



DRB CASE ACTION LOG
REVISED 2/5/04

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. 04/DRB 01635 (SBP) Project # 1002786
Project Name: Knollway Acres Unit B
Agent: Jim Miller & Associates Phone No.: 345-1312

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/11/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA
 RD 1/11/05

PARKS / CIP: _____

PLANNING (Last to sign): Several Comments
 Jan 1/24/05

- 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.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number 1002786

Complete

1-27-05
Done to Jim Miller
by Taylor to make clear
~~out notes~~

Communications
Site Plan
Bldg Permit
AS

**
**
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**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

October 25, 2004

DRB Comments

ITEM # 6

PROJECT # 1002786

APPLICATION # 04-01635

RE: Gateway Park/SPBP

- ✓ 1. The site plan sheet should be titled Site Development Plan for Building Permit. "Development" should be spelled correctly.
- ✓ 2. The submittal is missing the written project summary required per the SPBP Checklist.
- ✓ 3. The property line for this property needs identification. The adjoining property's line is identified but not the one for this development.
- ✓ 4. Are any building mounted signs planned for this part of the development? Even building mounted signs must be shown & details as specified in the checklist provided.
- ✓ 5. Are any walls or fences planned? *None*
- ✓ 6. The details on site lighting should be on the site plan. *None*
7. Landscape Plan.
 - Spanish Broom should not be planted right next to sidewalks. They spread out over the sidewalk
 - ✓ ▪ The water usage of the plants (H, M, L) must be on this sheet.
 - The 10' landscaped setback required along Beverly Hills & San Mateo must include a combination of trees, shrubs and vegetative ground cover. See the North I25 SDP, page 54. Please make the necessary additions & corrections.

Page 2, Gateway Park SPBP

- ✓ ■ Some of the parking spaces on the sides of the buildings are more than 50 feet from a tree. The North I25 SDP, page 55, requires 50 feet or less.

- ✓ 8. The Building Elevations sheet has no scale.

- ✓ 9. Is there any lighting on poles for the parking areas & to light the entrances & exits of the site? *None*

- ✓ 10. The property is in a landfill site. So, AEHD will need to sign the SPBP before planning does so.



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

#1002786

MILLER AND ASSOCIATES

ARCHITECTS - PLANNERS

5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

✱
✱
✱
✱

January 17, 2005

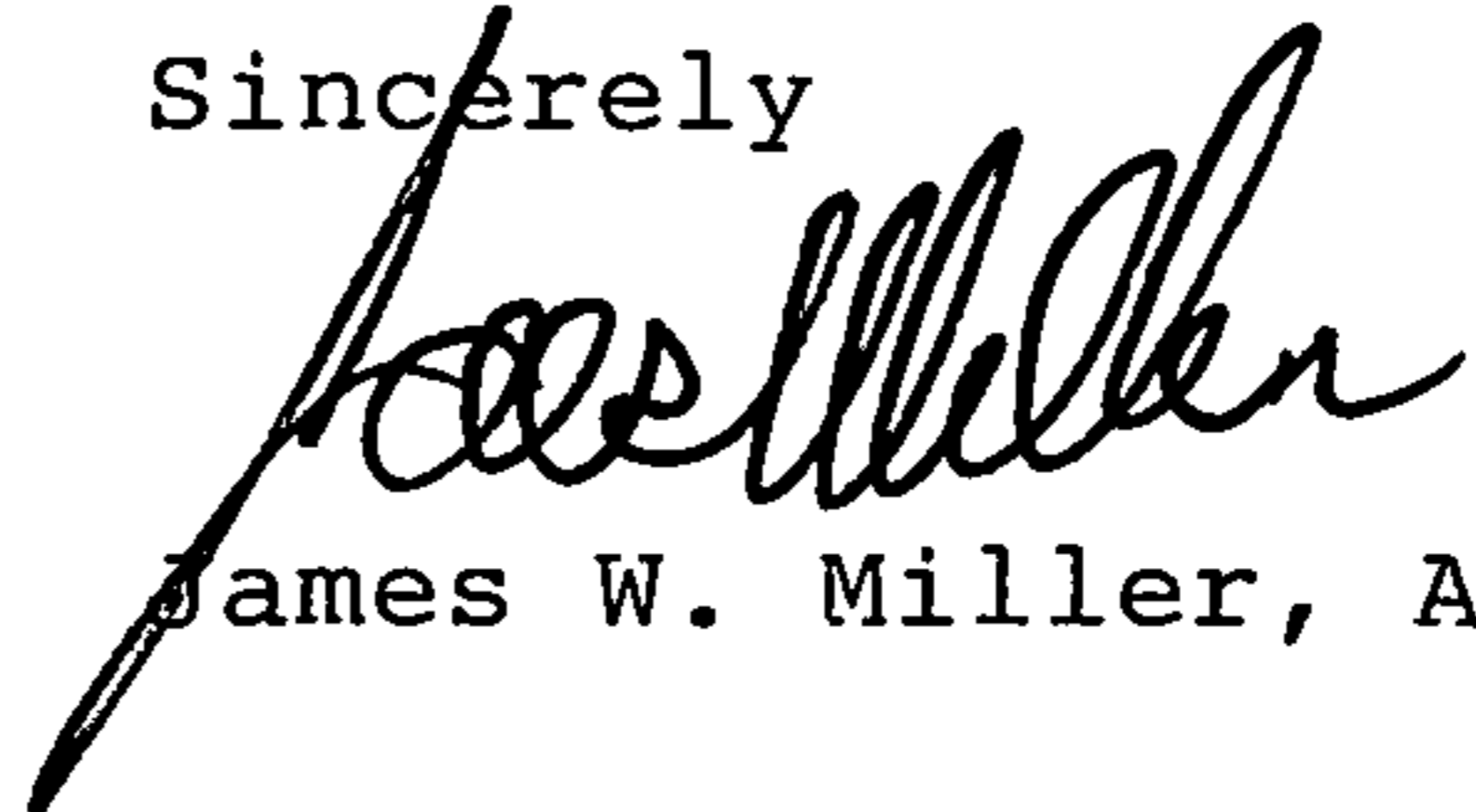
To whom it may concern:

RE: WRITTEN PROJECT SUMMARY - 'GATEWAY PARK'

'Gateway Park' is a proposed office/warehouse complex located at 9420 San Mateo Blv'd N.E. The project is located within an Industrial Park Zone as outline in the City of Albuquerque 'Comprehensive City Zoning Code'. Its use is compatiblity with the other office/warehouse facilities on the adjacent properities. The project will compose four freestanding buildings, each with approximately 6,000 square feet of floor space. Each building will have parking & access for personel as will as city services.

If there are any questions, please do not hesitate to call this office.

Sincerely



James W. Miller, AIA

1002786

FIGURE 21

PRO-RATA STATEMENT

October 28, 2004

DATE

CITY ENGINEER-DEVELOPMENT DIVISION

Public Works Department

Project Review Section

P.O. Box 1293

Albuquerque, NM 87103

ATTN.: Project Administrator

This project is for paving and utility improvements in LOTS 1-A, 2-A, and 3-A, BLOCK 5, TRACT A, UNIT B, NAA, City Project No. 722081

(Subdivision Name)

Please check appropriate box below:

I request that there be no pro-rata generated on this Contract.

I request that the cost of the extensions in Project No. 722081 be pro-rated to the following adjacent benefiting properties. Listed below are the Legal Descriptions.

Lots 30, 31, 32, Block 4, Tract A, Unit B, North Albuquerque Acres.

REVIEWED BY:

DEVELOPER: Dcke Noftsker

[Signature] 12/22/04
D.R.C. Chairman Date

BY: NAME/TITLE Shawn Biazar, Agent [Signature]

FIRM: Advanced Engineering & Cons., LLC

APPROVED BY:

ADDRESS: 4416 Anaheim Ave., NE

[Signature] 12/23/04
UTILITY DEVELOPMENT DIVISION

Albuquerque, NM 87113

PHONE NO.: 899-5570



City Of Albuquerque

Special Assessments

Property Municipal Lien Report

For: City Of Albuquerque
 Po Box 1293
 Albuquerque, NM 87103
 Agent: Jane Rael Kevin Broderick

Request Date: 12/29/2004
 Completed Date: 12/29/2004
 Report Print Date: 12/29/2004
 Request Log No.: 04-015798
 Title Co File No.: 722081

Property:

Address: Not Available
 UPC: T-227-403- - -
 Legal: LOT 3-A BLOCK 5 NORTH
 ALBUQUERQUE TRACT A UNIT B

Owner:

San Mateo Three
 2732 Alcazar NE
 Albuquerque NM 87110

| SAD Improvement | Item Num | Total Principal | Current Interest | Delinquent Interest | Penalty | Next Period Interest | Other | Payoff Amount |
|-----------------|----------|-----------------|------------------|---------------------|---------|----------------------|-------|---------------|
|-----------------|----------|-----------------|------------------|---------------------|---------|----------------------|-------|---------------|

\$0.00

Special Assessment(s) Total Due \$0.00

**** No SAD Charges for this Property! ****



City Of Albuquerque

Special Assessments

Property Municipal Lien Report

For: City Of Albuquerque
 Po Box 1293
 Albuquerque, NM 87103
 Agent: Jane Rael Kevin Broderick

Request Date: 12/29/2004
 Completed Date: 12/29/2004
 Report Print Date: 12/29/2004
 Request Log No.: 04-015798
 Title Co File No.: 722081

Property:
 Address: Not Available
 UPC: T-227-402- - -
 Legal: LOT 2-A BLOCK 5 NORTH
 ALBUQUERQUE TRACT A UNIT B

Owner:
 San Mateo Three
 2732 Alcazar NE
 Albuquerque NM 87110

| SAD Improvement | Item Num | Total Principal | Current Interest | Delinquent Interest | Penalty | Next Period Interest | Other | Payoff Amount |
|---|----------|-----------------|------------------|---------------------|---------|----------------------|---------------------------------|---------------|
| | | | | | | | | \$.00 |
| | | | | | | | Special Assessment(s) Total Due | \$.00 |
| **** No SAD Charges for this Property! **** | | | | | | | | |

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City Of Albuquerque

Special Assessments

Property Municipal Lien Report

For:
 City Of Albuquerque
 Po Box 1293
 Albuquerque, NM 87103
 Agent: Jane Rael Kevin Broderick

Request Date: 12/29/2004
 Completed Date: 12/29/2004
 Report Print Date: 12/29/2004
 Request Log No.: 04-015798
 Title Co File No.: 722081

Property:
 Address: Not Available
 UPC: T-227-401- - -
 Legal: LOT 1-A BLOCK 5 NORTH
 ALBUQUERQUE TRACT A UNIT B

Owner:
 San Mateo Three
 2732 Alcazar NE
 Albuquerque NM 87110

| SAD Improvement | Item Num | Total Principal | Current Interest | Delinquent Interest | Penalty | Next Period Interest | Other | Payoff Amount |
|-----------------|----------|-----------------|------------------|---------------------|---------|----------------------|---|---------------|
| | | | | | | | | \$0.00 |
| | | | | | | | Special Assessment(s) Total Due | \$0.00 |
| | | | | | | | **** No SAD Charges for this Property! **** | |

----- End Of Report For This Property -----

Searched By: actlma



City of Albuquerque

Special Assessments

Property Municipal Lien Report Cover Sheet

For:
 City Of Albuquerque
 Po Box 1293
 Albuquerque, NM 87103
 Agent: Jane Rael Kevin Broderick

