

# 90



**DRB CASE ACTION LOG**

**(AMENDED SITE PLAN BLDG PERMIT)**

REVISED 9/28/05

*Please close out  
& distribute SPs*

*Thanks!*

*Complete Ac  
7/26/07*

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.: 07DRB-70125 (ASBP)

Project # 1002651

Project Name: NORTH ALBUQUERQUE  
ACRES, UNIT B

Agent: Advanced Eng. and Consulting, LLC

Phone No.: 899-5570

Project Number

1002651

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/25/07 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

PLANNING (Last to sign): 3 Copies \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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.
  - 3 copies of the approved site plan. Include all pages.**
  - 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.**
  - AGIS DXF File approval required.**
  - Copy of recorded plat for Planning.**

# 90



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Agent: Advanced Eng. and Consulting, LLC

Phone No.: 899-5570

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- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
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- CITY ENGINEER / AMAFCA: \_\_\_\_\_
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- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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- \_\_\_\_\_
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  - Copy of recorded plat for Planning.

Project Number

1002651



**DEVELOPMENT REVIEW BOARD  
Action Sheet**

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

July 25, 2007

9:00 A.M.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Sandra Handley, Administrative Assistant

Nilo Salgado Fernandez, Transportation  
Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
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. HEARING IMPAIRED USERS MAY CONTACT HER 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 ADMINISTRATIVE ASSISTANT 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:
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

- 1. **Project# 1000965**  
07DRB-70102 VACATION OF  
PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, **VALLE PARAISO AT ANDALUCIA**, zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). *[Deferred from 07/25/07]* (F-12) DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.



2. **Project# 1000351**  
07DRB-70112 VACATION OF  
PUBLIC EASEMENT

WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, **LANDS OF ZIA TRADING CO**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70139 MINOR -  
PRELIMINARY/FINAL PLAT  
APPROVAL

CARTESIAN SURVEYS INC agent(s) for CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70140 EPC APPROVED SDP  
FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BOB KITTS - CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70141 EPC APPROVED SDP  
FOR SUBDIVISION

JASON WOODRUFF agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

3. **Project# 1004073**  
07DRB-70100 VACATION OF  
PUBLIC EASEMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006586**  
07DRB-70101 VACATION OF  
PUBLIC EASEMENT  
07DRB-70109 VACATION OF  
PRIVATE EASEMENT  
07DRB-70137 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, **SEVEN BAR RANCH**, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). (A-14) **THE VACATION OF PUBLIC EASEMENT AND VACATION OF PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO CITY ENGINEER FOR MAINTENANCE AND BENEFICIARIES OF THE EASEMENT AND TO PLANNING FOR THREE COPIES, A 15 DAY APPEAL PERIOD, AND TO RECORD THE PLAT.**

5. **Project# 1006608**  
07DRB-70113 VACATION OF  
PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for CITY OF ALBUQUERQUE REAL PROPERTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 24, X, Y, Z, & 128-130, Block(s) F & 10, **MANDELL BUSINESS AND RESIDENCE ADDITION/PERFECTO, MARIANO AND JESUS ARMIJO**, zoned SU-3, located on MARQUETTE AVE NW BETWEEN 4<sup>TH</sup> ST NW AND 5<sup>TH</sup> ST NW containing approximately 2.0 acre(s). (J-14) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project# 1006610**  
07DRB-70114 VACATION OF  
PUBLIC EASEMENT  
07DRB-70115 VACATION OF  
PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Lot(s) 1-5 AND 28-32 AND 20-FEET ALLEY, Block(s) 11, **GRANDVIEW HEIGHTS**, zoned C-1, located on CHELWOOD PARK NE BETWEEN LOMAS NE AND ALICE NE containing approximately 0 .73 acre(s). (K-22) **THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1005564**  
07DRB-00619 MAJOR-PRELIMINARY  
PLAT APPROVAL

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). *[Deferred from 06/06/07 & 07/25/07]* (H-12) **INDEFINITELY DEFERRED DUE TO NO SHOW.**

8. **Project# 1006516**  
07DRB-70030 BULK LAND  
VARIANCE  
07DRB-70031 MAJOR -  
PRELIMINARY PLAT APPROVAL  
07DRB-70034 VACATION OF  
PUBLIC EASEMENT  
07DRB-70032 MINOR - TEMP DEFR  
SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70085 MINOR-  
PRELIM&FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). *[Deferred from 06/27/07 & 07/25/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

9. **Project# 1000976**  
07DRB-70042 MAJOR -  
PRELIMINARY PLAT APPROVAL  
07DRB-70044 MINOR - TEMP DEFR  
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10 & N-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/25/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/18/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 53- FEET RIGHT-OF-WAY IN ALL STREETS EXCEPT AS NOTED ON SITE PLAN AND MUST MEET SITE PLAN FOR SUBDIVISION REQUIEREMENTS.**

07DRB-70107 MINOR - SDP FOR  
SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION**, zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR THREE COPIES OF THE SITE PLAN.**



**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.

10. **Project# 1002651**  
07DRB-70125 AMENDED SDP FOR  
BP

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] [Deferred from 07/18/07] (C-18) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

11. **Project# 1003612**  
07DRB-70136 EXT OF MAJOR  
PRELIMINARY PLAT

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 31-33, TOWN OF ATRISCO GRANT, **SUNDORO SOUTH, UNIT 9**, zoned SU-2 R-LT, located on ENDEE RD NW BETWEEN 98<sup>th</sup> ST NW AND 94<sup>th</sup> ST NW containing approximately 6.4 acre(s). (J-9) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLY.**

12. **Project # 1006683 should have been # 1006586 and was heard with Item # 4.**

13. **Project# 1004941**  
07DRB-70135 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

LARKIN GROUP NM INC. agent(s) for BRIDGE PARTNERS request(s) the above action(s) for all or a portion of Tract(s) B & C, FOOTHILL ESTATES, Tract A-1, **TRAMHILL TOWNHOMES**, zoned C-1 & R-3, located on TRAMWAY BLVD NE BETWEEN COPPER AVE NE AND LOMAS VERDES NE containing approximately 11.2448 acre(s). (K-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

14. **Project# 1005364**  
07DRB-70132 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

DOUGLAS PETERSON request(s) the above action(s) for all or a portion of Parcel(s) A & B, **EL DORADO CENTER**, zoned C-2, located on JUAN TABO BLVD NE AND MONTGOMERY BLVD NE containing approximately 4.95 acre(s). (G-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. **Project# 1006685**  
07DRB-70138 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

JACK'S HIGH COUNTRY agent(s) for MARKS-HAWKINS, LLC request(s) the above action(s) for all or a portion of Tract 2, Block G, **MUNICIPAL ADDITION, UNIT 1**, zoned C-2, located on MONTGOMERY BLVD NE BETWEEN LOUISIANA BLVD NE AND MARK DR NE containing approximately 0.5165 acre(s). (F-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MAINTENANCE OF RECIPROCAL ACCESS & DRAINAGE EASEMENT #10 AND TO PLANNING TO RECORD THE PLAT.**

16. **Project# 1006687**  
07DRB-70142 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL  
07DRB-70143 MINOR - TEMP DEFR  
SWDK CONST

ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block 3, Tract 3, **(to be known as EAGLE'S PERCH SUBDIVISION, UNIT 3)**, zoned R-D 3DU AC, located on OAKLAND AVE NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). *[Deferred from 07/25/07]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**



17. **Project# 1004871**  
07DRB-70028 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] [*Indef deferred from 6/13/07*] (L-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR 35-FOOT EASEMENT FOR 3-INCH METER VAULT AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

07DRB-70105 MINOR - SDP FOR  
BUILDING PERMIT

THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). [*Deferred from 07/11/07*] (L-15/16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR REVISED UTILITY PLAN TO SEPARATE THE FIRE LANE AND POSSIBLE RELOCATION OF THE METER AND TO PLANNING FOR THREE COPIES.**

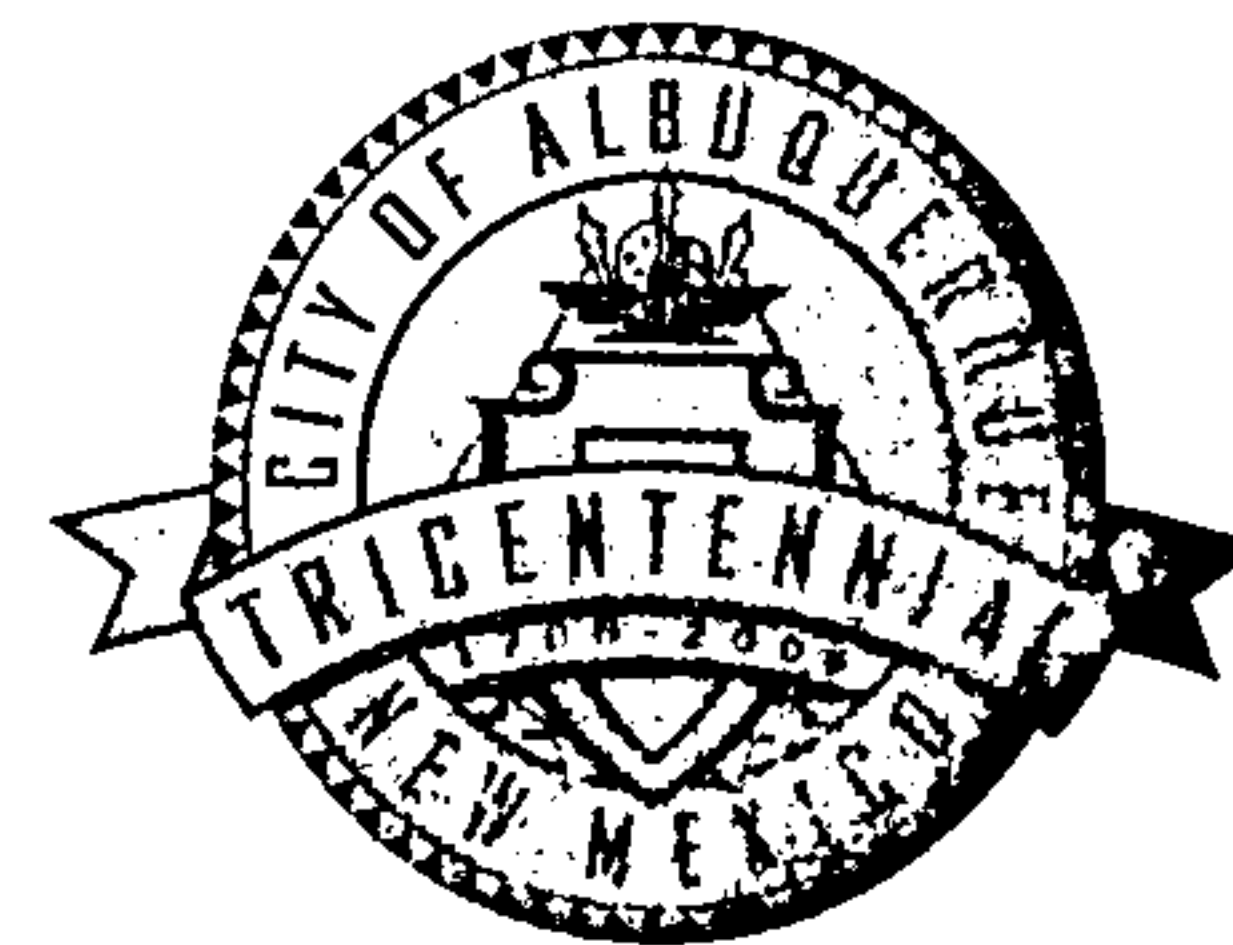
18. **Project# 1004919**  
07DRB-70073 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2<sup>ND</sup> STREET BUSINESS CENTER**) zoned M-1, located on 2<sup>nd</sup> ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [*Deferred from 06/27/07, 07/11/07 & 07/25/07*] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

