



Sheran A. Matson

03/04/04 02:35 PM

To: Richard W. Dineen/PLN/CABQ,
cc:
cc:
Subject: Deke Noftsker San Mateo & Beverly Hills

Richard

On January 21, 2004, DRB approved the amended SPBP & delegated it to Roger Green for a revised utility plan and to Brad Bingham for the SIA agreement, dimensioning of parking stalls & labeling of turning radii as well as AEHD signature & the standard note about Infrastructure List on the Site Plan. As you can see, we did Jim Miller a favor by assigning Brad the responsibility of looking for transportation & planning conditions in addition to the SIA. Otherwise, the site plan would have been deferred.

Roger says he has not seen the revised utility plan. He told me that the original water meter on the site plan was 4 inches. That meant a 3 foot area dedicated to the meter alone. Jim Miller said that wouldn't work & he would revise the utility plan.

Brad said he has not seen the revised plan either.

I checked our tracking cards & there is not a card for this project meaning it has not been re-submitted since it was approved in January.

Hope this helps.

g



completed 3/16/04

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: <u>04DRB-00036 (SDP)</u>	Project # <u>1002786</u>
Project Name: <u>North Albuquerque Acres</u>	EPC Application No.:
Agent: <u>James Miller</u>	Phone No.: <u>345-1312</u>

Project Number 1002786

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/2/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

~~TRANSPORTATION~~

TRANSPORTATION:

- ~~_____~~
- _____
- _____
- _____

UTILITIES:

- revised utility plan
- _____
- _____
- _____

CITY ENGINEER / AMAFCA:

- SIA
- check ADA PARKING STALLS DIMENSIONS / RAMP HURDS LABELING
- Planning comments
- _____

ok / bus

PARKS / CIP:

- _____
- _____
- _____
- _____

PLANNING (Last to sign): AEHD signature & infrastructure

- 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.

notes on sig. block

- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 21, 2004
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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000196**
03DRB-02102 Major-Two Year SIA
TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) CIB, **CORONADO SAVINGS & LOAN**, zoned R-LT residential zone, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] [Deferred from 1-7-04] (G-11) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000262**
03DRB-02170 Major-Preliminary Plat
Approval
03DRB-02167 Major-Vacation of Public
Easements
03DRB-02168 Minor-Sidewalk Waiver
03DRB-02169 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) B1, **COSTCO DEVELOPMENT**, zoned SU-1 special use zone, C-2, located on SOUTHERN AVE NE, between EUBANK BLVD. NE and ELIZABETH ST. NE containing approximately 14 acre(s). [REF: 01EPC-01757 SDP4 B/P, 02DRB-00599 2YR. SIA, 03EPC-01478 ZMA] (L-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/3/03 THE PRELIMINARY PLAT WAS APPROVED. 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.**

- 04DRB-00027 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00026 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Block(s) B1, **COSTCO DEVELOPMENT**, zoned SU-1 PRD, located on SOUTHERN BLVD SE, between EUBANK BLVD SE and JUAN TABO BLVD SE containing approximately 14 acre(s). [REF: 1000262, 03EPC-014776, 03EPC-01477, Russell Brito, EPC Case Planner, 03EPC-01478, 03DRB-02167, 03DRB-02168] (L-21) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd
02DRB-01021 Minor-Temp Defer SDWK
02DRB-01019 Major-Preliminary Plat
Approval
02DRB-01020 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A and Parcel A of Parkway U7 (Town of Atrisco Grant) to be known as Parkway Unit 10, **PAINTED SKY (UNIT 1)**, zoned R-D residential and related uses zone, developing area, located on UNSER (WEST OF) NW, between GAVIN RD NW and VINEMONT PL NW [REF: 00410-0162, 00410-00931, 00410-00933] (J-9) all or a portion of Tract(s) 93 94 95 to be known as Parkway -Unit 10, **TOWN OF ATRISCO GRANT AND TRAPARKWAY -8**, zoned R-LT residential zone, located on WEST OF UNSER NW, between GAVIN RD NW and VINEMONT PLACE NW containing approximately 13 acre(s). [Deferred from 1-7-04 & 1/21/04] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

4. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat
Approval
03DRB-01889 Major-Vacation of Public
Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and < Tr E&F / Blk 2 (Vista Magnifica) and Lot B / Blk 8 (Palisades Addn) >, **VISTA MAGNIFICA**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 1-7-04 AND 1/21/04] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/28/04.**

5. **Project # 1003027**
03DRB-02173 Minor-Temp Defer SDWK
03DRB-02172 Minor-Sidewalk Variance
03DRB-02159 Major-Preliminary Plat
Approval
03DRB-02161 Minor-Site Plan for
Subdivision