Request Date: 12/29/2004

Completed Date: 12/29/2004

Report Print Date: 12/29/200

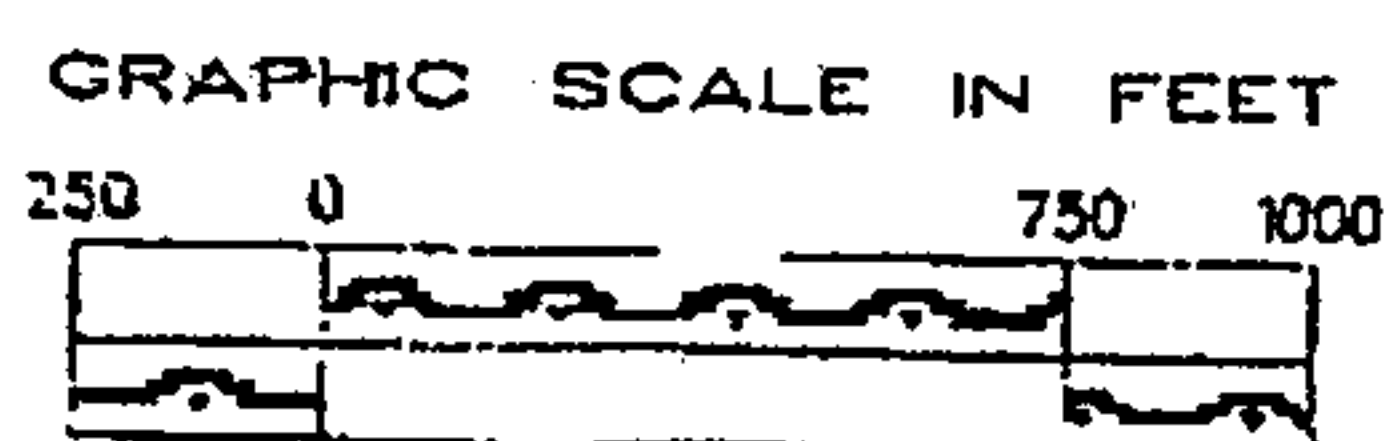
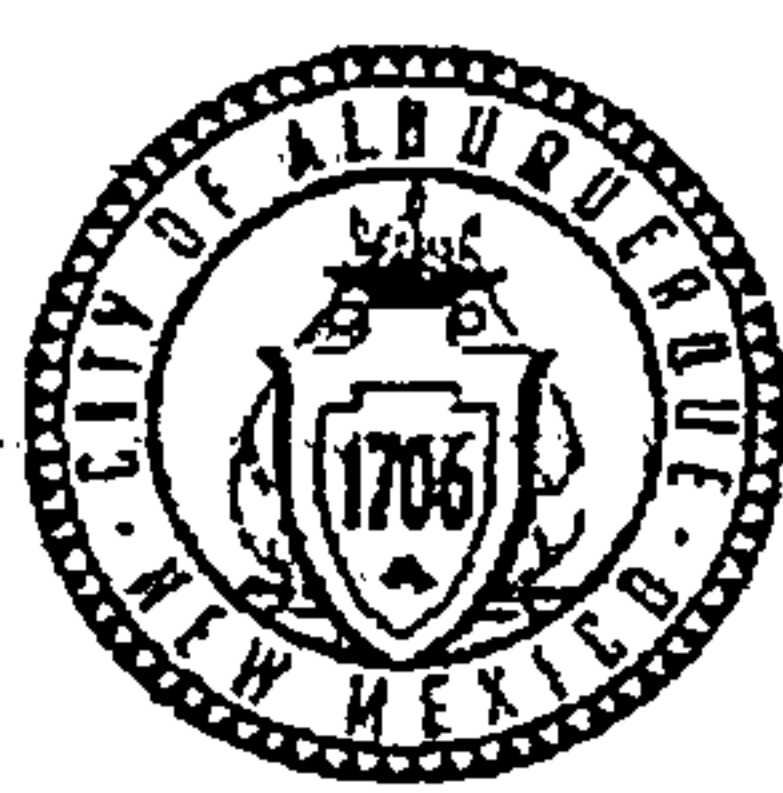
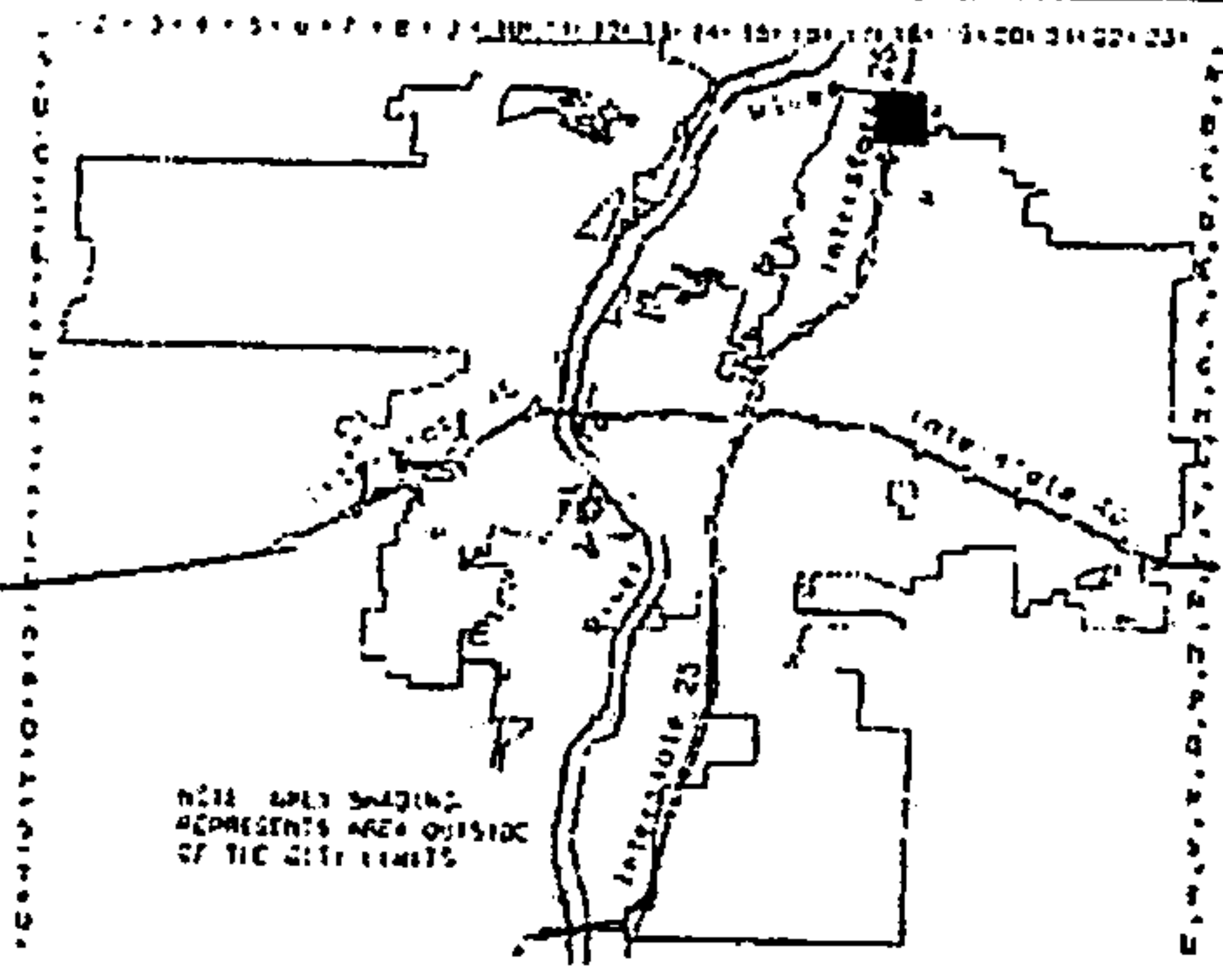
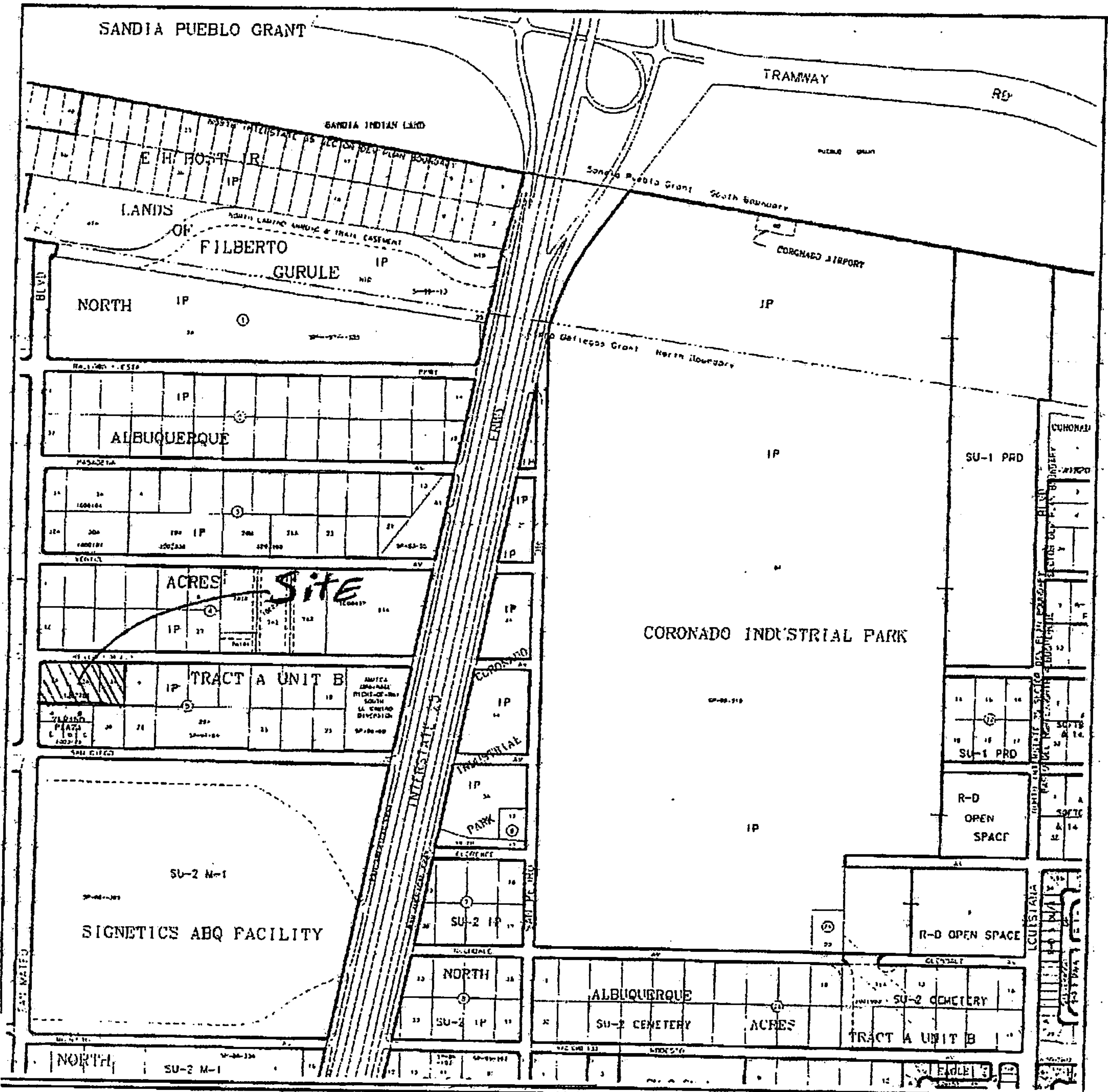
Request Log No.: 04-015798

Title Co File No.: 722081

Total Search Request Charge: \$.00

| UPC | ----- Title Search Properties ----- | | | Property Address |
|----------------|-------------------------------------|-------|-------------------------|------------------|
| | Contig Lot | Block | SubDivision / Addition | |
| T-227-401- - - | 1-A | 5 | N Abq Acres Tr A Unit I | Not Available |
| T-227-402- - - | 2-A | 5 | N Abq Acres Tr A Unit I | Not Available |
| T-227-403- - - | 3-A | 5 | N Abq Acres Tr A Unit I | Not Available |

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A G I S
 Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page

B-18-Z

Map Amended through December 03, 2004

44
44
44

Beverly Hills

FIGURE 8

REF. PROJECT NO. 722081

ZONE MAP NO. B-18-Z

**REQUEST FOR DETERMINATION OF OUTSTANDING PRO-RATA CHARGES
WATER & SANITARY SEWER**

Date Requested: October 28, 2004 Shahab Biazar By Whom: Jane Rael / Kevin
Design Engineer

Legal Description of Property(ies):

LOTS 1-A, 2-A, and 3-A, BLOCK 5, TRACT A, UNIT B, NAA
UPC: 101806501019430725(Lot 1-A), 01806502619330724(Lot 2-A),
101806504119430723(Lot 3-A)

Pro Rata Charges:

Water: See attached

Sanitary Sewer: See attached

Name of Street(s): _____

Information Furnished By:

Lupe M. Gallegos

(Print Name) Special Assessments

12/29/04 (Date)

cc: Project File _____

1365

ALAN DEKE NOFTSKER
PO BOX 729
BERNALILLO, NM 87004-0729

FIDELITY CASH RESERVES

80-588/1012

DATE 10/28/04

PAY TO THE ORDER OF City of Albuquerque \$ 1741.45
seventeen hundred forty one and 45/100 Minimum: \$500
DOLLARS Security Features on Back



UNITED MISSOURI BANK
WARREN, MO

200331

FOR Design Report Fee

Alan Deke

⑆101205681⑆13651912719298001⑆

Project 722081

61492/NO 1197

36
36
36

FIGURE 5

DESIGN DEPOSIT FEE CALCULATION SHEET

29
DATE: October 28, 2004
PROJECT NO.: 722081

DEPOSIT SCHEDULE

| <u>CONSTRUCTION FEE</u> | <u>UNIT PRICE</u> | X | <u>QUANTITY</u> | = | <u>DEPOSIT FEE</u> |
|--------------------------|-------------------|---|----------------------|---|--------------------|
| SANITARY SEWER | \$.35 | X | <u>514</u> LF | = | <u>\$ 154.20</u> |
| WATER | \$.30 | X | <u>555</u> I.F | = | <u>\$ 166.50</u> |
| WATER (FIRE HYDRANT) | \$ 43.00 | X | <u>1</u> EA | = | <u>\$ 43.00</u> |
| PAVING (RESIDENTIAL) | \$ 1.05 | X | <u>450</u> EA | = | <u>\$ 472.50</u> |
| PAVING (1/2 ARTERIAL) | \$ 1.25 | X | <u> </u> LF | = | <u>\$</u> |
| MEDIAN LANDSCAPING | \$ | X | <u> </u> LF | = | <u>\$</u> |
| STORM DRAINAGE (PIPE) | \$.85 | X | <u>1065</u> LF | = | <u>\$ 905.25</u> |
| STORM DRAINAGE (Channel) | \$ 2.20 | X | <u> </u> LF | = | <u>\$</u> |
| TOTAL FEE | | | | | <u>\$ 1,741.45</u> |

Based on 6.6% engineering fee. Rates may be periodically adjusted. Current figures available from City Engineer.