19. **Project# 1006681**  
07DRB-70134 SKETCH PLAT  
REVIEW AND COMMENT
- MARK GOODWIN & ASSOCIATES PA agent(s) for QUANA HOSPITALITY PARTNERS LP request(s) the above action(s) for all or a portion of Tract D, **SCHWARTZMAN PACKING COMPANY**, zoned SU-1 for Hotels & Restaurants, located on MULBERRY ST SE BETWEEN BETHEL AVE SE AND ALAMO AVE SE, containing approximately 2.89 acre(s). (M-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project# 1006656**  
07DRB-70131 SKETCH PLAT  
REVIEW AND COMMENT
- VICTOR F. APODACA agent(s) for JESUS F. APODACA request(s) the above action(s) for all or a portion of Tract(s) 7, MRGCD Map 37, zoned SU-2/R-1, located on HANNATT SE BETWEEN EDITH SE AND BROADWAY SE, containing approximately 0.201 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project# 1006537**  
07DRB-70133 SKETCH PLAT  
REVIEW AND COMMENT
- TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, Block 12, **VOLCANO CLIFFS, UNIT 3**, zoned O-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW, containing approximately 4.24 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project# 1004414**  
07DRB-70130 SKETCH PLAT  
REVIEW AND COMMENT
- PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Tract A, Lot 1, **GIBSON SUBDIVISION**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4<sup>th</sup> ST NW AND 2<sup>nd</sup> ST NW, containing approximately 0.178 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project# 1002120**  
07DRB-70129 SKETCH PLAT  
REVIEW AND COMMENT
- PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Lot 2, Block 10, **MONKBRIDGE PLACE**, zoned R-T, located on 4<sup>th</sup> ST NW BETWEEN CHEROKEE RD NW AND HEADINGLY AVE NW, containing approximately 0.278 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. ADJOURNED: 11:15 AM

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002651**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Site Plan for Building Permit – Amended

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

7/25/07

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** JULY 18, 2007

505-924-3986

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CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 18, 2007  
DRB Comments

**ITEM # 9**

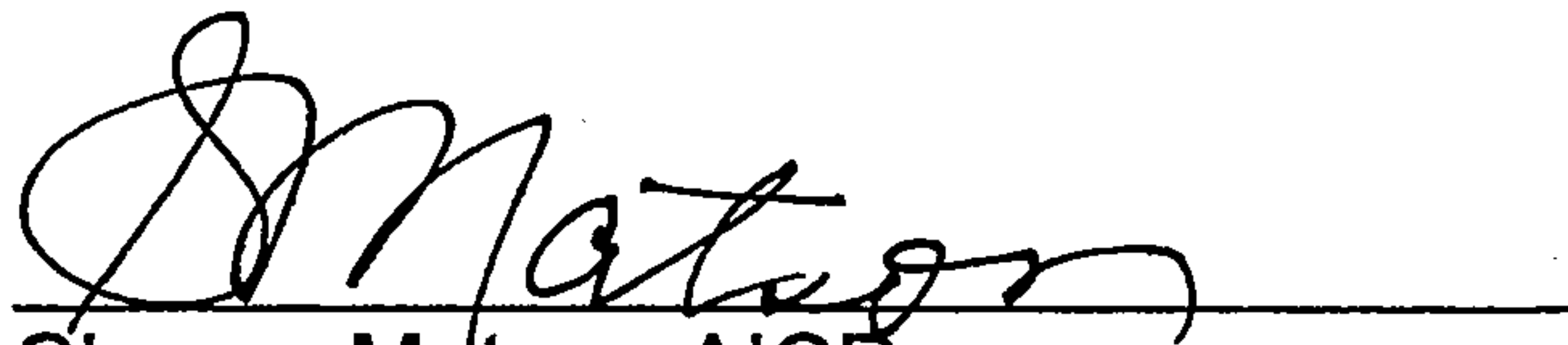
**PROJECT # 1002651      APPLICATION # 07-70125**

**RE: Gruet Winery/aspbp/revised comments**

On the original SPBP plus the first amendment to that SPBP, 27, 520 square feet was listed as warehouse/mfg. On this second amendment, the designation was changed to warehouse only. Why the change in designation? If the designation changed, another amendment is required as well as a notarized statement from one of the principal owners attesting to that fact. This change will eliminate the requirement for 15 parking spaces. So it is a significant change.

The underground warehouse requires 9 spaces. Planning neglected to count a partial space as requiring a whole space. The new warehouse square footage requires 5 spaces not 4, for the same reason.

Assuming another amendment is submitted to change the previous designation of warehouse/mfg to warehouse only and a notarized statement is submitted at the same time, Planning will alter the number of required parking spaces to 39 or 2 more than listed on the latest amendment application. <sup>two</sup> Three of these spaces should be motorcycle spaces per the Zone Code.

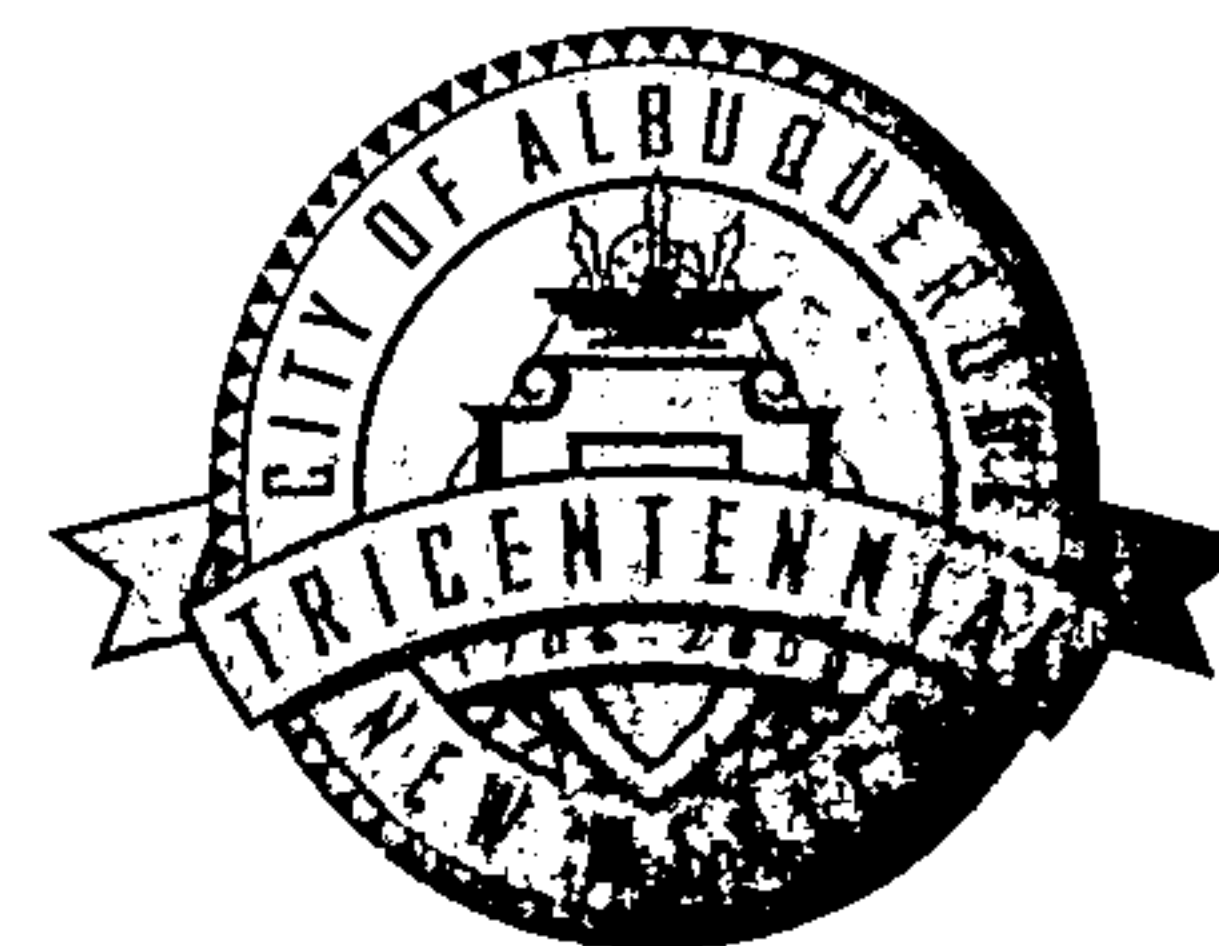


Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002651**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Site Plan for Building Permit – Amended

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

505-924-3986

**DATE:** JULY 25, 2007

0



**DEVELOPMENT REVIEW BOARD  
Action Sheet**

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

July 18, 2007

9:00 A.M.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
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. HEARING IMPAIRED USERS MAY CONTACT HER 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 ADMINISTRATIVE ASSISTANT 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:
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1002858**  
07DRB-70068 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)  
MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**



2. **Project# 1002856**  
07DRB-70069 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel 1, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and 98<sup>TH</sup> SW containing approximately 48.0729 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**
3. **Project # 1000945**  
07DRB-00621 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] [Deferred from 6/13/07] (C-18) **TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**
4. **Project# 1005464**  
07DRB-70082 VACATION OF PUBLIC  
RIGHT-OF-WAY

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, zoned R-LT, located on PALOMAS AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). [Deferred from 7/18/07] D-19) **DEFERRED AT THE BOARD'S REQUEST TO 08/15/07.**
5. **Project# 1003445**  
07DRB-70083 VACATION OF PUBLIC  
RIGHT-OF-WAY

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC, request(s) the above action(s) for all or a portion of Tract(s) B-1-A, C-1-A, D-1-A, Lot(s) 10-A-2, Tract(s) B, Block(s) D, **ALBUQUERQUE WEST, UNIT 1** and **RICHLAND HILLS, UNIT 1**, zoned SU-1 / PDA to include C-3 uses, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW, containing approximately 39.9074 acre(s). [07DRB-00261] (C-12) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6. **Project# 1002962**  
07DRB-70084 VACATION OF PUBLIC  
EASEMENT

BOHANNAN HUSTON INC agent(s) for CANTATA @ THE TRAILS INC, request(s) the above action(s) for all or a portion of Tract(s) 4- 0S, THE TRAILS UNIT 2 (to be known as **CANTATA @ THE TRAILS**) zoned SU-2 UR, located on OAKLAND RIDGE ST NW and WOODMONT AVE NW containing approximately 5.0749 acre(s). [07DRB-00613] (C-9) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1005031**  
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

06DRB-01017 Major-Preliminary Plat Approval  
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

8. **Project # 1005070**  
06DRB-01154 Major-Preliminary Plat Approval  
06DRB-01156 Minor-Sidewalk Waiver  
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/22/07.**

8.A Project# 1000976  
07DRB-70042 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70044 MINOR - TEMP DEFR  
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s). [Deferred from 07/11/07 & 7/18/07] (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

07DRB-70107 MINOR - SDP FOR  
SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION**, zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). [Deferred from 07/11/07 & 7/18/07] (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

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

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

9. Project# 1002651  
07DRB-70125 AMENDED SDP FOR BP

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] [Deferred from 7/18/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. Project# 1005355  
07DRB-70119 EPC APPROVED SDP  
FOR BUILD PERMIT

ERSTMAN  
AVE.

