located on CARMEL AVE NE, between I-25 NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: Z-87-42] (C-18)

SEE PAGE 2...



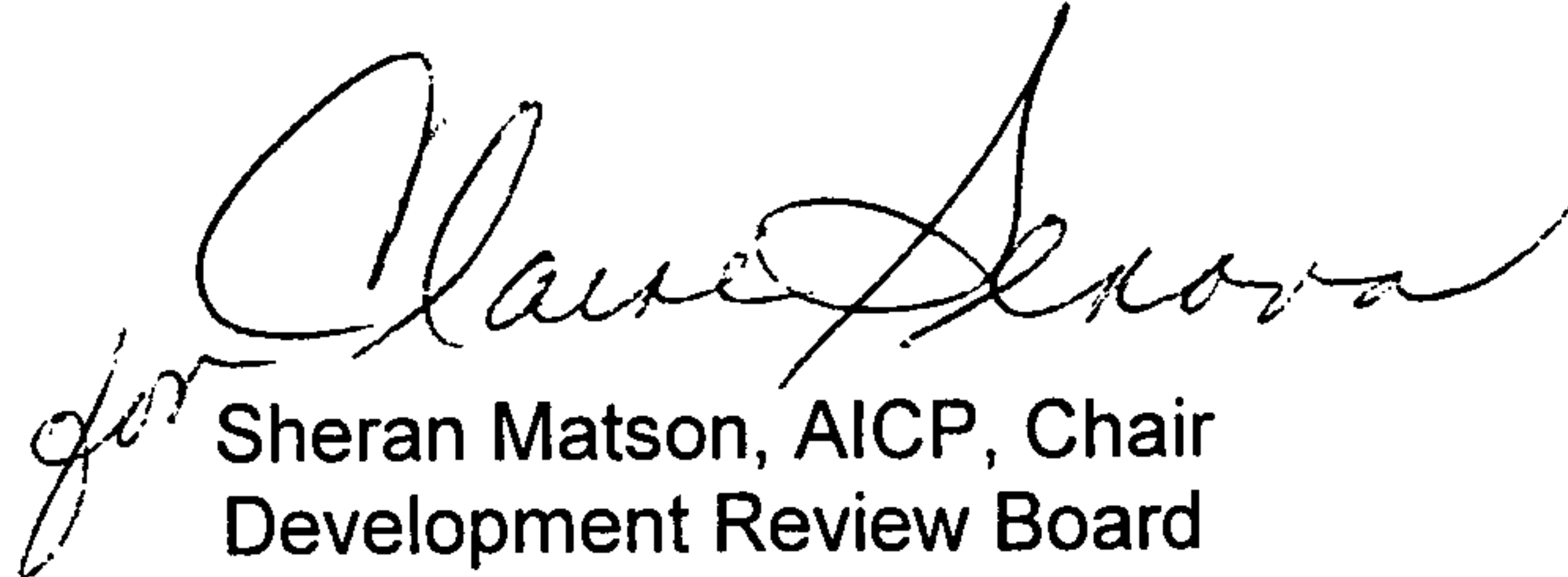
PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002528
03DRB-00374 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC. agent(s) for HIGH
DESERT INVESTMENT CORP. request(s) the above
action(s) for all or a portion of Tract(s) OS-4, **HIGH
DESERT SUBDIVISION**, zoned SU-2/HD/RLT, located
east of TRAMWAY NE, between GLENWOOD HILLS
SUBDIVISION AND U. S. GOVERNMENT LANDS
[REF: CSU-89-12, 02DRB-01860, 01652, DRB-91-343]
(F-23)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing 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.


for Sheran Matson, AICP, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 17, 2003.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
DRB



REASON CHECKED

- Attempted not known
- No such number
- No mail receptacle
- Temporarily away
- Vacant
- Refused

10180042/314440332
 SHIREEN & RAMIN INC
 3900 JUAN TABO BLVD
 ALBUQUERQUE NM 87111