DEPOSITOR: Check # 1365
Fidelity Investments

Name: Alan Deke Noftsker

Address: PO Box 729

Bernalillo, NM 87004-0729

Telephone (505) 821-8414

CREDIT TO: Fund 110
441004 - 4985000

Signed Sally Salazar

This deposit fee shall be deposited with the City Treasurer and held for a period of one year after the date of deposit. During this period the deposit fee may be applied to the required total Engineering Fee prior to release of the Work Order. Deposit fee not utilized within the above period of one year will be forfeited and no refunds will be made.

11/97

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PROJECT NO. 722081

SHEET 5 OF 5

18. See Financial Guaranty provided under separate cover

| | | | |
|--|-----------------|----|---------------|
| Approved Estimate Amount: | | \$ | _____ |
| Contingencies Amount: | <u>0</u> % | \$ | _____ |
| Subtotal: | | \$ | _____ |
| NMGRT | <u>5.8125</u> % | \$ | _____ |
| Subtotal: | | \$ | _____ |
| Engineering Fee | <u>6.60</u> % | \$ | _____ |
| Testing Fee | <u>2.00</u> % | \$ | _____ |
| Subtotal: | | \$ | _____ |
| Financial Guaranty Rate | | | <u>1.25</u> % |
| Total Financial Guarantee Required: | | \$ | _____ |

*****FEES DUE*****

19. Amount of DESIGN DEPOSIT FEE (Figure 5) paid: \$ 1,741.45 10-29-2004 JL

Receipt of ENGINEERING FEES (Procedure "A" and "B") paid: \$ 7,328.36

Marilyn Maldonado 1/10/05
 Project Administrator Date

Amount of PRO-RATA assessed against property \$ 0

*****FOR CONSTRUCTION*****

20. WORK ORDER PACKAGE TO CONSTRUCTION MANAGEMENT DIVISION:

Received By Date

21. APPROVED FOR CONSTRUCTION:

Construction Management Division Date

22. WORK ORDER RECEIVED:

PROPOSED STARTING DATE:

Name/Firm Date

26
26
26

This page to be filled out by City Design Review Section

PROJECT NO. 722081

SHEET 4 OF 5

15. SIGNATURES:

Prepared By:

Shawn Biazar

October 28, 2004

Name

Date

Advanced Engineering & Cons., LLC

Firm

- All work shall be done in accordance with the City of Albuquerque Standard Specifications for Public Works construction. (Most Current Edition).
- If work order is not issued within one (1) year of DRC Chairman's Approval (item 16), then this document must be revised and resubmitted prior to entering into construction contract.

16. REVIEW AND APPROVED BY:

[Signature] 12-22-04
 D.R.C. Chairman Date

17. WORK ORDER DOCUMENTATION COMPLETE AND ACCEPTABLE:

[Signature] 12/23/07
 Project Administrator Date

PROJECT NO. 722081

SHEET 3 OF 5

13. **REQUIRED INFORMATION (TO BE COMPLETED BY CITY PROJECT REVIEW SECTION)**

- a. Request For Outstanding Pro-rata determination Required: (See Form Figure 8)
 Request For Outstanding Pro-rata determination Not Required.
- b. Pro-rata to be assessed against adjacent parcels: (See Form Figure 21)
 No Pro-rata to be assessed against adjacent parcels.

14. **EASEMENT/PERMITS/DOCUMENTS REQUIRED:** Prior to Signoff Prior to W.O. Prior to Plat Sign Prior to Acceptance

| | | | | |
|-----------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| a. Agreement & Covenant | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Drainage Covenant | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. License Agreement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Revocable Permit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Encroachment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Easement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. State Highway. Permit Required | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. MRGCD License Agreement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Notes: _____

OTHER PERMITS REQUIRED:

Work Order - Excavation Ordinance Permits

(1 Block = 660 Lin. Ft.)

| | | | |
|--------------------------------|-------------------|-------------|-----------------|
| Sanitary Sewer Lines | <u>1</u> Block(s) | @ \$42.00 = | <u>42</u> |
| Sewer Services. (see NOTE 1) | Each | @ \$42.00 = | |
| Water Lines | <u>1</u> Block(s) | @ \$42.00 = | <u>42</u> |
| Storm Drainage Facilities | <u>1</u> Block(s) | @ \$42.00 = | <u>42</u> |
| Street Grading | Block(s) | @ \$ N.C. = | |
| Curb & Gutter | <u>1</u> Block(s) | @ \$42.00 = | <u>42</u> |
| Valley Gutter | <u>1</u> Block(s) | @ \$42.00 = | <u>42</u> |
| Drive Pads.(see NOTE 2) | Each | @ \$42.00 = | |
| Wheelchair Ramps.(see NOTE 3) | Each | @ \$42.00 = | |
| Sidewalk.(unless deferred) | <u>1</u> Block(s) | @ \$42.00 = | <u>42</u> |
| Subtotal = | | | <u>\$252.00</u> |

- NOTE 1-No charge if these are constructed in conjunction with a new sewer line.
- NOTE 2-No charge if these are constructed contiguous with curb & gutter at time of Work Order.
- NOTE 3-No charge if these are constructed contiguous with sidewalk at time of Work Order.

Street Restoration Fee (_____ LF of excavation @ centerline + 30) x (paved street width) x (1/9) x (\$ _____) = Subtotal = _____

Work Order Sidewalk Ordinance Fee (if staked by City Surveyor)
 Curb & Gutter. L.F. _____ @ \$ _____ = \$ _____
 Valley Gutter. L.F. _____ @ \$ _____ = \$ _____
 Subtotal = _____

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PROJECT: STANDARD ESTIMATE
BEVERLY HILLS AVENUE, NE

PROJECT NO.

722082

10-27-2004

331DRC-NEW-PH2.WK4

| ITEM NO. | DESCRIPTION | UNIT | QUANTITY | BUDGET | |
|--|----------------------------------|------|----------|-----------------|---------------------|
| | | | | U. PRICE | CAL. COST |
| SANITARY SEWER (BEVERLY HILLS) | | | | | |
| 0701.010 | TRCH, BF, 4-15" SAS, <8' | LF | 164.00 | \$10.45 | \$1,713.80 |
| 0701.020 | TRCH, BF, 4-15" SAS, 8'-12' | LF | 350.00 | \$12.74 | \$4,459.00 |
| 0901.030 | 8" SAS PIPE | LF | 514.00 | \$6.09 | \$3,130.26 |
| 0920.070 | MH, 4' DIA, C O R E, 6'-10' D | EA | 1.00 | \$1,461.18 | \$1,461.18 |
| 0920.080 | MH, 4' DIA, C O R E, 10'-14' D | EA | 1.00 | \$1,722.60 | \$1,722.60 |
| 0905.060 | 6" NEW SAS SVC | EA | 1.00 | \$747.75 | \$747.75 |
| | | | | SUBTOTAL | \$13,234.59 |
| STORM IMPROVEMENT (BEVERLY HILLS) | | | | | |
| 0701.100 | TRCH, BF, 18"-36" SWR, <8' | LF | 356.00 | \$13.37 | \$4,759.72 |
| 0701.110 | TRCH, BF, 18"-36" SWR, 8'-12' | LF | 185.00 | \$15.29 | \$2,828.65 |
| 0920.0130 | MH, 6' DIA, C, <6' D | EA | 1.00 | \$2,230.47 | \$2,230.47 |
| 0920.140 | MH, 6' DIA, C O R E, 6'-10' D | EA | 1.00 | \$2,693.02 | \$2,693.02 |
| 0910.005 | 18" RCP, III | LF | 59.00 | \$21.38 | \$1,261.42 |
| 0910.017 | 36" RCP, III | LF | 482.00 | \$43.48 | \$20,957.36 |
| 0915.010 | CTH BSN, A , SG | EA | 2.00 | \$2,202.19 | \$4,404.38 |
| 0920.XXX | TIE INTO EXISTING STORM SEWER | EA | 1.00 | \$450.00 | \$450.00 |
| 0910.XXX | 36 CAP | EA | 1.00 | \$250.00 | \$250.00 |
| 0910.XXX | PEA GRAVE/VENTING | EA | 9.00 | \$350.00 | \$3,150.00 |
| | | | | SUBTOTAL | \$42,985.02 |
| STORM IMPROVEMENT (SAN MATEO) | | | | | |
| 0701.150 | TRCH, BF, 42"-60" SWR, <8' | LF | 160.00 | \$27.80 | \$4,448.00 |
| 0701.160 | TRCH, BF, 42"-60" SWR, 8'-12' | LF | 363.87 | \$38.17 | \$13,888.92 |
| 0920.0130 | MH, 6' DIA, C, <6' D | EA | 1.00 | \$2,230.47 | \$2,230.47 |
| 0910.019 | 42" RCP, III | LF | 523.87 | \$53.11 | \$27,822.74 |
| 0920.XXX | TIE INTO EXISTING STORM SEWER MH | EA | 1.00 | \$750.00 | \$750.00 |
| 0910.XXX | PEA GRAVE/VENTING | EA | 10.00 | \$350.00 | \$3,500.00 |
| | | | | SUBTOTAL | \$52,640.12 |
| SUBTOTAL | | | | | \$155,624.47 |
| NMGRT 6.0625% | | | | | \$9,434.73 |
| SUBTOTAL | | | | | \$165,059.20 |
| CITY/ENGINEERING FEE 6.60% | | | | | \$10,893.91 |
| SURVEYING TESTING 2.00% | | | | | \$3,301.18 |
| SUBTOTAL | | | | | \$179,254.29 |
| 125% FIN. GUARANTEE | | | | | \$224,067.87 |
| TOTAL | | | | | \$224,067.87 |

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PROJECT: STANDARD ESTIMATE
BEVERLY HILLS AVENUE, NE

PROJECT NO. 722081
10-27-2004

331DRC-NEW-PH2.WK4

| ITEM NO. | DESCRIPTION | UNIT | QUANTITY | BUDGET | |
|-------------------------------|--|------|----------|-----------------|--------------------|
| | | | | U. PRICE | CAL. COST |
| PAVING (BEVERLY HILLS) | | | | | |
| 0301.020 | SUBGRADE PREP, 12" | SY | 1093.00 | \$1.47 | \$1,606.71 |
| 0302.015 | ABS, 8" | SY | 1093.00 | \$5.54 | \$6,055.22 |
| 0336.024 | RES ASP CONC, TYPE A, 2", M (SURFACE) | SY | 915.00 | \$2.91 | \$2,662.65 |
| 0336.026 | RES ASP CONC, TYPE A, 2-1/2", M (BASE) | SY | 915.00 | \$5.44 | \$4,977.60 |
| 0336.120 | TK CT | SY | 915.00 | \$0.19 | \$173.85 |
| 0336.024 | RES ASP CONC, TYPE A, 4", M (TEMP) | SY | 203.00 | \$5.82 | \$1,181.46 |
| 0340.050 | C & G, STD. PCC | LF | 408.00 | \$11.14 | \$4,545.12 |
| 0340.023 | WLCHR ACC RAMP, 4" PCC | SY | 6.50 | \$24.07 | \$156.46 |
| 0340.010 | SDWK, 4", PCC | SY | 187.00 | \$21.08 | \$3,941.96 |
| 0340.030 | VLY GUT & CURB, PCC | SY | 34.50 | \$39.70 | \$1,369.65 |
| 0343.030 | AC PVMT, >4", SAW, R & D | SY | 309.00 | \$3.55 | \$1,096.95 |
| 0336.034 | ART ASP CONC, TYPE A, 2", M (2 LIFTS) | SY | 618.00 | \$4.70 | \$2,904.60 |
| | | | | | |
| | | | | SUBTOTAL | \$30,672.23 |
| WATER (BEVERLY HILLS) | | | | | |
| 0801.003 | 8" WL PIPE, W/O FIT | LF | 523.00 | \$14.56 | \$7,614.88 |
| 0801.002 | 6" WL PIPE, W/O FIT | LF | 32.00 | \$14.56 | \$465.92 |
| 0801.082 | 8" GATE VLV | EA | 1.00 | \$567.60 | \$567.60 |
| 0801.086 | 14" BTFLY VLV | EA | 1.00 | \$1,596.68 | \$1,596.68 |
| 0801.106 | VLV BOX B | EA | 2.00 | \$250.90 | \$501.80 |
| 0802.620 | 1" WTR SVC, SGL | EA | 2.00 | \$717.34 | \$1,434.68 |
| 0801.065 | DI FIT, MJ, 4-14", WL | LB | 610.00 | \$1.99 | \$1,213.90 |
| 0801.150 | MJ REST GLND, 4"-8" | EA | 2.00 | \$50.22 | \$100.44 |
| 0801.152 | MJ REST GLND, 14"-16" | EA | 2.00 | \$200.15 | \$400.30 |
| 0801.058 | PRESS CONN, W/FIT, WL | EA | 1.00 | \$928.44 | \$928.44 |
| 0801.113 | FH, 4' | EA | 1.00 | \$1,267.87 | \$1,267.87 |
| | | | | | |
| | | | | SUBTOTAL | \$16,092.51 |