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE (R-16) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE ACCESS ALONG **EASEMENT** ACCESS WITH BENEFICIARIES & MAINTANCE RESPONSIBILITIES DEFINED ON THE BULK LAND PLAT AND TO PLANNING FOR A 15 DAY APPEAL PERIOD, CATALINA LEHNER'S INITIALS AND FOUR COPIES OF THE PLAN, ONE TO BE INCLUDED IN THE MASTER PLAN FILE.



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

11. **Project# 1002092**  
07DRB-70120 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THOMAS M BOHLMAN request(s) the above action(s) for all or a portion of Lot(s) 14P-1 & 25P-1, **OXBOW BLUFF SUBDIVISION** zoned SU-3, located on SILVERY MINNOW LANE NW BETWEEN WATERWILLOW LANE NW AND OXBOW NW containing approximately 1.2255 acre(s). (F-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**
12. **Project# 1003087**  
07DRB-70118 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 94 & 95, **WATERSHED SUBDIVISION**, and zoned SU-2 FOR PDA, located on SANDWATER RD NW BETWEEN WATERSHED DR NW AND MESA RAIN RD NW containing approximately 0.3815 acre(s). (H-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**
13. **Project# 1004707**  
07DRB-70123 VACATION OF PRIVATE  
EASEMENT.  
07DRB-70124 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68<sup>th</sup> St tract, **TOWN OF ATRISCO LAND GRANT**, zoned C-2, located on HANOVER RD NW BETWEEN 68<sup>TH</sup> ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/18/07, THE PRELIMINARY AND FINAL PLAT WAS APPROVED.**
14. **Project# 1004907**  
07DRB-70121 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION**, zoned SU-2/ RC, located on FORRESTER ST NW BETWEEN MOUNTAIN RD NW AND 8<sup>TH</sup> ST NW containing approximately 0.1362 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

15. **Project# 1005208**  
07DRB-70127 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ROSS HOWARD COMPANY agent(s) for PEDRO & MAGGIE MEJIA request(s) the above action(s) for all or a portion of Tract(s) 27-A-1-C-1 & 27-A-1-C-2-A, M.R.G.C.D. Map 40, zoned SU-2/R-1, located on CROMWELL AVE SW BETWEEN 8<sup>th</sup> ST SW AND ALBUQUERQUE RIVERSIDE DRAIN containing approximately 0.1751 acre(s). (K-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

15.A **Project# 1004919**  
07DRB-70073 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2<sup>ND</sup> STREET BUSINESS CENTER**) zoned M-1, located on 2<sup>nd</sup> ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [Deferred from 06/27/07, 07/11/07 & 7/18/07] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

16. **Project# 1006618**  
07DRB-70122 SKETCH PLAT REVIEW  
AND COMMENT

KEITH MACDUFFEE agent(s) for RICHARD FOX request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 5, **TRACTION PARK & CITY ELECTRIC ADDITION**, zoned R-LT, located on NEW YORK AVE SW BETWEEN CENTRAL AVE SW AND RIO GRANDE BLVD NW containing approximately 0.14 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project# 1006626**  
07DRB-70126 SKETCH PLAT REVIEW  
AND COMMENT

ADRIAN PEDROZA request(s) the above action(s) for all or a portion of Tract(s) 23 ,24 & 139, **ATRISCO GRANT, UNIT 6**, zoned R-1, located on GONZALES SW AND CHURCHILL SW containing approximately 2.4 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. ADJOURNED: 10:35 AM

#7

Complete Ag 7/20/06



# DRB CASE ACTION LOG (Amended SITE PLAN B.P.)

REVISED 9/28/05

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.: 06DRB-001011 (ASBP)  
Project Name No. Albuq. Acres, Unit B  
Agent: Advanced Engineering & Consulting

Project # 1002651  
Phone No.: 899-5570

Project Number

1002651

Your request for (SDP for SUB); (SDP for BP); (FINAL PLATS); (MASTER DEVELOP. PLAN); was approved on 7/19/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

PLANNING (Last to sign): 3 Copies of Amended Site Plan.  
\_\_\_\_\_  
\_\_\_\_\_

- 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.
- 3 copies of the approved site plan. Include all pages.
- 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.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 18, 2007  
DRB Comments**

**ITEM # 9**

**PROJECT # 1002651**

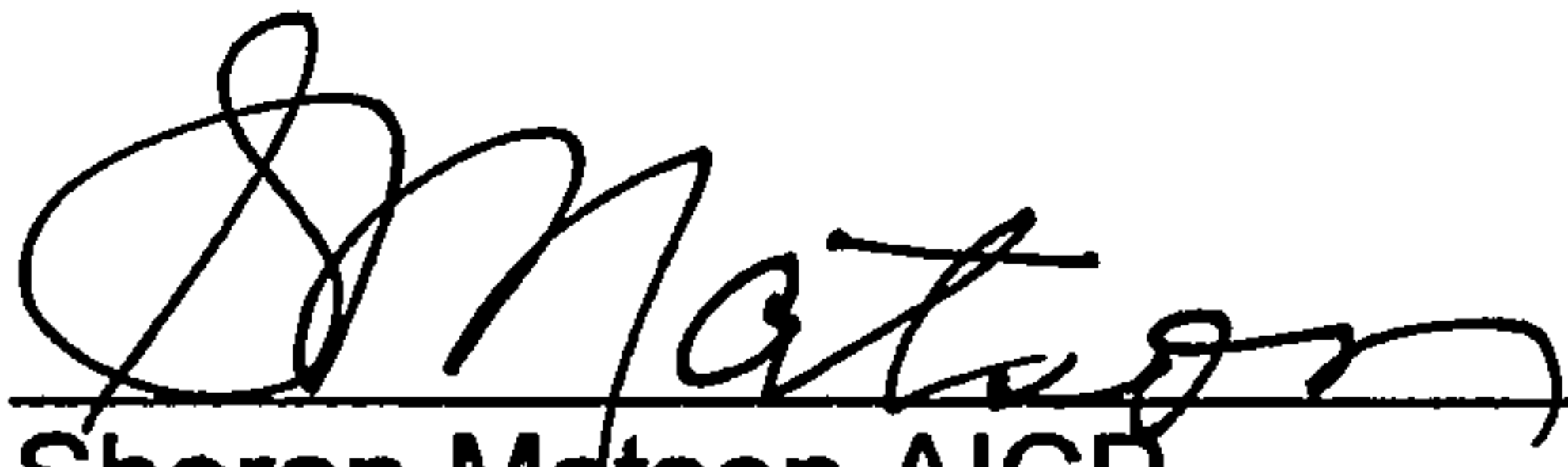
**APPLICATION # 07-70125**

**RE: Gruet Winery/aspbp/revised comments**

On the original SPBP plus the first amendment to that SPBP, 27, 520 square feet was listed as warehouse/mfg. On this second amendment, the designation was changed to warehouse only. Why the change in designation? If the designation changed, another amendment is required as well as a notarized statement from one of the principal owners attesting to that fact. This change will eliminate the requirement for 15 parking spaces. So it is a significant change.

The underground warehouse requires 9 spaces. Planning neglected to count a partial space as requiring a whole space. The new warehouse square footage requires 5 spaces not 4, for the same reason.

Assuming another amendment is submitted to change the previous designation of warehouse/mfg to warehouse only and a notarized statement is submitted at the same time, Planning will alter the number of required parking spaces to 39 or 2 more than listed on the latest amendment application. <sup>Two</sup> ~~Three~~ of these spaces should be motorcycle spaces per the Zone Code.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 2128  
CONNECTION TEL 9p8974996  
SUBADDRESS  
CONNECTION ID  
ST. TIME 07/16 14:26  
USAGE T 00'48  
PGS. 2  
RESULT OK



### DEVELOPMENT REVIEW BOARD FAX FORM

TO: Dawn Brazon

FAX NUMBER: 897-4996 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 7/16/07

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 120245 / APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

*Revised Comments*

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 18, 2007  
DRB Comments**

**ITEM # 9**

**PROJECT # 1002651**

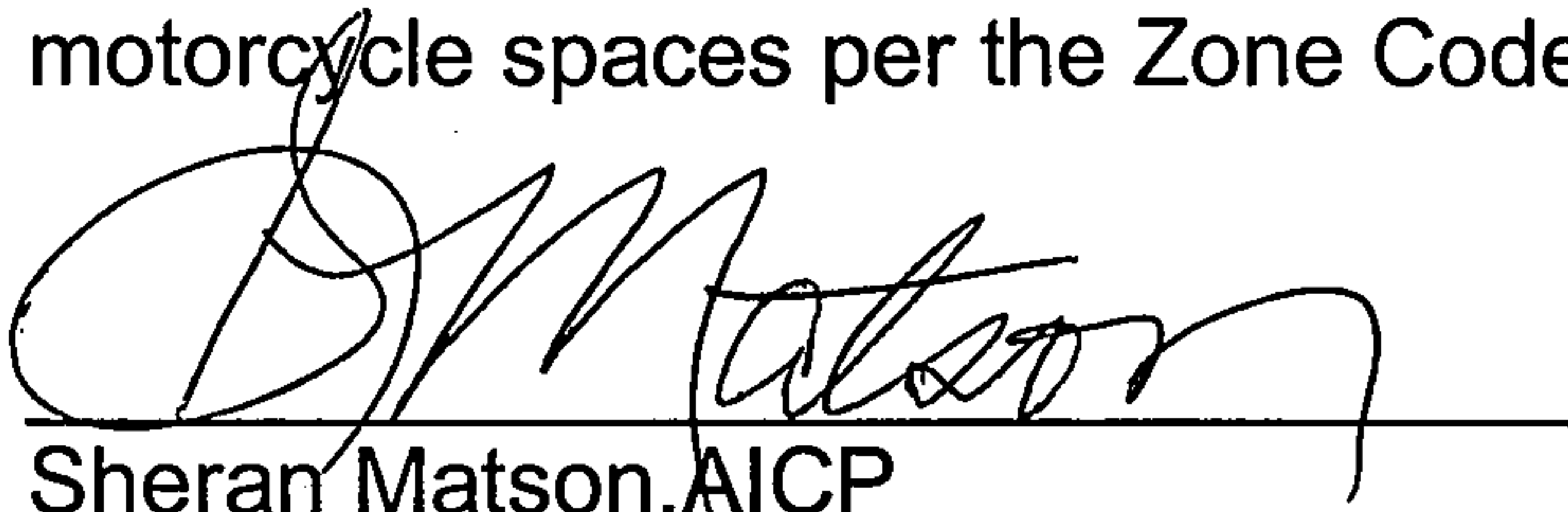
**APPLICATION # 07-70125**

**RE: Gruet Winery/aspbp/revise comments**

On the original SPBP plus the first amendment to that SPBP, 27, 520 square feet was listed as warehouse/mfg. On this second amendment, the designation was changed to warehouse only. Why the change in designation? If the designation changed, another amendment is required as well as a notarized statement from one of the principal owners attesting to that fact. This change will eliminate the requirement for 15 parking spaces. So it is a significant change.