WAYJOHN SURVEYING, INC agent(s) for INTERFIRST PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3,4,5, Tract(s) 2, **N ALBUQUERQUE ACRES**, zoned RD 7 DU/AC, located on ALAMEDA BOULEVARD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 1003027, 03DRB-01721] Deferred from 1/21/04] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/28/04.**

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

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

6. **Project # 1001209**
03DRB-02027 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan
Subd/EPC
- GEORGE RAINHART & ASSOC. agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500 00126, DRB 94-525] [Deferred from 12-10-03] (F-10) **PREVIOUSLY APPROVED. ON THE AGENDA IN ERROR.**
7. **Project # 1002714**
04DRB-00024 Minor-SiteDev Plan
BldPermit/EPC
- TIERRA WEST LLC agent(s) for ZANGARA DODGE request(s) the above action(s) for all or a portion of Lot(s) 8-11A1, Block(s) 25, **EAST END ADDITION**, zoned C-2 community commercial zone, located on VIRGINIA ST NE, between LOMAS BLVD. NE and MARBLE ST NE [REF: Juanita Vigil, EPC Case Planner, 03EPC-00917, 03DRB-01634, 03EPC-01931] (J-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER UNTIL CONTRACTOR PULLS SO19 PERMIT AND FOR A SIDEWALK EASEMENT AND TO PLANNING FOR INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**
8. **Project # 1002786**
04DRB-00036 Minor- SiteDev Plan
BldPermit
- JAMES MILLER agent(s) for FIDELTY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 5, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/IP, located on SAN MATEO NE between SAN DIEGO NE and BEVERLY HILLS containing approximately 1 acre(s). [REF: 03DRB 01075] (B-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN AND CITY ENGINEER FOR SIA, NEED ADA PARKING STALLS DIMENSIONED AND RADII NEEDS LABELING AND AEHD SIGNATURE AND INFRASTRUCTURE NOTE ON SIGNATURE BLOCK.**

9. **Project # 1000658**
04DRB-00034 Minor-SiteDev Plan
BldPermit

OTONO PARTNERS, LLC C/O KNIGHT SEAVEY request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT**, zoned SU-2 M-1, located on ALAMEDA NE, between ALAMEDA NE and JEFFERSON NE containing approximately 5 acre(s)(C-17) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

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

10. **Project # 1001796**
03DRB-02078 Minor-Prelim&Final Plat
Approval

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD. NW, between EAGLE RANCH RD. NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB 00916, Z-98-17, Z-84-122, S-98-25] [Deferred from 1-14-04] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1000072**
04DRB-00033 Minor-Final Plat
Approval

MARK GOODWIN & ASSOC. agent(s) for DR HORTON INC. request(s) the above action(s) for all or a portion of Lot(s) 14-19 A, Block(s) 34, **NO. ALBQ. ACRES, UNIT B**, zoned R-D residential and related uses zone, developing area, located on LOUISIANA BLVD NE, between CARMEL AVE. NE and HOLLY AVE. NE containing approximately 6 acre(s). [REF: 03DRB-01104 PPA, 03DRB-01107, 03DRB-01106] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CASH-IN-LIEU, A MEETING TO DISCUSS ENCROACHMENT AT HOLLY & LOUISIANA, AMAFCA SIGNATURE AND PLANNING FOR PERIMETER WALL DESIGN SUBMITTAL.**

12. **Project # 1002981**
03DRB-02132 Minor-Prelim&Final Plat
Approval
- SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] (H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
13. **Project # 1003119**
04DRB-00031 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for EUBANK EXIT LLC (ARIF AMERSNI) request(s) the above action(s) for all or a portion of Tract(s) 4-B1, **HORNE DEVELOPMENT ADDITION**, zoned SU-1-PCD, located on HOTEL CIR NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 6 acre(s). [REF: DRB-86-637, 1000329] (K-21) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat
Approval
03DRB-02077 Minor-Vacation of
Private Easements
- ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M,N,P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and CENTRAL NE containing approximately 9 acre(s). [REF: Z-88-53] [Deferred from 1-7-04] (L-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1003177**
04DRB-00014 Minor-Preliminary and
Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for THOMAS WILLIAMSON request(s) the above action(s) for all or a portion of Lot(s) 6-A-1, Block(s) 6 A PORTION OF LOT 6 A 1, **SECOND REPLAT OF MONTGOMERY HEIGHTS**, zoned R-1, located on DELAMAR AVE NE, between HAHN ARROYO and LAFAYETTE DR NE containing approximately 1 acre(s). (G-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003178**
04DRB-00015 Minor-Preliminary&Final
Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for CHARLES & SUSAN DEMOS request(s) the above action(s) for all or a portion of Lot(s) 3-17A, Block(s) 12, **GLENWOOD HILLS UNIT 2**, zoned R-1, located on CEDARBROOK AVE NE, between GLENWOOD HILLS NE and DESERT HILLS PL NE containing approximately 1 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003182**
04DRB-00023 Minor-Prelim&Final Plat
Approval