**FIGURE 7
ESTIMATE SHEET
INFRASTRUCTURE IMPROVEMENTS**

City Project No. 722081
DRB Case No. 1002786

Sheet 1 of 5
Map No. B-18-Z

Date Estimate Prepared: October 23, 2004
Agreement Procedure B (A, B, or C)

Date DRC Chair Approved: 12-22-04

1. APPLICANT INFORMATION:

a. Developer: Alan Deke Nofsker
Mailing Address: P.O. Box 729
City: Bernalillo State: NM Zip Code: 87004-0729
Phone No.: 821-8414

b. Consulting Engineer: Advanced Engineering and Consulting, LLC
Contact Person: Shawn Biazar
Mailing Address: 4416 Anaheim Ave., NE, Albuquerque, New Mexico Zip Code: 87113
Phone No.: 899-5570

c. Agent/Owner Representative: Advanced Engineering and Consulting, LLC
Mailing Address: 4416 Anaheim Ave., NE, Albuquerque, New Mexico Zip Code: 87113
Phone No.: 899-5570

2. TITLE & GENERAL SCOPE OF PROJECT:

Beverly Hills Paving and Utility Improvements

3. SUBDIVISION NAME AND EXISTING LEGAL DESCRIPTION OF PROPERTY TO BE SERVED:

LOTS 1-A, 2-A, and 3-A, BLOCK 5, TRACT A, UNIT B, NAA

Recording Info: Date: 9-29-2003 Book: 2003C Page: 294
UPC: 101806501019430725(Lot 1), 101806502619330724(Lot 2), 101806504119430723(Lot 3)

4. PROPOSED SUBDIVISION NAME AND LEGAL DESCRIPTION:

SAME AS ABOVE

5. DETAIL SUMMARY OF IMPROVEMENTS:

| Location | From | To | W | SAS | SD | P | Misc. |
|------------------------|----------------------|----------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <u>San Mateo Blvd.</u> | <u>Beverly Hills</u> | <u>Venice Ave.</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Beverly Hills</u> | <u>San Mateo</u> | <u>Lot 3-A E. PL</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____ | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DEKE NOTSKER
PO BOX 728
BERNALILLO, NM 87004

VALLEY NATIONAL BANK
Española, New Mexico (505) 753-2136

FOR *Work Order Project # 122071* *W. L. L.*

ORDER OF *City of Albuquerque*

amount *four hundred thirty eight and 36/100* \$ *7328.36*

DATE *1/16/05*

85-48/1070

743

⑈ 1070004551074308577552⑈06

743

34
34
34
34

Developer

01/10/2005 16:17:33

Figure 22

Page 1

WORK ORDER ISSUANCE CHECKLIST DETAILS

Project ID #: 722081, Beverly Hills Av.-[STYX]Pavg/Util.Imps., Phase/Unit #: 1

Public

PRIVATE

INSPECTION: Advanced Engineering & Consult

SURVEYING: Survey Southwest

AS BUILTS: Survey Southwest

TESTING: VINYARD & ASSOCIATES

WORK ORDER AMOUNTS: (Includes NM Gross Receipts Tax)

Public: \$285,440.34 + Private: \$0.00 = Total Construction Cost: \$285,440.34

FEES: Engineering: Public: 3.25% = \$9,276.81
Private: = \$0.00 = \$9,276.81

- Design Deposit: \$1,967.45 - Credit Applied: \$0.00
+ Recording Fee: \$19.00 = Total: \$7,328.36

BONDS AND INSURANCE:

Performance/Warranty: Y N Insurance Certificate: Y N

Materials/Labor: Y N Policy Expr Date: 03/15/2005

Construction Deadline: 12/01/2005

PERMITS:

Excavation Ordinance: \$252.00 Permit Number: Date: 00/00/0000

Sidewalk Ordinance - (Staking): \$0.00
Street Restoration Fee: \$0.00

NOTE: Lane Closure/Barricading Fees will be calculated and collected by the Permits Section.

Total Fees: \$252.00

ATTACHMENTS:

Engineering Fees Deposit Slip: Y N Generate Pro-Rata: Y N

City Approved Estimate: Y N Easements: Y N

Contractor's Proposal: Y N Drainage Covenants: Y N

Paid Outstanding Pro-Rata: Y N Other:

Remarks:

Date "Work Order" to Construction: 01/10/2005

Date Fees Collected: 01/10/2005

REMARKS: The date of work order issuance will govern the date of effective specification and amendments.

Developer: Fidelity Trust Company Phone: (505) -
Street: N/A City: State: ZIP:

Construction S & S Joint Venture Phone: (505)771-1838
Company: Street: N/A P.O. Box 729 City: Bernalillo State: NM ZIP: 87004

Engineering Advanced Engineering & Consult Phone: (505)899-5570
Firm: Street: 10209 Snowflake Ct. NW City: Albuquerque State: NM ZIP: 87114



Sheran A. Matson

11/16/04 12:51 PM

To: Claire A. Senova/PLN/CABQ@COA
CC:
Subject: Fw: DRB

Please make copy of this e-mail for each case file. Thanks.

----- Forwarded by Sheran A. Matson/PLN/CABQ on 11/16/04 12:50 PM -----



Marcia A. Pincus

11/16/04 09:58 AM

To: Sheran A. Matson/PLN/CABQ@COA
cc: jjoseph@intera.com, Makita Hill/PLN/CABQ@COA
Subject: DRB

1. Project #1001946 Target at Paseo Del norte

They have fulfilled the requirements of the Landfill Gas Assessment. EHD will still need to review the Building Plan Set **BEFORE** the set goes to Building Permit.

As you know I do not like to sign the DRB Site Plan at this point because Building Permit Section thinks everything is cleared and they accept the Building plans before I get to see them.

2. Project #1002786 Lots 2 and # Block 5 Tract A North ABQ Acres (Jim Miller/Deke Noftsker)

They are missing a number of items. I cannot let them proceed to get a Building Permit until these issues are resolved. I spoke to Mr. Miller about them.



Site Plan
Bldg Permit

DRB CASE ACTION LOG
REVISED 2/5/04

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. 04DRB 01635 (SBP) Project # 1002786
 Project Name: Rolling Acres Unit B
 Agent: Jim Miller & Associates Phone No.: 345-1312

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/17/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA

PARKS / CIP: _____

PLANNING (Last to sign): Several Comments

- 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.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number 1002786



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 17, 2004

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
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: 11:55 A.M.
- 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 # 1000029**
04DRB-01650 Major-Vacation of Public Easements
04DRB-01651 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1001273**
04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] [Deferred from 11/17/04] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1003420**
04DRB-01657 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE**, zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 04DRB-01508 Major-Preliminary Plat Approval
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [Deferred from 10/27/04 & 11/11/04] (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003696**
04DRB-01654 Major-Vacation of Pub Right-of-Way
04DRB-01655 Major-Preliminary Plat Approval
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] [Deferred from 11/17/04] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] [Deferred from 11/3/04] (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04 & 11/10/04 & 11/17/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

7. **Project # 1003775**
04DRB-01745 Minor-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

8. **Project # 1003671**
04DRB-01746 Minor-SiteDev Plan BldPermit

KIRA SOWANICK agent(s) for SOUTHWEST GLASS AND GLAZING request(s) the above action(s) for all or a portion of Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and 98TH ST NW containing approximately 3 acre(s). [REF: 04DRB01422] **[Russell Brito for Lola Bird, EPC Case Planner]** (H-9/H-10) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR EPC COMMENTS AND INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**

9. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan
BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04 & 11/17/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

10. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] [Makita Hill, EPC Case Planner] (J-13) THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR SIA AND THREE COPIES OF THE SITE PLAN.

11. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [Deferred from 10/27/04 & 11/10/04] (B-18) THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REVIEW OF COMMENTS ON SITE PLAN.

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

12. **Project # 1003236**
04DRB-01739 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA, UNIT 1**, zoned SU-1 FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804] (B-10) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.

13. **Project # 1001463**
04DRB-01736 Minor-Prelim&Final Plat
Approval

LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on VILLAGE AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 1 acre(s). [REF: 0A2EPC01148, 02EPC01150, 02DRB01494, 02DRB01366, 02DRB01365, 01DRB0129, 03DRB00479, 02DRB01550, 02DRB01549] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND CLARIFICATION OF DIMENSION ON PEDESTRIAN EASEMENTS.**

14. **Project # 1002858**
04DRB-01744 Minor-Amended Prelim&Final
Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **MESA @ ANDERSON HILLS**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: Z-99-58, SPR-95-2-2, SD-87-4-1] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001926**
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] *[Final Plat was Indefinitely Deferred for SIA on 10/13/04].* (J-10) **THE FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003688**
04DRB-01463 Minor-Prelim&Final Plat
Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [*Deferred from 11/17/04*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

17. **Project # 1003231**
04DRB-01743 Minor-Amnd Prelim Plat
Approval

WILSON & COMPANY agent(s) for LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1 LANDS OF SALAZAR/QUATRO/J.S.J.HANNETT, **LONGFORD @ ARROWWOOD**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00261, 04DRB00263] (N-9) **THE AMENDED INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE AMENDED GRADING PLAN DATED 11/8/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: TO REVISIT THE WIDTH OF COLOBEL AND AMOLE MESA AT THE INTERSECTION OF 98TH STREET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT DATED 6/16/04.**

18. **Project # 1003774**
04DRB-01742 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for GEORGE MCCLELLAN request(s) the above action(s) for all or a portion of Tract(s) 5-A-1 and 5-A-2, **SANDIA MANOR SUBDIVISION**, zoned R-1 residential zone, located on PIEDRAS RD NE, between CAMINO DE LA SIERRA NE and OAXWOOD NE containing approximately 1 acre(s). (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 *NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU RECEIPT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

20. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [*Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

21. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]**[Deferred from 11/17/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. **Project # 1001685**
04DRB-01741 Minor-Sketch Plat or Plan

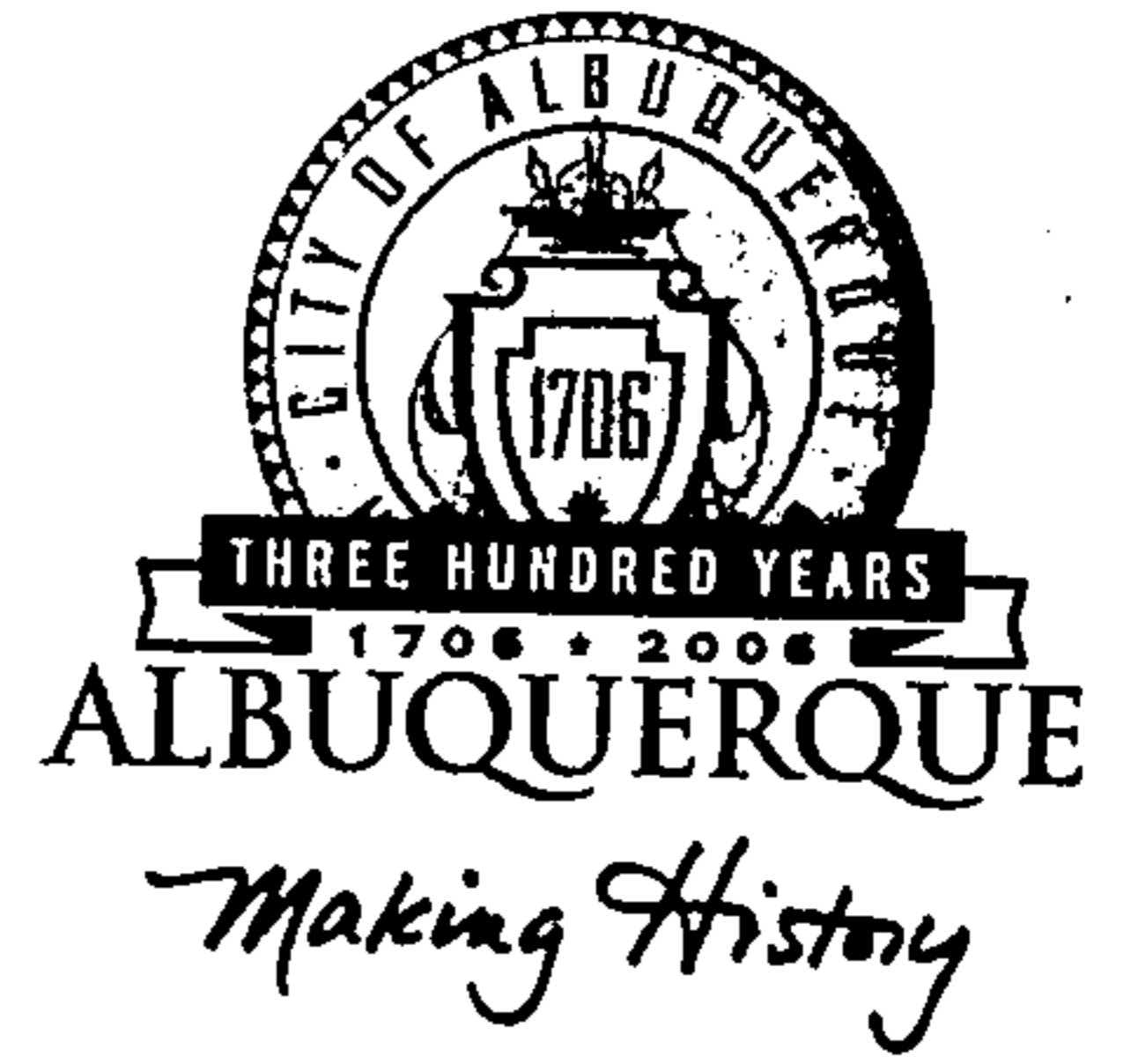
WILSON & COMPANY agent(s) for the CITY OF ALBUQUERQUE AND GOLF COURSE MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, **PARADISE NORTH SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB00005, 04DRB01566] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for November 3, 2004. **THE DRB MINUTES FOR NOVEMBER 3, 2004 WERE APPROVED.**

Other Matters:

The Development Review Board signed a plat for Project #1001785/04DRB-01775.