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Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



#7



# DRB CASE ACTION LOG (Amended SITE PLAN B.P.)

REVISED 9/28/05

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.: 06DRB-001011 (ASBP) Project # 1002651  
 Project Name No. Albuq. Acres, Unit B  
 Agent: Advanced Engineering & Consulting Phone No.: 899-5570

Project Number 1002651

Your request for (SDP for SUB); (SDP for BP); (FINAL PLATS); (MASTER DEVELOP. PLAN); was approved on 7/19/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): 3 Copies of Amended Site Plan.
- \_\_\_\_\_
- \_\_\_\_\_

- 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.
- 3 copies of the approved site plan. Include all pages.**
- 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.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**



2. **Project # 1002375**  
06DRB-00902 Major-Vacation of Pub  
Right-of-Way  
06DRB-00903 Major-Vacation of Public  
Easements

JACKS HIGH COUNTRY agent(s) for BARRY & SANDY HOPKINS request(s) the above action(s) for all or a portion of Tract(s) A, B, J & K, **THE PALISADES ADDITION**, located on LOMA HERMOSA DR NW, between BLUEWATER NW and YUCCA DR NW containing approximately 1 acre(s). [REF: 02DRB-01852] [Deferred from 7/19/06] (J-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**

3. **Project # 1004985**  
06DRB-00916 Major-SiteDev Plan  
BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] [Deferred from 7/19/06] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

4. **Project # 1000045**  
06DRB-00919 Major-Vacation of Public  
Easements  
06DRB-00920 Minor-Prelim&Final Plat  
Approval  
06DRB-00921 Minor- SiteDev Plan for  
Subd

TIERRA WEST LLC agent(s) for SAM'S EAST INC request(s) the above action(s) for Tract(s) 3B2-A & 3A4-A-1, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: 05DRB-00030, 05DRB-00313, 06EPC-00285] (F-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECIPROCAL CROSS ACCESS EASEMENTS FOR ALL LOTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**



5. **Project # 1003102**  
06DRB-00832 Major-Preliminary Plat  
Approval  
06DRB-00837 Minor-Sidewalk Waiver  
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] *[Deferred from 7/12/06]* (F-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 AND APPROVAL OF THE GRADNG PLAN ENGINEER STAMP DATED 6/8/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE HOME OWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. IF THERE IS NO HOME OWNER'S ASSOCIATION PRESIDENT THE OWNER CAN SIGN. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 06DRB-00935 Minor-SiteDev Plan  
Subd/EPC  
06DRB-00936 Minor-SiteDev Plan  
BldPermit/EPC

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 DU/acre) located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 05DRB-00911, 06EPC-00146, 06EPC-00147] **[David Stallworth, EPC Case Planner]** *[Deferred from 7/12/06]* (F-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE VACATION OF THE 35-FOOT ROADWAY AND PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE VACATION OF THE 35-FOOT ROADWAY AND PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN.**

**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.**

6. **Project # 1005023**  
06DRB-01010 Minor-SiteDev Plan  
BldPermit

DON DUDLEY ARCHITECT agent(s) for KEITH CHESHIRE, RIO GRANDE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 56, **ALAMEDA BUSINESS PARK**, zoned SU-2-IP/EP, located on PASEO ALAMEDA NE, between CALLE ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: PROJECT # 1000624] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND PLANNING FOR ADDITIONAL LANGUAGE ON SIGNATURE BLOCK AND 3 COPIES OF THE SITE PLAN.**

7. **Project # 1002651**  
06DRB-01011 Minor-Amnd SiteDev Plan  
BldPermit

ADVANCED ENGINEERING & CONSULTANTS agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Block(s) 15, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 for IP, located on INTERSTATE 25 FRONTAGE ROAD between CARMEL AVE NE and CORONA AVE NE containing approximately 2 acre(s). [REF: DRB-93-78, ZA-93-38, ZA-93-91] (C-18) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004820**  
06DRB-01007 Minor-SiteDev Plan  
BldPermit/EPC  
06DRB-01008 Minor-Prelim&Final Plat  
Approval  
06DRB-01009 Minor-Ext of SIA for Temp  
Defer SDWK

FANNING BARD TATUM ARCHITECTS agent(s) for AQUATIC CONSULTANTS INC request(s) the above action(s) for all or a portion of Tract(s) D-1-B, Adobe Wells Subdivision (to be known as **AQUATIC CONSULTANTS OFFICE BUILDING**) zoned C-2, located on IRVING BLVD NW and EAGLE RANCH RD NW and containing approximately 3 acre(s). [REF: 06EPC-00470, DRB-95-33] [Carmen Marrone, EPC Case Planner] (B-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS, VACATION OF THE 10-FOOT PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: CHANGE "SEWER EASEMENTS" TO "PRIVATE SEWER EASEMENTS", ADD ITEM 4 TO "PURPOSE OF PLAT" AND BOB GAY'S SIGNATURE FOR NMU INC ON THE PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS 06DRB01009 WAS WITHDRAWN AT THE AGENT'S REQUEST.**

9. **Project # 1003012**  
06DRB-00991 Minor-AmendedSiteDev  
Plan BldPermit/EPC

WILLIAM A MCCONNELL ARCHITECT agent(s) for BEN PADILLA, TOWER ROAD BAPTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) 430-A, **ATRISCO GRANT, UNIT 3**, zoned SU-1 special use zone, located on 86TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 06EPC-00609] [Petra Morris, EPC Case Planner] (L-9) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**



10. **Project # 1003993**  
06DRB-01006 Minor-SiteDev Plan  
BldPermit/EPC  
06DRB-01005 Minor-Prelim&Final Plat  
Approval  
06DRB-01003 Minor-Vacation of Private  
Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] **[David Stallworth, EPC Case Planner]** *[Deferred from 7/19/06]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO JULY 26, 2006.**

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

11. **Project # 1000965**  
06DRB-01002 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for ASW REALTY, ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for Lot(s) 91-A thru 129-A & Tract(s) M-1 & N-1, **ANDALUCIA AT LA LUZ**, zoned SU-1-PRD (5 du acre), located on SEVILLA AVE NW, between MI CORDELLA DR NW and TRES GRACIAS DR NW containing approximately 4 acre(s). [REF: 05DRB-01025] (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1005021**  
06DRB-01000 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION**, zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). *[Deferred from 7/19/06]* (L-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

13. **Project # 1004940**  
06DRB-00794 Minor-Prelim&Final Plat  
Approval  
06DRB-00795 Minor-Vacation of Private  
Easements

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). *[Was Indef deferred from 6/14/06]* (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1004804**  
06DRB-00751 Minor-Prelim&Final Plat  
Approval

JESUS SANDOVAL agent(s) for ALEX MCCALLUM request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06 & Indef deferred on a no show 6/21/06]* (L-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE & RECORD THE PLAT.**

15. **Project # 1004909**  
06DRB-00717 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06 & 6/28/06]* (D-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

16. **Project # 1004986**  
06DRB-00922 Minor-Sketch Plat or Plan

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1 residential zone, located on STAGECOACH RD SE, between PEDREGOSO PL SE and LA CABRA DR SE containing approximately 1 acre(s). *[Deferred from 7/12/06]* (M-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004999**  
06DRB-00965 Minor-Sketch Plat or Plan

GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL**, zoned RA-1, located on MOUNTAIN RD NW, between RIO GRANDE NW and GABALDON NW containing approximately 1 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1005014**  
06DRB-00989 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY agent(s) for PRISCILLA MARY CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 89-B1-B-1 and 89-B-3, **MAP 33**, zoned R-1, located on 12<sup>TH</sup> ST NW, between MC MULLAN AVE NW and MILDRED AVE NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



19. **Project # 1005022**  
06DRB-01001 Minor-Sketch Plat or Plan

GREG BACZEK agent(s) for PAUL CHENEY & NANCY BACZEK request(s) the above action(s) for all or a portion of Lot(s) 9 and 10, **GRANADA HEIGHTS ADDITION**, zoned R-1, located on the corner of ALISO DR SE and GARFIELD AVE SE, containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **ADJOURNED: 12:05 P.M.**





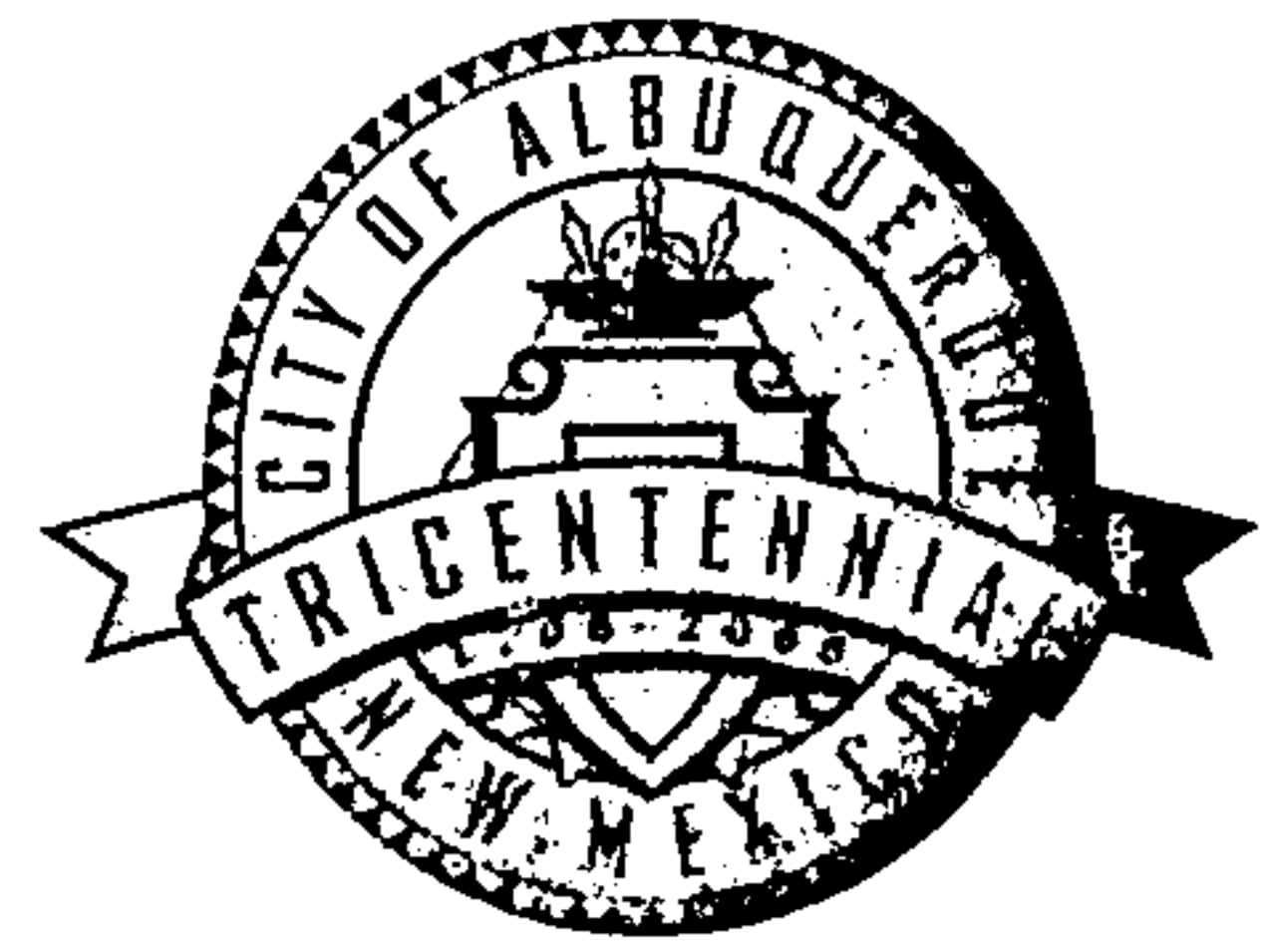
#7

#1002651

7/19/06



# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002651**

**AGENDA ITEM NO: 7**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

**REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )**

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

**APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_**

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

**SIGNED: Bradley L. Bingham  
City Engineer / AMAFCA Designee**

**DATE: JULY 19, 2006**





GRUET

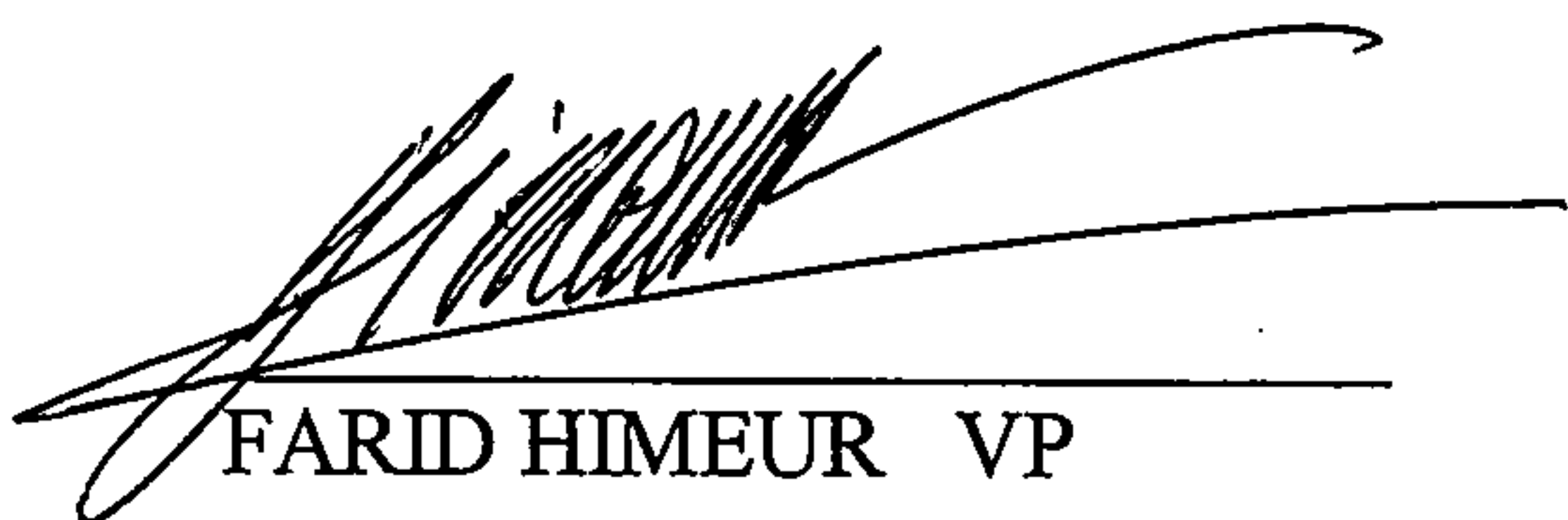
July 18, 2007


To whom it may concern;

Due to increased sales over the past couple of years, we have closed the reception hall and turned the space into warehousing. A current use breakdown is listed below.

Warehouse: 30,000 sqft  
Manufacturing: 2,000 sqft  
Retail/office: 1,200 sqft  
Watchman's quarters: 4,253 sqft  
New underground warehouse: 16,654.77 sqft  
New above ground warehouse: 8,307.59 sqft

Sincerely

  
FARID HIMEUR VP

OFFICIAL SEAL  
ANDREW T. RAMIREZ  
GOVERNOR PUBLIC STATE OF NEW MEXICO  
  
My Commission Expires: 03-26-09

*Gruet Winery of New Mexico*

8400 PAN AMERICAN FREEWAY NORTHEAST ALBUQUERQUE, NEW MEXICO 87113  
505/821.0055 FAX: 505/857.0066 TOLL FREE: 888/857.WINE (9463)

gruetwinery.com



Supplemental form

<b>SUBDIVISION</b>	<b>S Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input checked="" type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L A</b>	
		<b>APPEAL / PROTEST of...</b>
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: Devalmont Vineyards, Inc. PHONE: (505) 821-0055  
 ADDRESS: 8400 Pan American Fwy. Ne FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: Farid Himeur  
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570  
 ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

**DESCRIPTION OF REQUEST:** Amendment to Site Plan for Building Permit

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

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

Lot or Tract No. Lot 25-A, Tract A Block: 15 Unit: B  
 Subdiv. / Addn. North Albuquerque Acres  
 Current Zoning: SU-2 for IP Proposed zoning: The Same  
 Zone Atlas page(s): C-18-Z No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 2.2250 Acres Density if applicable: \_\_\_\_\_ dwellings per gross acre: n/a dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill?  No  
 UPC No. 101806415017330801 MRGCD Map No. \_\_\_\_\_  
 LOCATION PROPERTY BY STREETS: On or Near: I-25 North Bound Frontage Rd.  
 Between: Carmel Ave. Ne and Corona Ave., Ne

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002651, DRB-93-78, ZA-93-38, ZA-93-91

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

SIGNATURE Shawn Baizar DATE 6-22-07  
 (Print) Shawn Baizar, Managing Member Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70125</u>	<u>ASBP</u>	<u>R(3)</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CWF</u>		<u>\$ 26.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>July 18, 2007</u>			Total <u>\$ 76.00</u>

Andrew Garcia 7/10/07  
 Planner signature / date

Project # 1002651



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

**SKETCH PLAN REVIEW AND COMMENT**

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- 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.

Shahram (Shawn) Biazar  
Applicant name (print)  
[Signature] 6-22-07  
Applicant signature / date



Form revised JUNE 2005

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

Application case numbers  
07DRB - 70125

Andrew Garcia 7/10/07  
Planner signature / date

**Project #** 1002651



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

**SKETCH PLAN REVIEW AND COMMENT**

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

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- 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
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
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**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)
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**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.
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  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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  - 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.

Shahram (shawn) Biazar  
Applicant name (print)  
[Signature] 6-22-07  
Applicant signature / date