ADJOURNED: 11:55 a.m.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002786

AGENDA ITEM NO: 11

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved infrastructure list is required for Site Plan approval.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

New Mexico 87103

www.cabq.gov

RESOLUTION: *signed I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 17, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 10, 2004

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 9:25 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1002092**
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH**, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002464**
04DRB-01576 Major-Vacation of Pub
Right-of-Way
- PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1003420**
04DRB-01508 Major-Preliminary Plat
Approval
04DRB-01509 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [*Deferred from 10/27/04 & 11/17/04*] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
4. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat
Approval
03DRB-02009 Major-Vacation of Public
Easements
03DRB-02010 Minor-Vacation of Private
Easements
03DRB-02011 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [*Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04*] [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

5. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION, KASSUBA-MONTBEL LANDS**, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04 & 11/10/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

7. **Project # 1003705**
04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

8. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat
Approval

04DRB-01630 Minor-SiteDev Plan
Subd/EPC

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] *[Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* (F-5/G-6) **DEFERRED TO 12/8/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

9. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* [**Makita Hill, EPC Case Planner**] (J-13) **DEFERRED TO 11/17/04.**

10. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan
BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04] (B-18)*
~~DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.~~

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

11. **Project # 1000633**
04DRB-01700 Minor-Ext of SIA for Temp
Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**
04DRB-01701 Minor-Ext of SIA for Temp
Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94TH STREET SW and 98TH STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT]* (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**
04DRB-01698 Minor-Vacation of Private Easements

PRECISION SURVEYS INC agent(s) for COORS & MONTANO LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1002405**
04DRB-01703 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

15. **Project # 1002858**
04DRB-01683 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1**, zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-12) **DEFERRED TO 11/17/04.**

17. **Project # 1003467**
04DRB-01706 Minor-Prelim&Final Plat Approval

WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-20) **DEFERRED TO 11/17/04.**

19. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **DEFERRED TO 11/17/04.**

20. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **DEFERRED TO 11/17/04.**

21. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

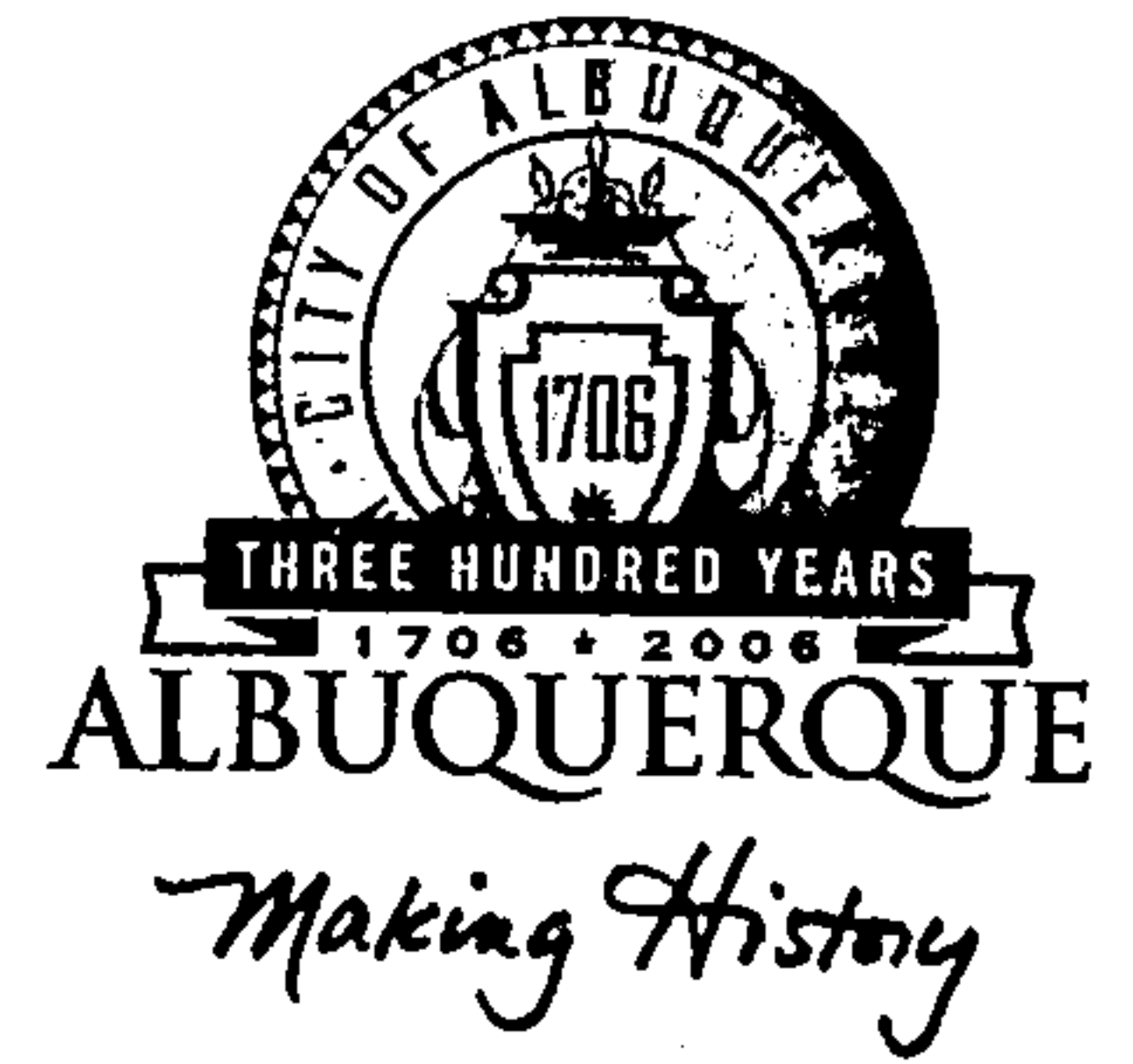
NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

22. **Project # 1003759**
04DRB-01702 Minor-Sketch Plat or Plan
- KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). *[INDEF. DEFERRED ON A NO SHOW 11/10/04]* (G-13) **COMMENTS RECEIVED BY THE AGENT.**
23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002786

AGENDA ITEM NO: 10

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved infrastructure list is required for Site Plan approval.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ¹¹⁻¹⁷⁻⁰⁴ **X**; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 10, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 27, 2004

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 10:45 a.m.

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

- 1. **Project # 1000269**
04DRB-01507 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 C-2 USES, located on MERCANTILE AVE NE, between MONTANO RD NE and CULTURE DR NE containing approximately 1 acre(s).[REF:DRB-96-242, 00DRB-00802, 02DRB01878] (F-16) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

2. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [Deferred from 10/27/04] [REF: 03EPC02054](F-6/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

04DRB-01630 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][Chris Hyer, EPC Case Planner] [Deferred from 10/27/04] (F-5/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

3. **Project # 1003420**
04DRB-01508 Major-Preliminary Plat
Approval
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [Deferred from 10/27/04] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

4. **Project # 1003687**
04DRB-01510 Major-Vacation of Public Easements
04DRB-01512 Major-Preliminary Plat Approval
04DRB-01511 Minor-Sidewalk Waiver
04DRB-01513 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST, UNITS 1 & 2, (to be known as **WESTERN RIDGE SUBDIVISION**) zoned R-LT, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01461] (B-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/27/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: PROVIDE EMERGENCY ACCESS TO TRACTS L AND A. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBITS C-1 AND C-2 IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBITS C-1 AND C-2 IN THE PLANNING FILE.**

5. **Project # 1001218**
04DRB-01432 Major-Vacation of Public Easements
04DRB-01433 Minor-Prelim&Final Plat Approval
04DRB-01434 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, near CARMONY RD NE containing approximately 15 acre(s). [REF: 01EPC00690, 01EPC00689, 01DRB00581] (*Deferred from 10/13/04*) (G-15) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/27/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

6. **Project # 1002786**

04DRB-01635 Minor-SiteDev Plan
BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [Deferred from 10/27/04] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

7. **Project # 1001445**

04DRB-01634 Minor-SiteDev Plan Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] (B-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

04DRB-01633 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] (B-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1003742**
04DRB-01626 Minor-SiteDev Plan
BldPermit/EPC

SHIVER CONSTRUCTION CO. agent(s) for SUPERIOR AMBULANCE SERVICE request(s) the above action(s) for all or a portion of Lot(s) 10, **LADERA BUSINESS PARK**, zoned SU-1 special use zone, located on UNSER BLVD NW, between I-40 and OURAY RD NW containing approximately 5 acre(s). [REF: 01EPC01405, PROJECT 1001523] [Russell Brito for Lola Bird, EPC Case Planner] (H-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS UPDATE AND DIMENSIONING AND PLANNING TO CHECK IF EPC COMMENTS WERE ADDRESSED.**

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

9. **Project # 1001816**
04DRB-01612 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING LLC agent(s) for JOHNNY & JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 10,11 and 12, Block(s) 54, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-2 HDA, located on TIJERAS AVE NW, between 9TH ST NW and 10TH ST NW containing approximately 1 acre(s). [REF: 04DRB01370, 04LUCC00112, 03DRB01640, 03DRB01503] (J-13) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD WATER METERS TO EXHIBIT AND PLANNING TO ADDRESS PREVIOUS COMMENTS.**

10. **Project # 1001753**
04DRB-01631 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, North Albuquerque Acres, Unit 3, (to be known as **DESERT RIDGE TRAILS EAST**) zoned R-D residential and related uses zone, developing area, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 03DRB01998, 03DRB01999, 03DRB01884, 03DRB01885, 03DRB01128] (B-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND DETACHED OPENS SPACE TABLE AND NOTE AND TO PLANNING FOR WALL ON FLORENCE WILL NEED TO BE ADDRESSED.**

11. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [*Deferred from 10/27/04*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

12. **Project # 1003689**
04DRB-01636 Minor-Prelim&Final Plat Approval

HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 13, **PEREA ADDITION**, zoned SU-2 TH, located on 16TH STREET NE, between LOMAS BLVD NE and CENTRAL NE containing approximately 1 acre(s). [REF: 04DRB01464] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003027**
04DRB-01629 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1A-P1 & 2A-P1, **TREMENTINA OESTE SUBDIVISION**, zoned R-D, located on ALAMEDA BLVD NE, between CALLE CALMA NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 03DRB02159, 04DRB01500] (C-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-01628 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 14A-P1 & 15A-P1, **TREMENTINA OESTE SUBDIVISION**, zoned R-D, located on ALAMEDA BLVD NE, between CALLE ALEGREA NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 0302159, 04DRB01501] (C-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