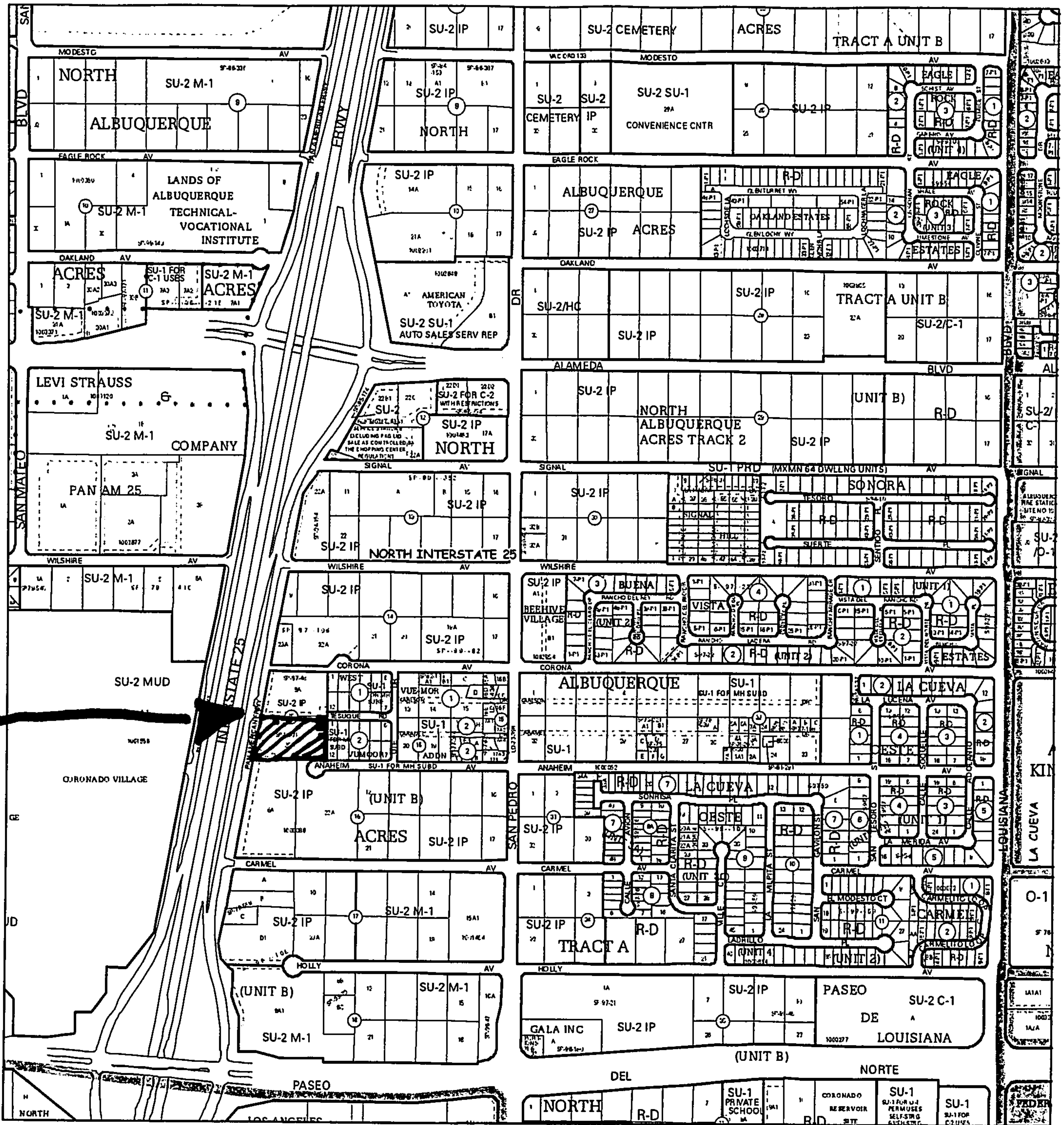
Form revised JUNE 2005

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
07DRB - 70125

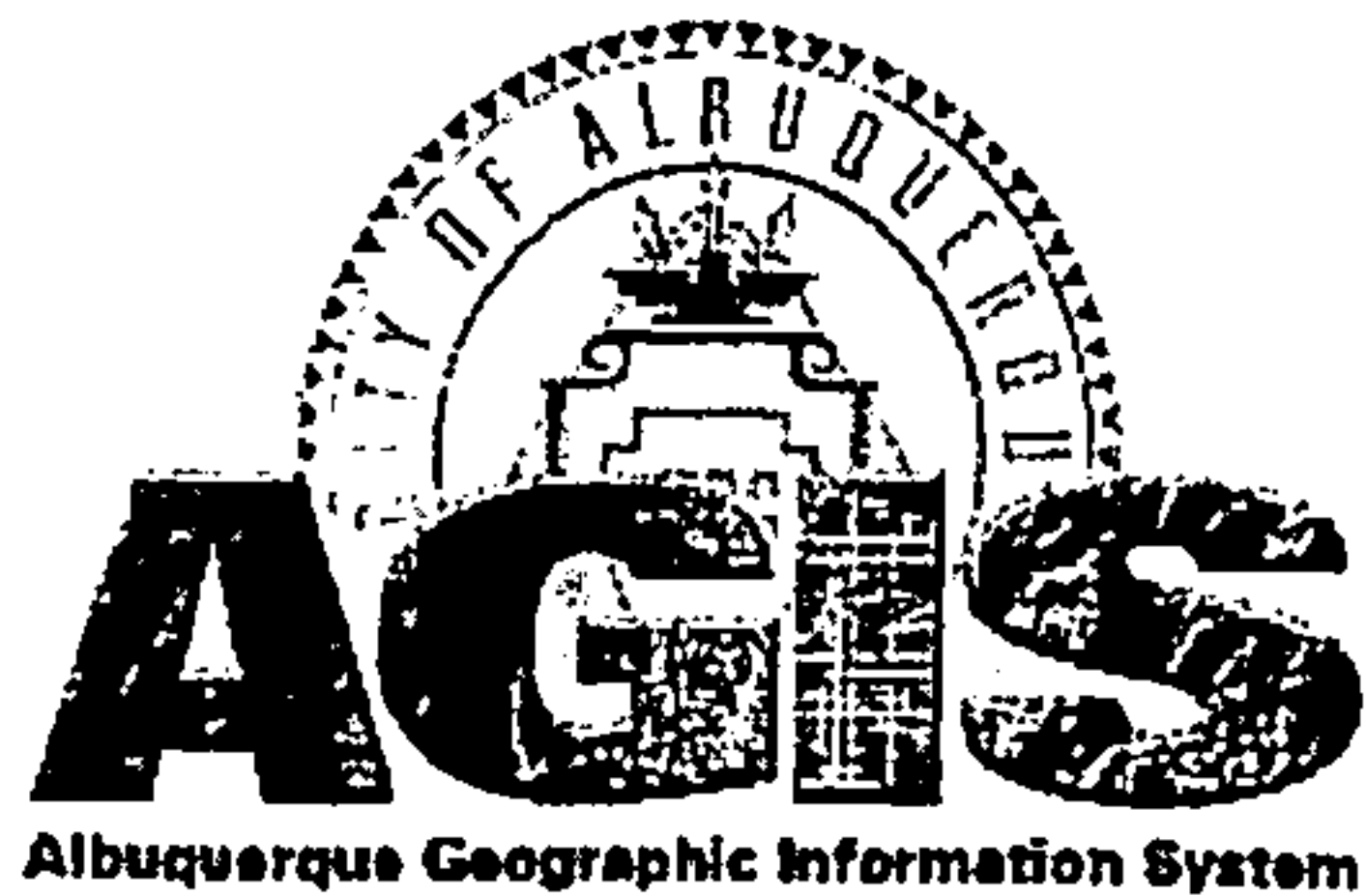
Andrew Garcia 7/11/07  
Planner signature / date  
**Project #** ~~10008~~ 1002651



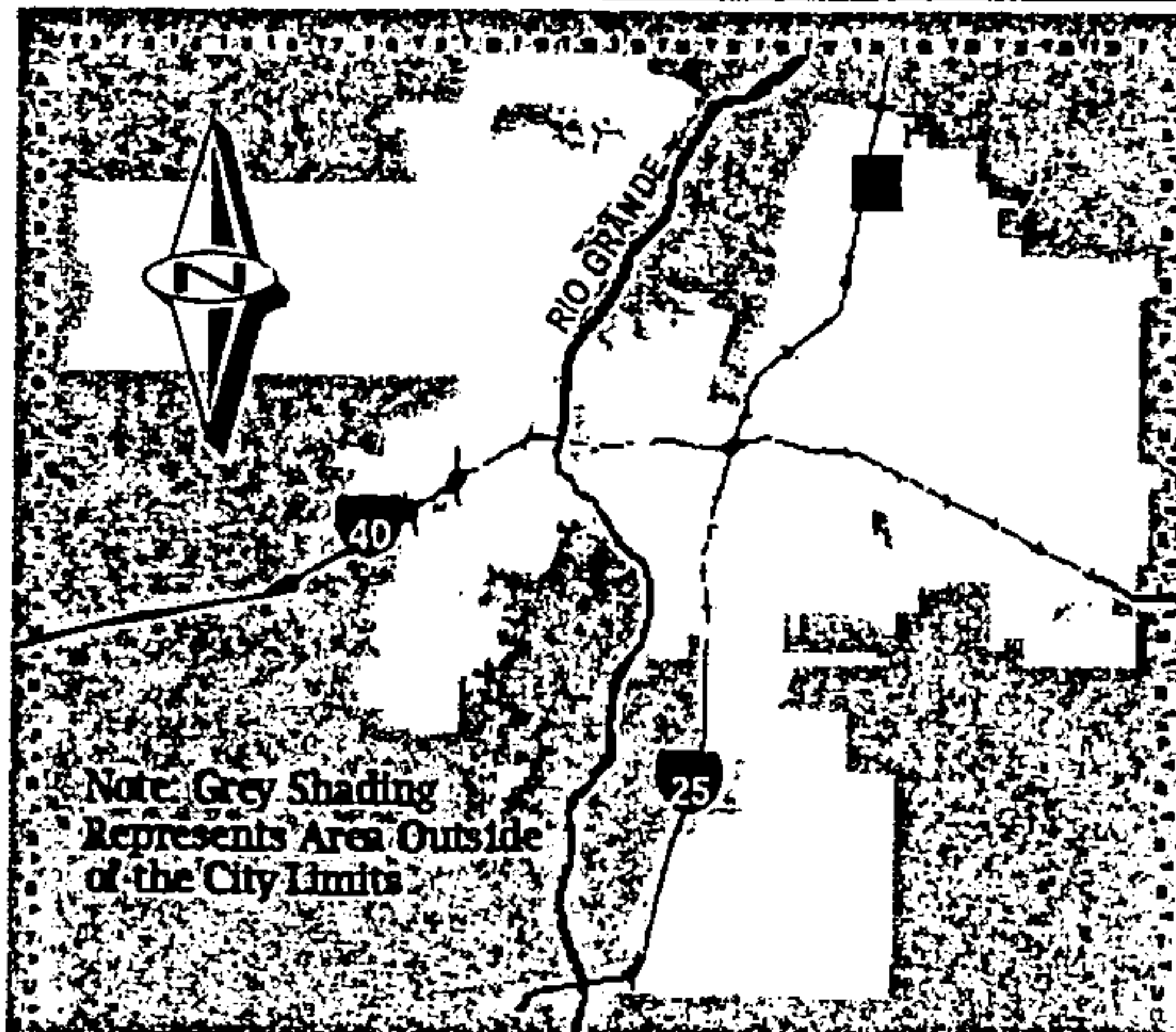
7115



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/21/2006



Note: Grey Shading Represents Area Outside of the City Limits

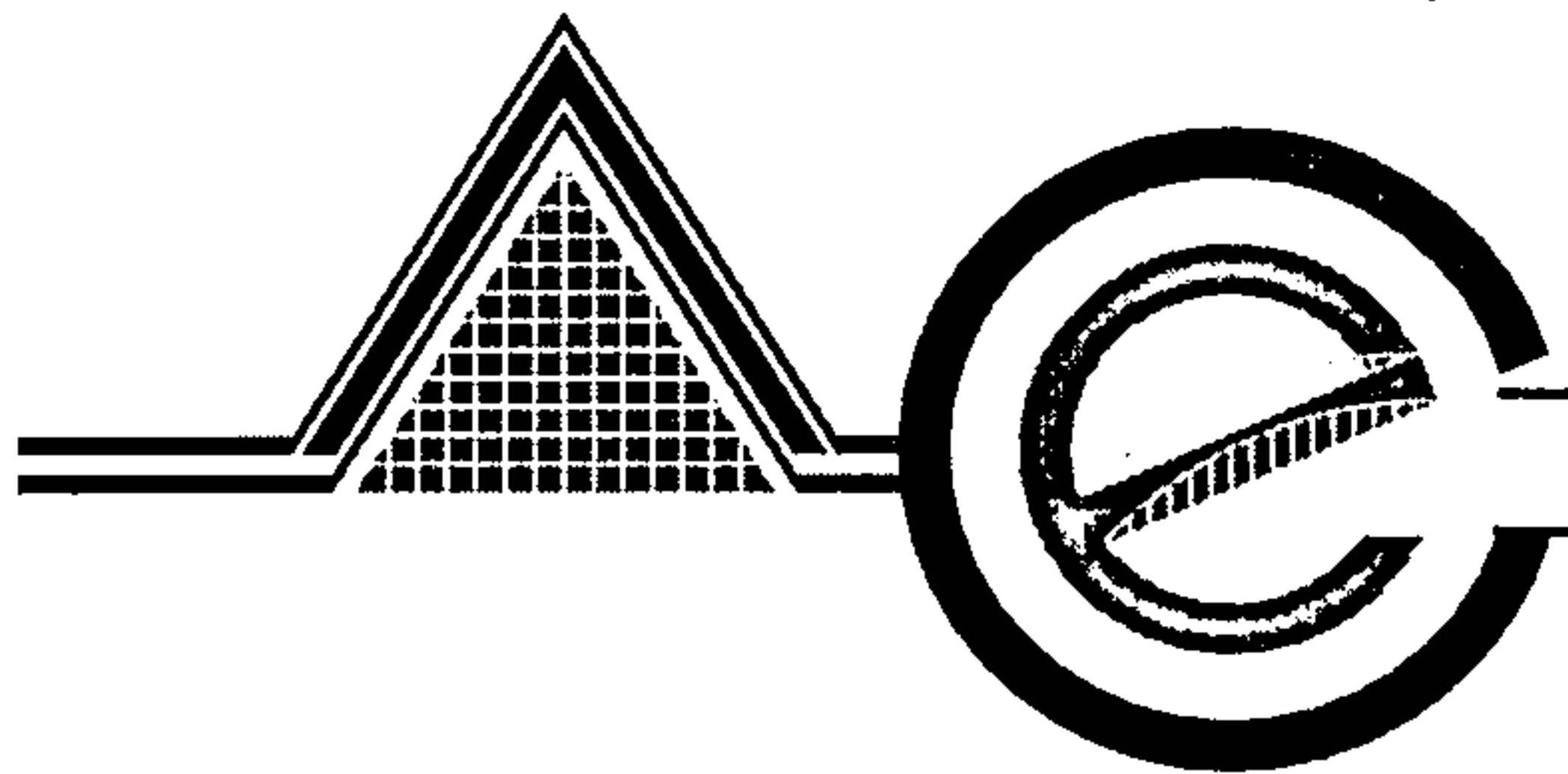
Zone Atlas Page:

**C-18-Z**

Selected Symbols

- |  |                      |  |                        |
|--|----------------------|--|------------------------|
|  | SECTOR PLANS         |  | Escarpment             |
|  | Design Overlay Zones |  | 2 Mile Airport Zone    |
|  | City Historic Zones  |  | Airport Noise Contours |
|  | H-1 Buffer Zone      |  | Wall Overlay Zone      |
|  | Petroglyph Mon.      |  |                        |





ADVANCED ENGINEERING and CONSULTING, LLC

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

July 10, 2007

Ms. Sheran Matson, DRB Chair  
City of Albuquerque Planning Department  
PO Box 1293, 600 Second Street, NW  
Albuquerque, NM 87103

RE: Lot 25-A, Block 15, Tract A, Unit B North Albuquerque Acres Amendment for  
Site Plan for Building Permit, Project # 1002651, Zone Atlas Page C-20-Z

Dear Ms. Matson:

Advanced Engineering and Consulting, LLC, on behalf of Devalmont Vineyards Inc., is requesting an Amendment to the site plan for building permit for the above referenced property. The site is located on I-25 North Bound Frontage Road between Carmel Ave., NE and Corona Ave., NE. We are proposing to add  $\pm 8308.00$  Sf of warehouse to the site. In addition, we are rotating the previously approved  $\pm 16,655.00$  Sf of underground warehouse to align with the existing building, please see site plan for detail.