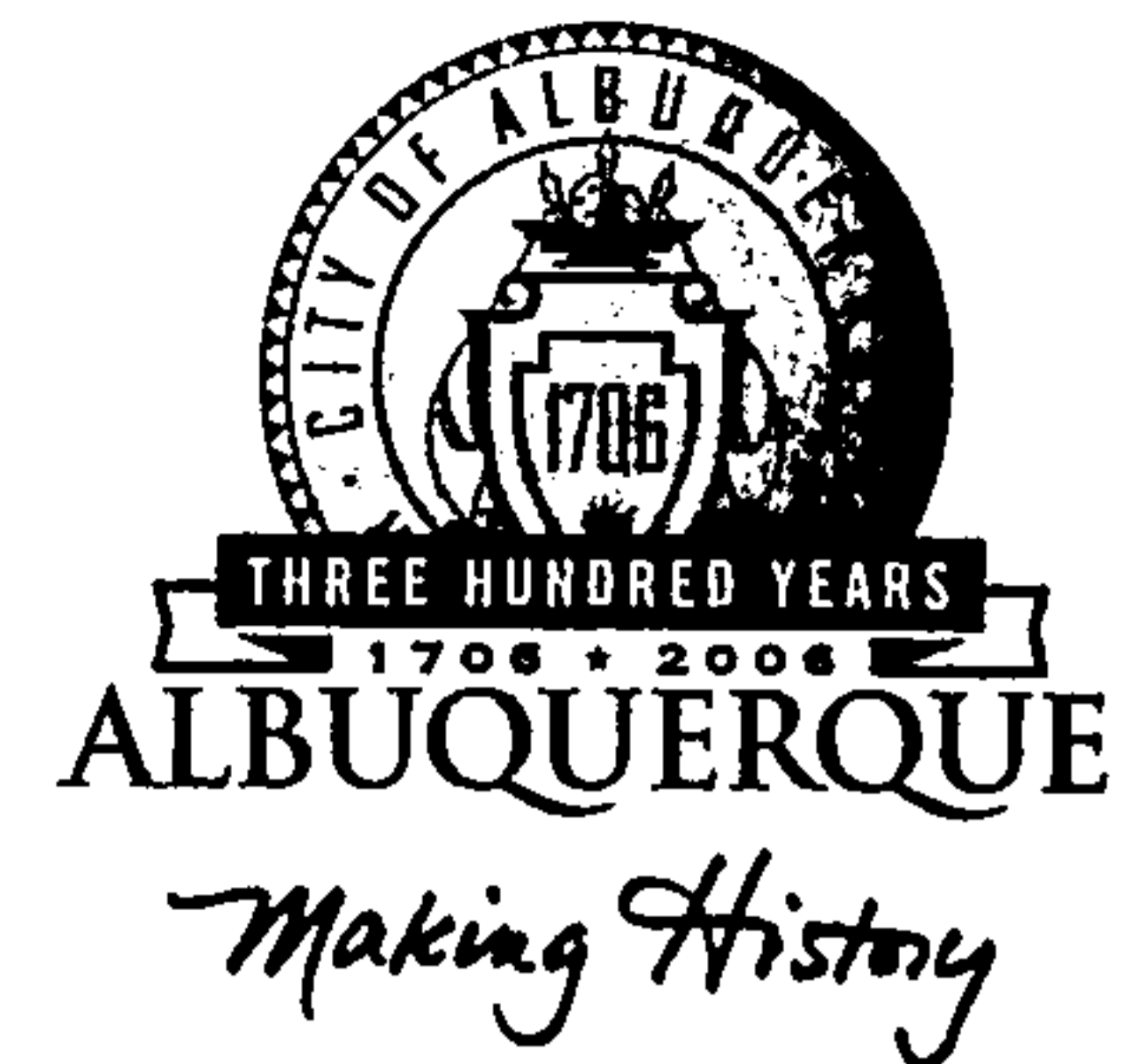
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK...

14. Approval of the Development Review Board Minutes for October 13, 2004. **DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 13,2004 WERE APPROVED.**

ADJOURNED: 10:45 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002786

AGENDA ITEM NO: 6

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved Subdivision Improvements Agreement with financial guarantees is on file for Site Development Plan sign-off.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ¹¹⁻¹⁰⁻⁰³ **X**; 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: October 27, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 25, 2004
DRB Comments**

ITEM # 6

PROJECT # 1002786

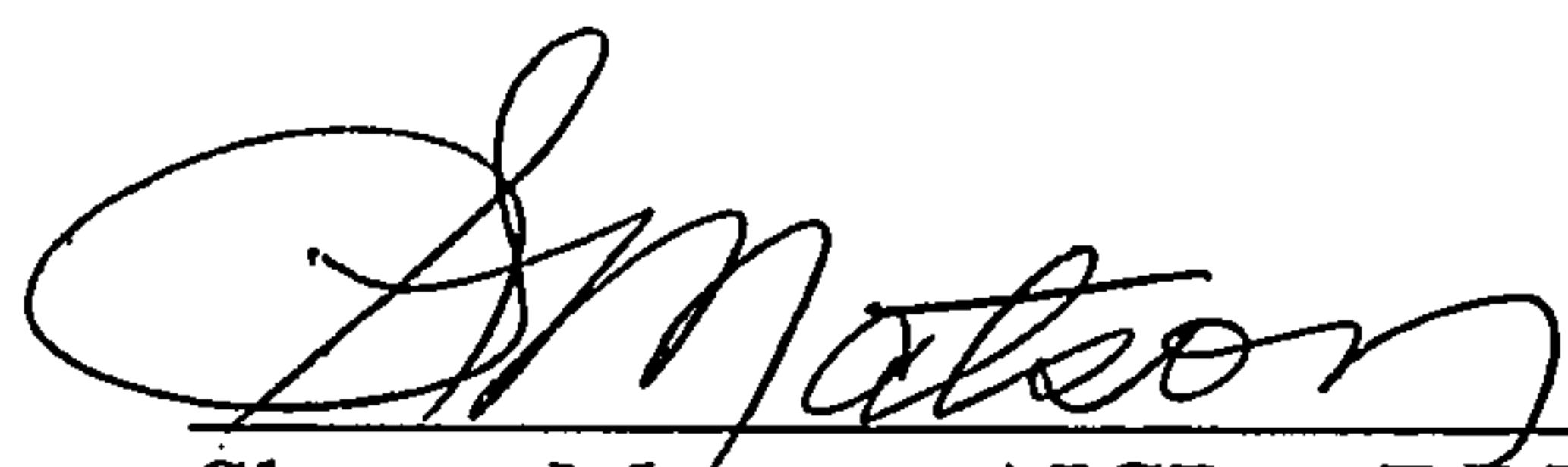
APPLICATION # 04-01635

RE: Gateway Park/SPBP

1. The site plan sheet should be titled Site Development Plan for Building Permit. "Development" should be spelled correctly.
2. The submittal is missing the written project summary required per the SPBP Checklist.
3. The property line for this property needs identification. The adjoining property's line is identified but not the one for this development.
4. Are any building mounted signs planned for this part of the development? Even building mounted signs must be shown & details as specified in the checklist provided.
5. Are any walls or fences planned?
6. The details on site lighting should be on the site plan.
7. Landscape Plan.
 - Spanish Broom should not be planted right next to sidewalks. They spread out over the sidewalk
 - The water usage of the plants (H, M,L) must be on this sheet.
 - The 10' landscaped setback required along Beverly Hills & San Mateo must include a combination of trees, shrubs and vegetative ground cover. See the North I25 SDP, page 54. Please make the necessary additions & corrections.

Page 2, Gateway Park SPBP

- Some of the parking spaces on the sides of the buildings are more than 50 feet from a tree. The North I25 SDP, page 55, requires 50 feet or less.
8. The Building Elevations sheet has no scale.
 9. Is there any lighting on poles for the parking areas & to light the entrances & exits of the site?
 10. The property is in a landfill site. So, AEHD will need to sign the SPBP before planning does so.



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

04 DRB 01635

| | |
|--------------------------------------|------------------------|
| APPLICATION NO. 1002786 | PROJECT NO. 1002786 |
| PROJECT NAME GATEWAY PARK | |
| APPLICANT / AGENT Jim Miller / Assoc | PHONE NO. 345-1312 |
| ZONE ATLAS PAGE B-18 | DATE SUBMITTED 1-11-05 |

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

| TYPE OF APPROVAL | TRANSP DEV | UTILITY DEV | PARKS & REC | HYD DEV (City Engr) | PLANNING | |
|--|--|--|--|--|--|--|
| | | | | | CASE PLANNER | DRB CHAIR |
| SDP-Building Permit / SDP-Subdivision | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: 1-11-05 D: _____ F: _____ D: _____ A: 1-11-05 | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: 1/24/05 |
| Administrative Amendments (AA's) | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | |
| Minor Plat / Major Final Plat | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | | F: _____ D: _____ F: _____ D: _____ A: _____ |
| Vacation-Private Easement | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | | F: _____ D: _____ F: _____ D: _____ A: _____ |

Project Number 1002786

| | |
|--|--|
| First Review- Total City Days | |
| Second Review- Total City Days | |
| Third Review- Total City Days | |
| Subtotal | |
| Total Number of Developer Days (from back of form) | |
| Total Days | |

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

| | | |
|--------------------------------|-----------------------------|------------------------------|
| Called Applicant: _____ | First Review | Developer Days: _____ |
| Date Released: _____ | Date Returned: _____ | |
| Print Name: _____ | | |
| Signed: _____ | | |
| | | |

| | | |
|--------------------------------|-----------------------------|------------------------------|
| Called Applicant: _____ | Second Review | Developer Days: _____ |
| Date Released: _____ | Date Returned: _____ | |
| Print Name: _____ | | |
| Signed: _____ | | |
| | | |

| | | |
|--------------------------------|-----------------------------|------------------------------|
| Called Applicant: _____ | Third Review | Developer Days: _____ |
| Date Released: _____ | Date Returned: _____ | |
| Print Name: _____ | | |
| Signed: _____ | | |
| | | |

| | | |
|--------------------------------|-----------------------------|------------------------------|
| Called Applicant: _____ | Fourth Review | Developer Days: _____ |
| Date Released: _____ | Date Returned: _____ | |
| Print Name: _____ | | |
| Signed: _____ | | |
| | | |



Martin J. Chávez, Mayor

City of Albuquerque
Environmental Health Department



Alfredo R. Santistevan, Director

December 3, 2004

Proj 1002786

To: Sheran Matson, DRB Chair, Planning Department
Zoning Enforcement, Planning Department
Building Permit and Plan Review Section, Planning Department

From: *Marcia A. Pincus*
Marcia A. Pincus, Environmental Health Department

Subject: Gateway Park, Office/Warehouse Complex Located at 9420 San Mateo Blvd. NE

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

cc: ✓ Kevin Curran, Legal Department
Jim Miller, Miller and Associates, Inc.

File

CURRENT DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

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

STKX OFFICE BUILDING, PHASE II, LOTS 2-A AND 3-A, BLOCK 5, UNIT B, NAA
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 2-A AND 3-A, BLOCK 5, TRACT A, UNIT B, NAA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

ORIGINAL

Claire
Date Submitted: 10/19/04
Date Site Plan Approved: 11/17/04
Date Preliminary Plat Approved: N/A
Date Preliminary Plat Expires: N/A
DRB Project No: 1002786
DRB Application No: 0408-01635

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer | | |
|----------------|-------------------|-----------------------------------|---|------------------------|--|----------------------------|-------------------|----------------|--------------------|--|--|
| | | PAVING | | | | | | | | | |
| | | 24' F-Edge 20' Perm. & 4' Temp | Residential Pavement C&G ON SOUTH SIDE ONLY 4' SD/WK ON SOUTH SIDE ONLY | Beverly Hills Ave., NE | San Mateo East Prop. Line Lot 1-A | East Prop. Line Lot 3-A | / | / | / | | |
| | | STORM SEWER | | | | | | | | | |
| | | 36" 42" | Storm Sewer Pipe RCP | Beverly Hills Ave., NE | San Mateo East Prop. Line Lot 1-A | East Prop. Line Lot 3-A | / | / | / | | |
| | | WATERLINE | | | | | | | | | |
| | | 8" | Waterline PVC C-900 | Beverly Hills Ave., NE | San Mateo East Prop. Line Lot 1-A | East Prop. Line Lot 3-A | / | / | / | | |
| | | SANITARY SEWER | | | | | | | | | |
| | | 8" | Sanitary Sewer line SDR-35 | Beverly Hills Ave., NE | San Mateo East Prop. Line Lot 1-A | East Prop. Line Lot 3-A | / | / | / | | |
| | | | | | | | / | / | / | | |
| | | | | | | | / | / | / | | |

ORIGINAL

NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 ~~Certified Grading and Drainage and wall for SIV Financial Release~~
- 5 A gas mitigation measure report has been be submitted and approved by AEHD
- 6 Landfill material within City Right of Way and/or easement must be removed as part of the City's Work Order
- 7 _____
- 8 _____
- 9 _____
- 10 _____

| | |
|-------------|---|
| AGENT/OWNER | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS |
|-------------|---|

James W Miller

Shahram (Shawn) Biazar
NAME (print)

Advanced Engineering and Consulting, LLC
FIRM

[Signature]
11/18/2004 11/17/04
SIGNATURE - date

[Signature] 11/17/04
DRB CHAIR - date

Christina Sandoral 11/17/04
PARKS & GENERAL SERVICES - date

[Signature] 11-17-04
TRANSPORTATION DEVELOPMENT - date

[Signature] 11/17/04
UTILITY DEVELOPMENT - date

Bradley J. Bigham 11/17/04
CITY ENGINEER - date

AMAFCA - date

- date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|----------|------|-----------|-----------------|-------------|
| | | | | |
| | | | | |
| | | | | |

MILLER AND ASSOCIATES

ARCHITECTS - PLANNERS

5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

#10

November 9, 2004

Claire Senova
DRB Administrative Assistant
Planning Department
City of Albuquerque
600 2nd Street N. W.
Albuquerque, New Mexico

RE: 'GATEWAY PARK', A PROPOSED OFFICE/WAREHOUSE
PROJECT #1002786.