Thank you for your attention regarding this matter. Please contact me if you require additional information or have any questions.

Sincerely,

Sally Salazar Cass, Operations Manager

Enclosures  
JN: 200619



From: Advance Engineering

605 897 4996

07/06/2006 16:52

#470 P. 002/002

July 6, 2006

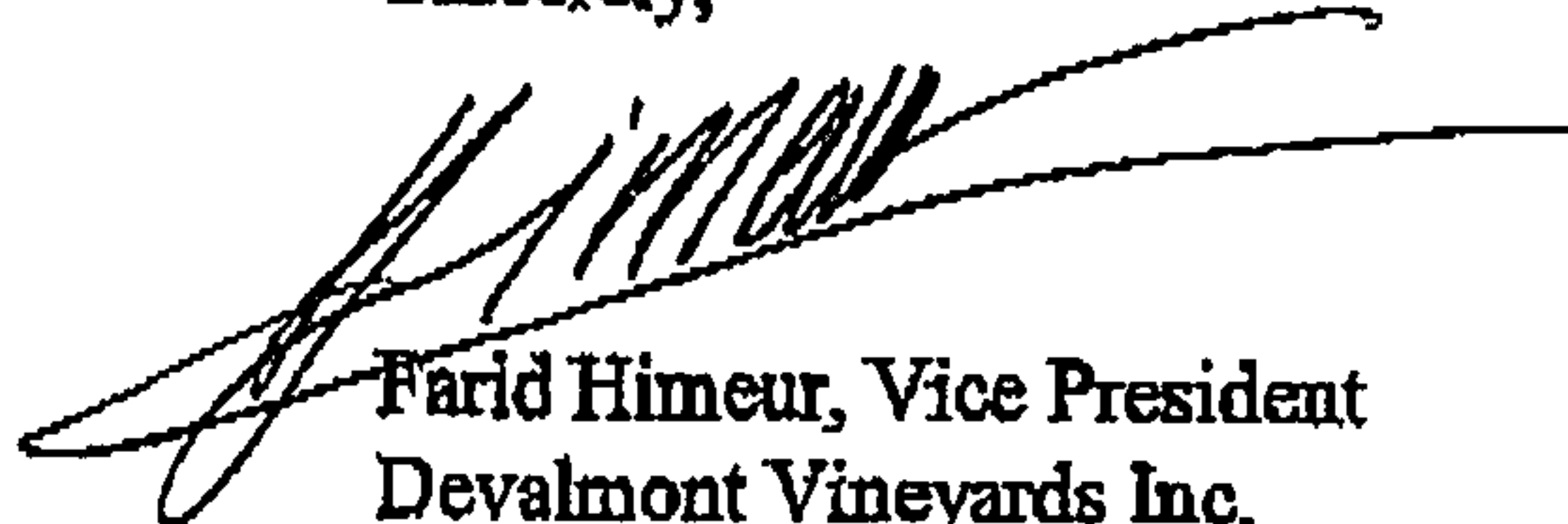
Sheran Matson, DRB Chair  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87103

RE: Administrative Amendment for Building Permit for Lot 25A, Block 15, Tract A, Unit B,  
North Albuquerque Acres, ±2.2250 Acres, Zone Atlas Page C-18-Z.

To whom it may concern:

Devalmont Vineyards Inc. , as owner of the above referenced property, has authorized  
Advanced Engineering and Consulting, LLC. to act on our behalf regarding the preparation and  
submittal of all necessary materials and applications in connection with the Administrative  
Amendment to the Site Plan for Building Permit to DRB.

Sincerely,



Farid Himeur, Vice President  
Devalmont Vineyards Inc.

**GRUET WINERY**  
400 PAN AMERICAN FWY, N.E.  
ALBUQUERQUE, NM 87119

#9

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

07/10/2007 Issued By: PLNABG

**Permit Number:** 2007 070 125

**Category Code 0910**

**Application Number:** 07DRB-70125, Amended Sdp For Bp

**Address:**

**Location Description:** I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMENL AVE NE AND CORONA AVE NE

**Project Number:** 1002651

**Applicant**  
Devalmont Vineyards, Inc.

8400 Pan American Freeway Ne  
Albuquerque, NM 87113  
821-0055

**Agent / Contact**  
Advanced Engr. And Consult.

Sally Salazar  
10205 Snowflake Ct. Nw  
Albuquerque, NM 87114

aecllc@aol.com

### Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$70.00</b>

City Of Albuquerque  
Treasury Division

7/10/2007 12:16PM LDC: ANHX  
 WSH 008 TRAMPA 0029  
 RECEIPT# 00078460 00078460  
 PERMIT# 2007070125 TRS045  
 Trans Amt \$70.00  
 Conflict Manag. Fee \$20.00  
 DRB Actions \$50.00  
 VI \$70.00  
 CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### Supplemental form

<b>SUBDIVISION</b>	<b>S Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input checked="" type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L A</b>	
		<b>APPEAL / PROTEST of...</b>
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

#### APPLICANT INFORMATION:

NAME: Devalmont Vineyards, Inc. PHONE: (505) 821-0055  
 ADDRESS: 8400 Pan American Fwy. Ne FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: Farid Himeur  
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570  
 ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: OS Amendment to Site Plan for Building Permit

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

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

Lot or Tract No. Lot 25-A, Tract A Block: 15 Unit: B  
 Subdiv. / Addn. North Albuquerque Acres  
 Current Zoning: SU-2 for IP Proposed zoning: The Same  
 Zone Atlas page(s): C-18-Z No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 2.2250 Acres Density if applicable: \_\_\_\_\_ dwellings per gross acre: n/a dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes.  No, but site is within 5 miles of the city limits. Within 1000FT of a landfill?  No  
 UPC No. 101806415017330801 MRGCD Map No. \_\_\_\_\_  
 LOCATION PROPERTY BY STREETS: On or Near: I-25 North Bound Frontage Rd.  
 Between: Carmel Ave. Ne and Corona Ave., Ne

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1002651, DRB-93-78, ZA-93-38, ZA-93-91

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

SIGNATURE Shawn Baizar, Managing Member DATE 7-10-00  
 (Print) \_\_\_\_\_ Applicant  Agent

#### FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>0622A - 10/011</u>	<u>ASBP</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected			<u>CME</u>	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date			Total
	<u>July 19, 2000</u>			\$ <u>70.00</u>

Andrew Garcia 7/11/00  
 Planner signature / date

Project # 1002651



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

**SKETCH PLAN REVIEW AND COMMENT**

**Maximum Size: 24" x 36"**

- \_\_\_ 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
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**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**Maximum Size: 24" x 36"**

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**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**Maximum Size: 24" x 36"**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**Maximum Size: 24" x 36"**

- ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies.**
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- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- NA Infrastructure List, if relevant to the site plan
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- ✓ Fee (see schedule)
- ✓ Any original and/or related file numbers are listed on the cover application

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**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**

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

SHAWN BIAZAK  
Applicant name (print)  
[Signature] 7-11-06  
Applicant signature / date



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

Application case numbers  
06 DRB - - 01011

Form revised APRIL 2006  
[Signature] 7/11/06  
 Planner signature / date  
**Project # 1002651**

OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PLANNING DIVISION  
P.O. BOX 1293, ALBUQUERQUE NEW MEXICO 87103

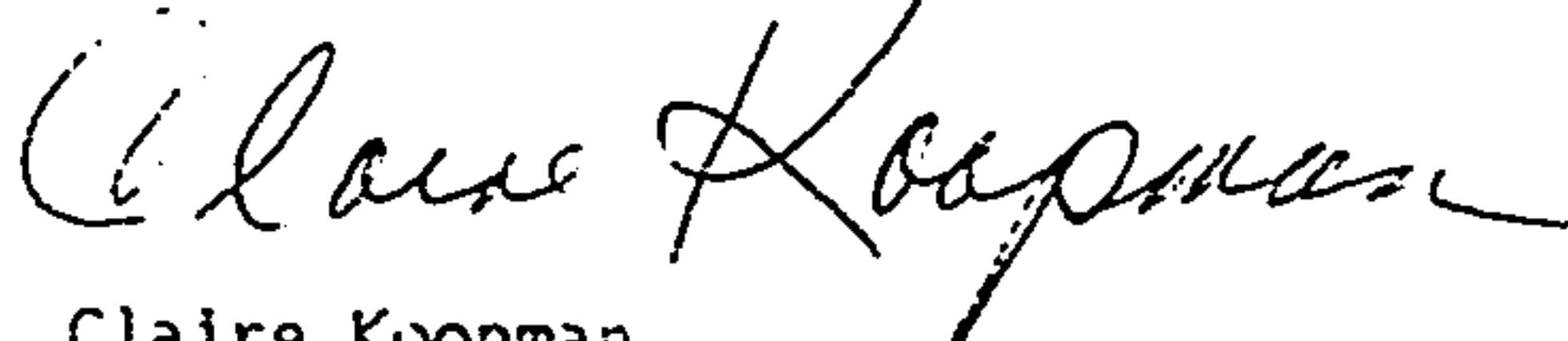
2. DRB-93-78 (NE) DCSW Inc., agents for Weiman Commercial, request Site Development Plan approval for Lots 23-25, Block 15, Tract A, Unit B, North Albuquerque Acres Subdivision, zoned SU-2/IP (City) and located on the north side of Anaheim Ave NE between Interstate Route 25 and San Pedro Blvd NE, containing approximately 2.05 acres. (C-18) [DEFERRED FROM 3/23/93]

At the April 6, 1993, Development Review Board meeting, with the signing of the Infrastructure List the Site Development Plan was approved. Final Sign-Off was delegated to Transportation Development, City Engineering and the Planning Department.