Claire:

I would like to request a deferral for the above referenced project, to the next meeting date of November 17, 2004. I have not been able to gather enough information to get a 'delegation' from DRB.

If there are any questions, please do not hesitate to call this office.

Sincerely

James W. Miller, AIA

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

**
**
**

PAID RECEIPT

APPLICANT NAME _____
AGENT Miller & Assoc
ADDRESS 5220 2nd ST NW
PROJECT & APP # 1002786
PROJECT NAME Gateway Park

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions Referral fee
\$ _____ 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
\$ 50.00 TOTAL AMOUNT DUE


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

MILLER AND ASSOCIATES 1-76
ARCHITECTURE/PLANNING
5220 - 2ND ST., NW, STE. A PH. 505-345-1312
ALBUQUERQUE, NM 87107

11849

City of Albuquerque
DATE 11/9/04 95-32-1070
TREASURER DIVISION

PAY TO THE ORDER OF City of Albuquerque \$ 50.00
Pay and 00/100

Bank of America. 
ACH R/T 107000327

Activity: 4983000
Amount: \$50.00
Date: 11/9/04
Signature: Arac Miller

FOR _____

⑈011849⑈+⑈107000327⑈00013784592⑈ Thank You



6

Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: October 26, 2004

TO: Sheran Matson, Planning Department (DRB)

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
Jim Miller & Associates

FROM: Jim Joseph, P.E., INTERA Inc. *2*

SUBJECT: Project # 1002786; Lots 2 & 3, Tract A, North Albuquerque Acres (October 27, 2004 DRB Agenda Item – 04DRB-01635 Minor-SiteDev Plan BldPermit)

There is the potential for above named project to be impacted by the presence of landfill gas generated by two former City owned/operated landfills (Beverly Hills Landfill and Coronado Landfill). The developers of this site are required to follow the most current version of the "Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.



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#6

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One Park Square
6501 Americas Parkway NE, Suite 820
Albuquerque, NM 87110
Phone: (505) 246-1600
Fax: (505) 246-2600

FACSIMILE COVER SHEET

| | |
|--------------------------|--|
| TO: <u>SHERAN MATSON</u> | FROM: <u>Jim Joseph</u> |
| COMPANY: <u>DRB</u> | NO. OF PAGES: <u>2</u> (Including cover page) |
| FAX #: <u>924-3864</u> | |
| PHONE #: <u>3880</u> | DATE: <u>10/26/04</u> |

PLEASE MAKE COPIES FOR:

SUBJECT: PLEASE REVIEW THE ATTACHED MEMO. ATT
AN ORIGINAL IS BEING SENT VIA STANDARD POST.

THANKS

If there are any problems with this transmission, please call (505) 246-1600

Thank You

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- ___ A. 8-1/2" x 11" reduction for each plan sheet.
- ___ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 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]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Existing structures on the site and within 20 feet of the site boundaries
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type) **Wall paks on edge-downlight only**
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 72 provided: 77
 Handicapped spaces required: 6 provided: 6
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 8
 provided: 8
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. 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)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 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 (pavement, 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 type, location and size of plantings (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. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures

- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage - existing phase 1

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|----------------------------|----------------------------|---|
| <input type="checkbox"/> S | <input type="checkbox"/> Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| <input type="checkbox"/> | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| <input type="checkbox"/> L | <input type="checkbox"/> A | APPEAL / PROTEST of... |
| <input type="checkbox"/> D | <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 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: Deka Nofstsker PHONE: 821-0060
 ADDRESS: 9420 San Mateo NE FAX: _____
 CITY: Albuq STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: 100% Owner List all owners: _____
 AGENT (if any): Jim Miller - Miller & Assoc PHONE: 345-1312
 ADDRESS: 5220 2nd St NW FAX: 345-4400
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____

DESCRIPTION OF REQUEST: Proposed Office - Warehouse Complex
4 Bldgs w/site parking & landscaping

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. Lots 2 & 3, Tract 'A' Block: 5 Unit: B
 Subdiv. / Addn. North Albuquerque Acres,
 Current Zoning: SUR/IP Proposed zoning: _____
 Zone Atlas page(s): B-18 No. of existing lots: 2 No. of proposed lots: _____
 Total area of site (acres): 1.56 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.) Within 1000FT of a landfill? YES
 UPC No. 1-018-068-010-194-3-07-25 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: San Mateo NE
 Between: San Diego and Beverly Hills Ave

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.) 03DRB 01075
04 DRB 000365 03 DRB 01508 03 DRB 01457

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

SIGNATURE James W. Miller DATE _____
 (Print) James W. Miller _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

| | | | | |
|---|---|--------------------------|-------------|------------------|
| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input checked="" type="checkbox"/> All checklists are complete | <u>04DRB</u> | <u>SBP</u> | <u>PC3)</u> | \$ <u>385.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | <u>01635</u> | <u>CMF</u> | | \$ <u>20.20</u> |
| <input checked="" type="checkbox"/> All case #s are assigned | _____ | _____ | _____ | \$ _____ |
| <input checked="" type="checkbox"/> GIS 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>10-27-04</u> | | | Total |
| | <u>10/19/04</u> | Project # <u>1002786</u> | | \$ <u>405.00</u> |
| | Planner signature / date <u>[Signature]</u> | | | |

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

James W. Miller
Applicant name (print)

James W. Miller 10/19/04
Applicant signature / date

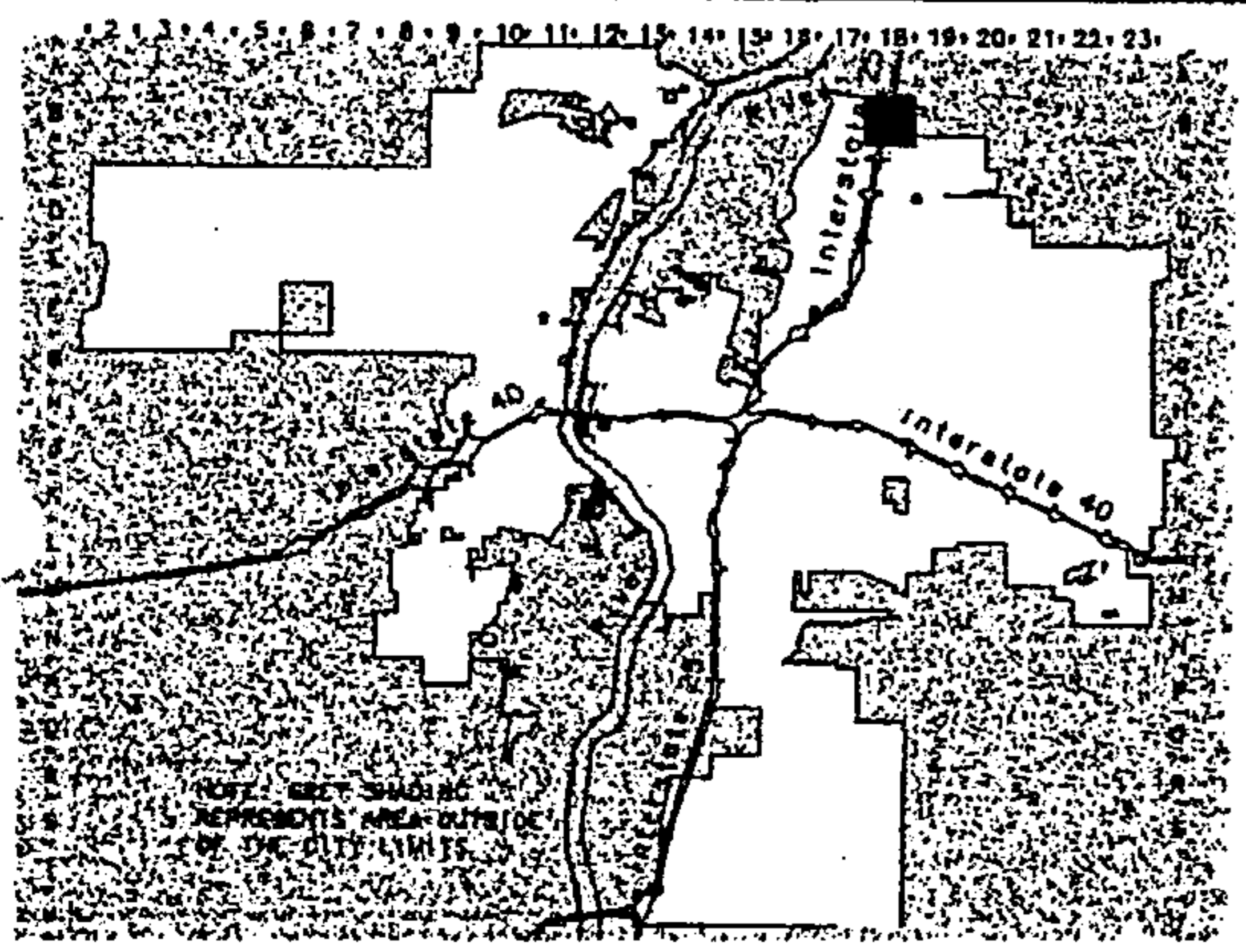
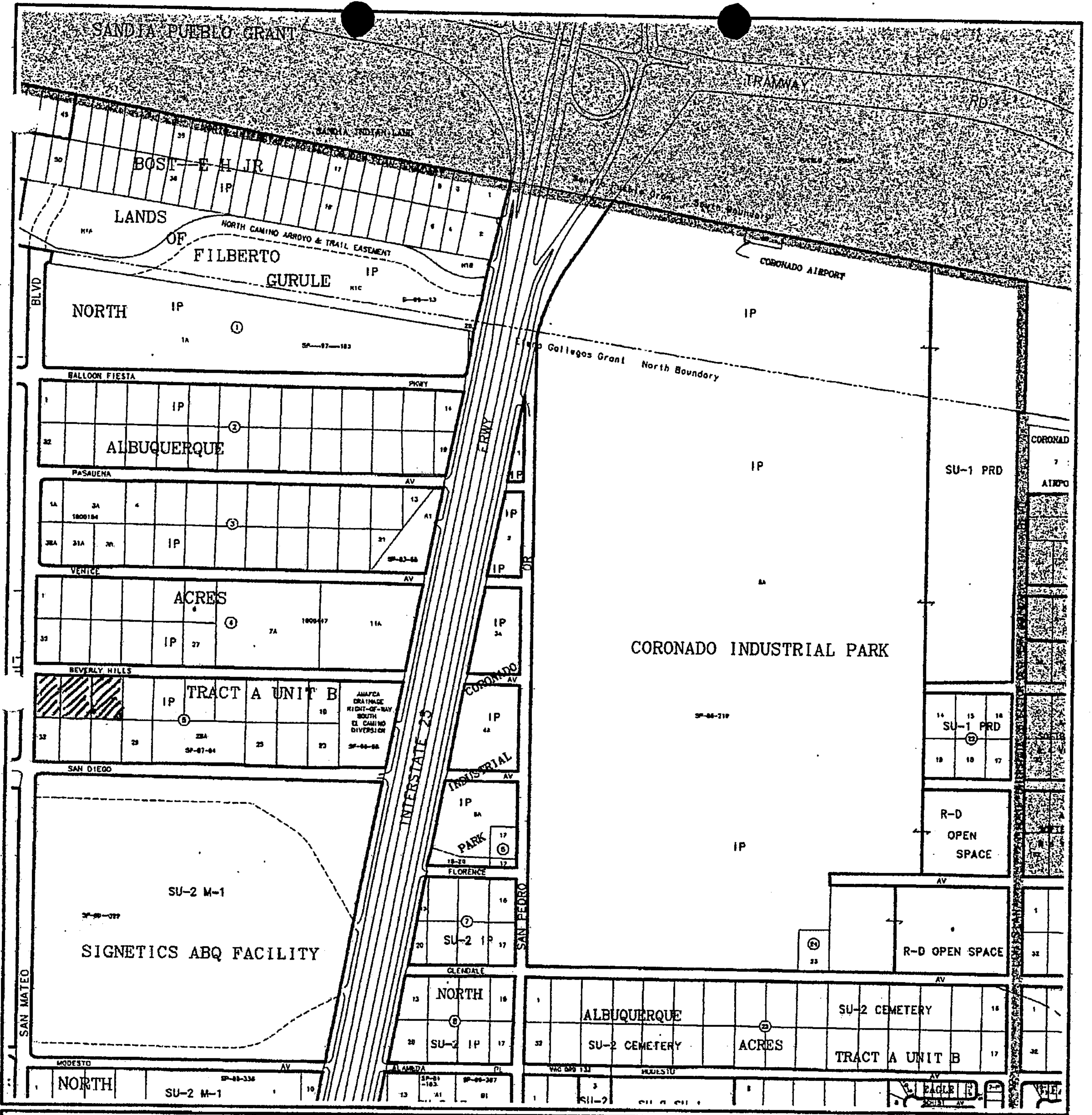
Form revised September 2001



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

Application case numbers
04 DRB 01635

Shirley Paul 10/19/04
Planner signature / date
Project # 100 2786



CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2000



Zone Atlas Page
B-18-Z
 Map Amended through July 27, 2000

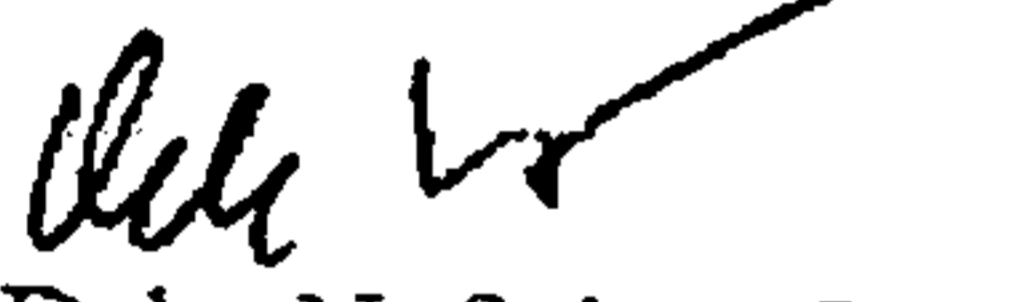
Deke Noftsker
Fidelity Trust Company
9420 San Mateo, NE, ST B
Albuquerque, NM 87113
October 19, 2004

Mr. James Miller
Miller and Associates
5220 Second ST, NW
Albuquerque, NM 87107

Dear Mr. Miller,

By this letter we are designating you to act as Fidelity Trust Company's agent in dealing with the City of Albuquerque on issues relating to construction activities on Lots 2A and 3A, Block 5, Track A, Unit B, North Albuquerque Acres, Albuquerque, NM.