If you wish to appeal this decision, you must do so by April 21, 1993, in the manner described below. A nonrefundable fee of \$135 is required at the time the appeal is filed.

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 45 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).



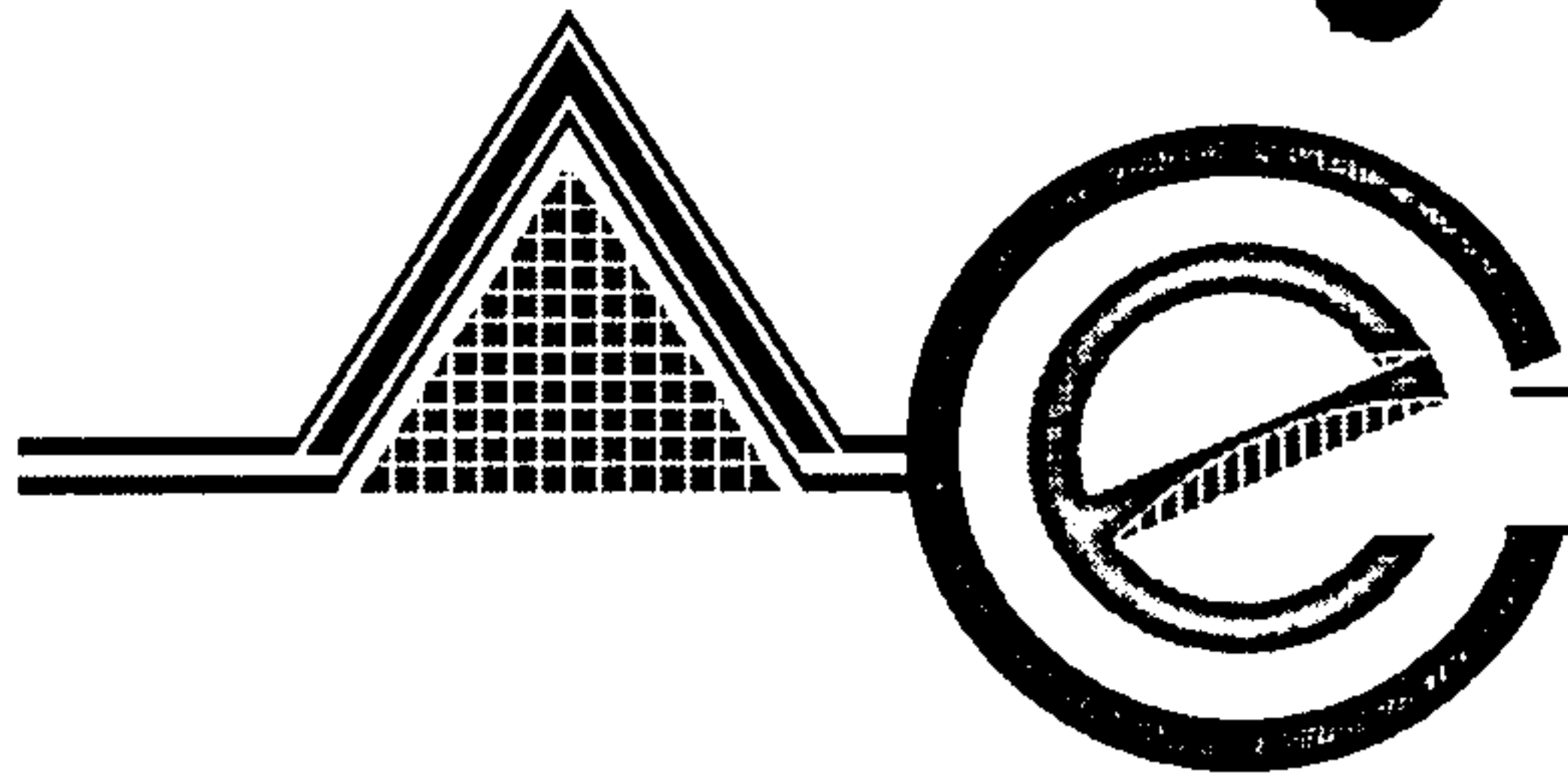
Claire Koopman  
Board Secretary

cc: Weiman Commercial, 4900-C Jefferson NE, 87109  
DCSW Inc., 105 4th St SW, 87102









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ADVANCED ENGINEERING and CONSULTING, LLC

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*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

July 11, 2006

Ms. Sheran Matson, DRB Chair  
City of Albuquerque Planning Department  
PO Box 1293, 600 Second Street, NW  
Albuquerque, NM 87103

RE: Lot 25-A, Block 15, Tract A, Unit B North Albuquerque Acres Amendment for Site Plan  
for Building Permit, Project # 1002651, Zone Atlas Page C-20-Z

Dear Ms. Matson:

Advanced Engineering and Consulting, LLC, on behalf of Devalmont Vineyards Inc., is requesting an Amendment to the site plan for building permit for the above referenced property. The site is located on I-25 North Bound Frontage Road between Carmel Ave., NE and Corona Ave., NE. We are proposing to add ±16,655.00 Sf of underground warehouse to the site. This addition will be under the parking lot and will have no affect to the landscaping or site layout.

Thank you for your attention regarding this matter. Please contact me if you require additional information or have any questions.

Sincerely,

Sally Salazar Cass, Operations Manager

Enclosures  
JN: 200619

From: Advance Engineering

505 897 4996

07/06/06 16:52

#470 P. 002/002

July 6, 2006

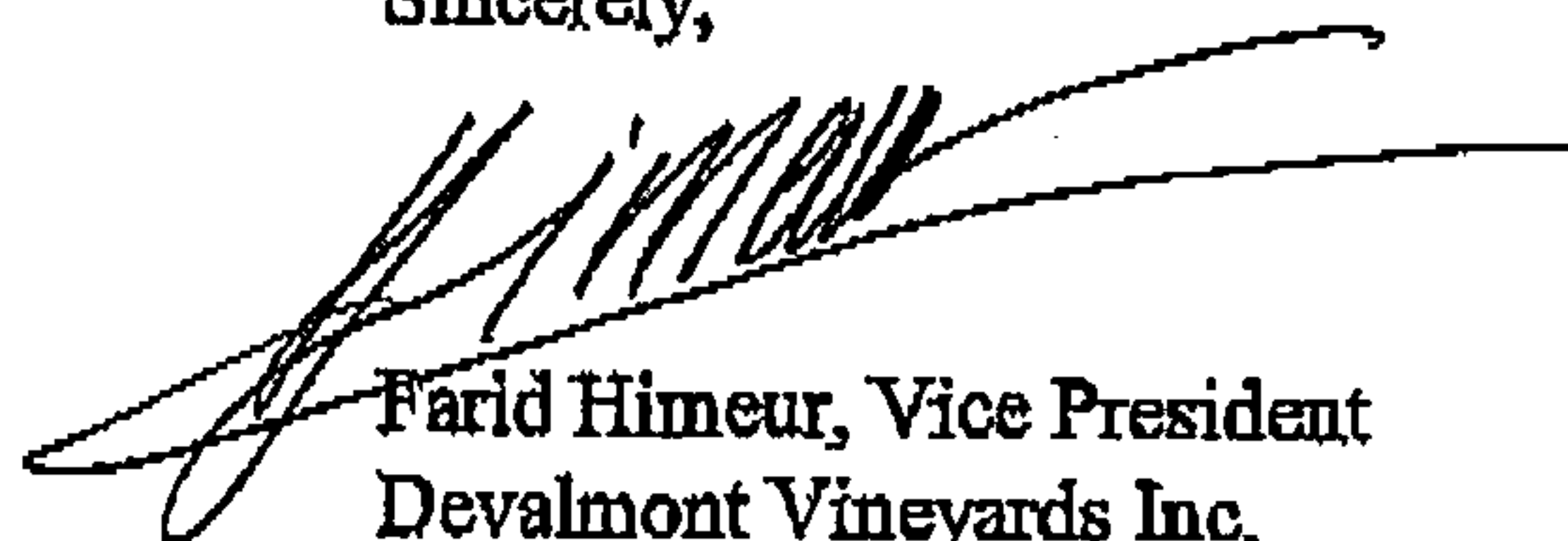
Sheran Matson, DRB Chair  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87103

RE: Administrative Amendment for Building Permit for Lot 25A, Block 15, Tract A, Unit B,  
North Albuquerque Acres, ±2.2250 Acres, Zone Atlas Page C-18-Z.

To whom it may concern:

Devalmont Vineyards Inc. , as owner of the above referenced property, has authorized  
Advanced Engineering and Consulting, LLC. to act on our behalf regarding the preparation and  
submittal of all necessary materials and applications in connection with the Administrative  
Amendment to the Site Plan for Building Permit to DRB.

Sincerely,



Farid Himeur, Vice President  
Devalmont Vineyards Inc.

GRUET WINERY  
8400 PAN AMERICAN FWY, N.E.  
ALBUQUERQUE, NM 87113

**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

APPLICANT NAME Development Vineyards, Inc.  
 AGENT Advanced Engineering and Consulting LLC  
 ADDRESS 4416 Anaheim Ave. Consultant.  
 PROJECT & APP # 100 2651 / 06 DRB 01011  
 PROJECT NAME Gruet Winery

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 5.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 25.00 TOTAL AMOUNT DUE

**\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

7/11/2006 12:24PM LON ANNY  
 RECEIPT# 00063404 USH 006 TRANS# 0022  
 ACCOUNT 441032 Fund 0110  
 ACTIVITY 3424000 TRSU56  
 TRANS AMT 425.00  
 J24 Misc 45.00  
 VI 425.00  
 CHANGE 40.00  
 THANK YOU

City Of Albuquerque  
 Treasury Division

City Of Albuquerque  
 Treasury Division

7/11/2006 12:23PM LON ANNY  
 RECEIPT# 00063403 USH 006 TRANS# 0022  
 Account 441032 Fund 0110  
 Activity 3424000 TRSU56  
 Trans Amt 425.00  
 J24 Misc

\$20.00  
 Thank You

Counterreceipt.doc 6/21/04



ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME Devadmont Vineyards, Inc.  
AGENT Advanced Engineering and Consulting, LLC  
ADDRESS 4416 Anheim Ave Consultant  
PROJECT & APP # 1002651 / 06 AA 01004  
PROJECT NAME Gruet Winery

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

\$ 45.<sup>00</sup> 441006/4971000 EPC(AA)LUCC Actions & All Appeals DRB

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 45.<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

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

7/11/2006 11:44AM LOC: ANNX  
RECEIPT# 00065662 WSH 007 TRANSH 0010  
Account 441006 Fund 0110  
Activity 4971000 TRSKAL  
Trans Amt \$45.00  
J24 Misc

\$45.00

VI \$45.00  
CHANGE \$0.00

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME Dardmont Vineyard S. Inc.  
AGENT Advanced Engineering and Consulting LLC  
ADDRESS 4416 Anaheim Ave Consultant  
PROJECT & APP # 1002651 / OC AA 01004  
PROJECT NAME Gruet Winery

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

\$ 45.<sup>00</sup> 441006/4971000 EPC(AA)LUCC Actions & All Appeals DRB

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 45.<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

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Thank You