Sincerely,


Deke Noftsker, President
Fidelity Trust Co

Deke Nofsker
Fidelity Trust Company
9420 San Mateo, NE, ST B
Albuquerque, NM 87113
October 19, 200

City of Albuquerque

To Whom it may concern:

RE: Proposed Gateway Park Office Warehouse Phase II. Lots 2A and 3A, Block 5,
Track A, Unit B, North Albuquerque Acres, Albuquerque, NM.

We are building this project on vacant land zoned SUI/IP. We are constructing phase II
of this project. Phase I sold out immediately indicating the need for additional
office/warehouse facilities in the area.

Sincerely,



Deke Nofsker, President
Fidelity Trust Co

GRANT OF PRIVATE CROSS-LOT ACCESS AND PARKING EASEMENT

The undersigned owner does hereby grant a Private Cross-Lot Access and Parking Easement situate within Lots 1-A and 2-A, Block numbered Five (5) plat of Lots 1-A, 2-A and 3-A, Block 5, Tract A, Unit B, North Albuquerque Acres within Sec. 13, T11N, R3E, NMPM Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 29, 2003 in Book 2003C, page 294.

Said easement more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 1-A, Block 5, thence N 00° 15' 01" E, 104.05 feet to the beginning point of said easement; thence running as an easement S 89° 41' 53" E, 317.00 feet; thence N 00° 15' 01" E, 130.00 feet; thence N 89° 41' 53" W, 25.00 feet; thence S 00° 15' 01" W, 94.98 feet; thence S 45° 16' 34" W, 14.14 feet; thence N 89° 41' 53" W, 282.00 feet; thence S 00° 15' 01" W, 25.00 feet to the termination point of said easement.

Said Private Cross-Lot Access and Parking Easement is for the benefit of said Lots 1-A, 2-A and 3-A, Block 5 and is to be maintained by owners of said lots.

at *Order by President Federico Suro*

Owner _____

11/15/04
Date

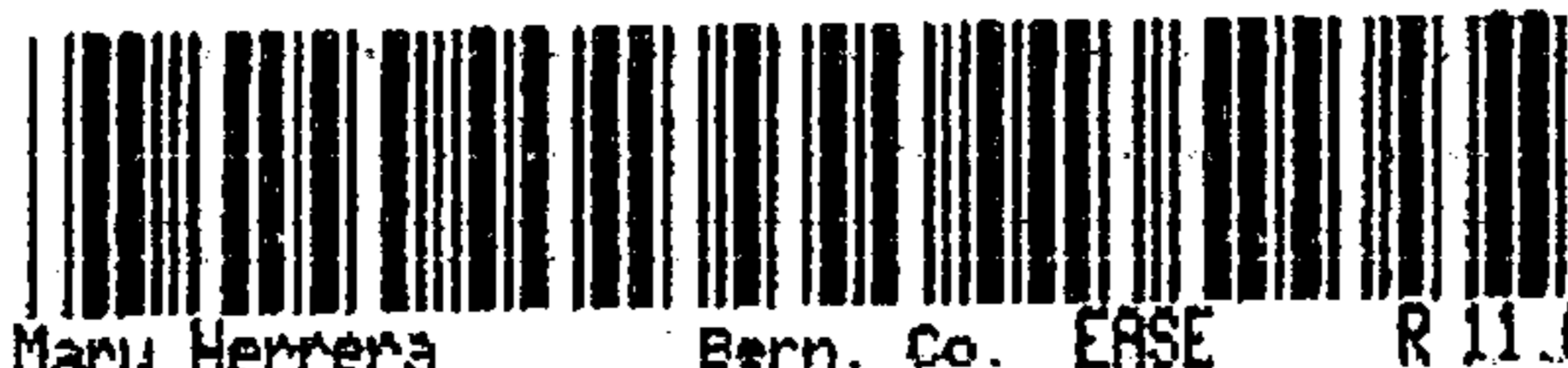
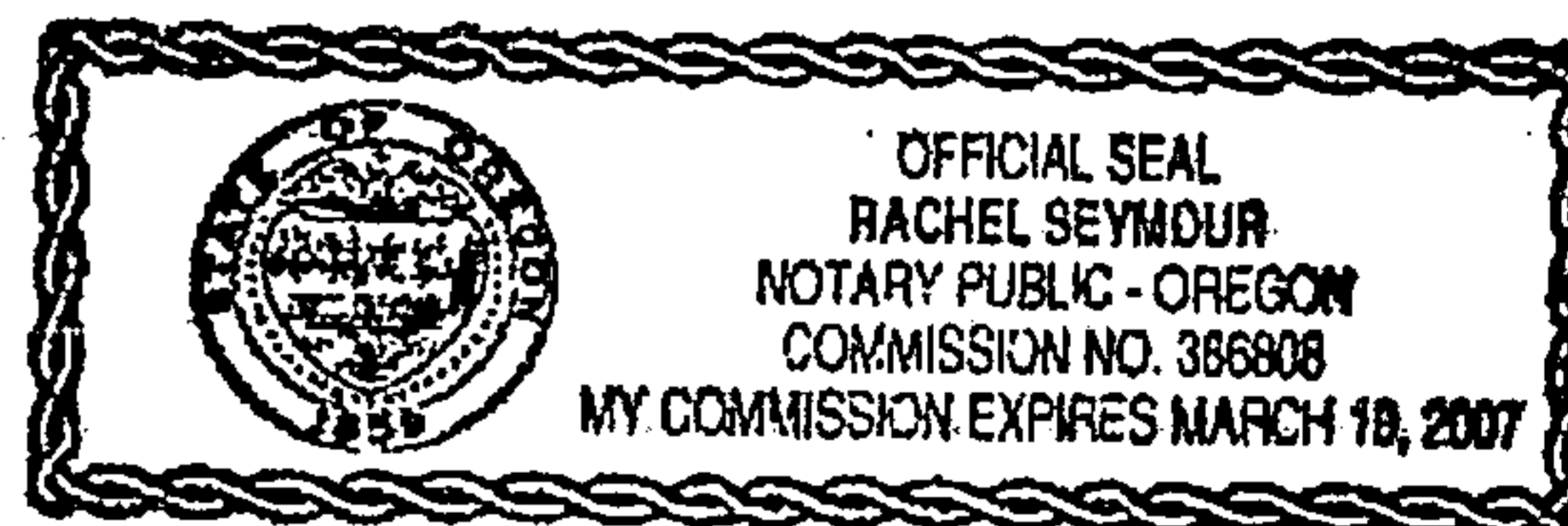
Oregon
State of New Mexico)
County of Bernalillo) SS
Multnomah

This instrument was acknowledged before me on November 15, 2004.

BY: Alan D. Nofstker

My commission expires: 3/19/07

Rachel Seymour
Notary Public



Mary Herrera

Bern. Co. ERSE

R 11.00

2004159460
8172858
Page: 1 of 2
11/16/2004 10:09A
Bk-886 Pg-9816



2004159460
 6172958
 Page: 2 of 2
 11/16/2004 10:09A
 BK-886 Pg-9016

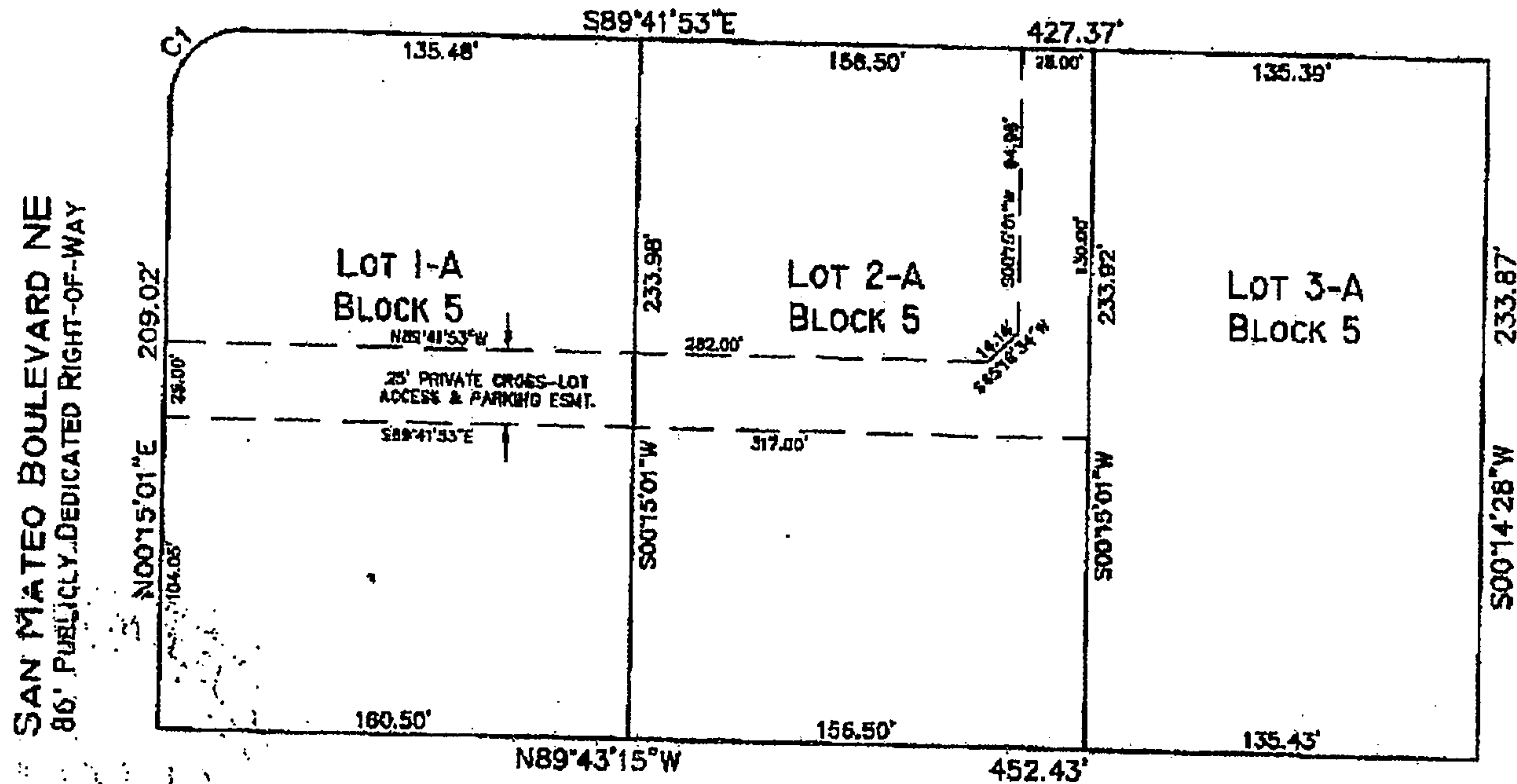
Mary Herrera

Bern. Co. EASE

R 11.00

"EXHIBIT"

BEVERLY HILLS AVENUE NE
 60' PUBLICLY DEDICATED RIGHT-OF-WAY



40 25 10 0 15 30 45 60

 SCALE: 1" = 60'
 PROJECT NO. 0411PB12
 DRAWN BY PGB
 ZONE ATLAS: E-18-Z



SAN MATEO BOULEVARD NE
 80' PUBLICLY DEDICATED RIGHT-OF-WAY

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| 01 | 25.00' | 39.29' | 90°03'05" | N45°16'34"E | 35.37' |

SURVEYS SOUTHWEST, LTD.

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