WILKS CO. agent(s) for PRAXAIR INC., request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF THE B. N. & S. F. RAILWAY CO.**, zoned M-2 manufacturing zone, located on 2ND ST SW, between TRUMBULL BLVD. SW and WOODWARD RD. SW containing approximately 4 acre(s). [REF: DRB-97-275] [Deferred from 1/21/04] (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/28/04.**

18. **Project # 1003183**
04DRB-00025 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-46, Block(s) 19, **NETHERWOOD PARK ADDITION**, zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR. NE and CUTLER AVE. NE containing approximately 1 acre(s). (H-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU DEDICATION AND TO VERIFY NUMBER OF UNITS.**

19. **Project # 1000560**
(Project #1003184 in error)
04DRB-00028 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] **[HEARD UNDER PROJECT #1003184 IN ERROR]** (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

20. **Project # 1001087**
04DRB-00004 Minor-Prelim&Final Plat
Approval

HALE & SUN CONSTRUCTION INC agent(s) for HALE 7 SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION**, zoned SU-2,R-T, located on 12TH ST NW, between CANDELARIA RD NW and MATTHEW AV NW containing approximately 1 acre(s). [REF: 1002231, 022HE-01435, 01DRB-002688, 01DRB-01891] [Deferred from 1-7-04] (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: 1) UTILITIES DEVELOPMENT: FOR A SEPARATE 20-FOOT PUBLIC WATER AND SEWER EASEMENT AND A SEPARATE 5-FOOT PUE. 2) TRANSPORTATION: TO PROVIDE A RADIUS AT THE CORNER OF 12TH AND MAJOR ON LOT 6. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

21. **Project # 1003186**
04DRB-00035 Minor-Sketch Plat or
Plan

RIO GRANDE ENG agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, **LAND OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between SAN YGNACIO BLVD. SW and TOWER BLVD. SW containing approximately 6 acre(s). [REF: NA] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003188**
04DRB-00038 Minor-Sketch Plat or
Plan

COMMUNITY SCIENCES CORPORATION agent(s)
for DELFINO M. GARCIA request(s) the above
action(s) for all or a portion of Lot(s) 145A1 and Lots
144B1, 145A2, **LUKE SUBDIVISION**, zoned RA-2,
located on GRIEGO RD NW, between GRIEGOS
DRAIN and SAN ISIDRO ST. NW containing
approximately 2 acre(s). (F-13) **THE ABOVE
REQUEST WAS REVIEWED AND COMMENTS
WERE GIVEN.**

23. Adjourned: Noon



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 04DRB-00036 (ASP)
Project Name: North Albuquerque Acres
Agent: James Miller

Project # 1002786
EPC Application No.: _____
Phone No.: 345-1312

Your request for (~~SDP for SUB~~), (~~SDP for BP~~), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/2/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002786

~~TRANSPORTATION~~

TRANSPORTATION: _____
 ~~_____~~

~~UTILITIES~~

UTILITIES: _____
 revised utility plan
 showed 4" water meter, meter 3' easement
 didn't want that.

~~CITY ENGINEER / AMAFCA~~

CITY ENGINEER / AMAFCA: _____
 SIA
 - NEED ADA PARKING STALLS DIMENSIONS / RAMP HILLS LABELING
 Planning comments

~~PARKS / CIP~~

PARKS / CIP: _____

~~PLANNING~~

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1002796 Item No. 8 Zone Atlas B-18

DATE ON AGENDA 1-21-04

INFRASTRUCTURE REQUIRED (X) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
	- HAS SOLID WASTE APPROVED LOCATION OF REFUSE BINS?
	- LABEL / DIMENSION RADII & ADA PARKING SPACES
	- INFRA. LIST SHOULD LIST 24' of MATERIAL POINT on SIDE MATED. GEO-TECH INVESTIGATION WILL BE NEEDED TO DETERMINE IF X-SECTION IS ADEQUATE
	- SITE PLAN NEEDS TO LIST THAT "ALL IMPROVEMENTS in PUBLIC R.O.W REQUIRE DRB APPROVED PLANS"

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002786

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Comments on infrastructure list.

delegate for SIA

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 21, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
January 21, 2004
Comments**

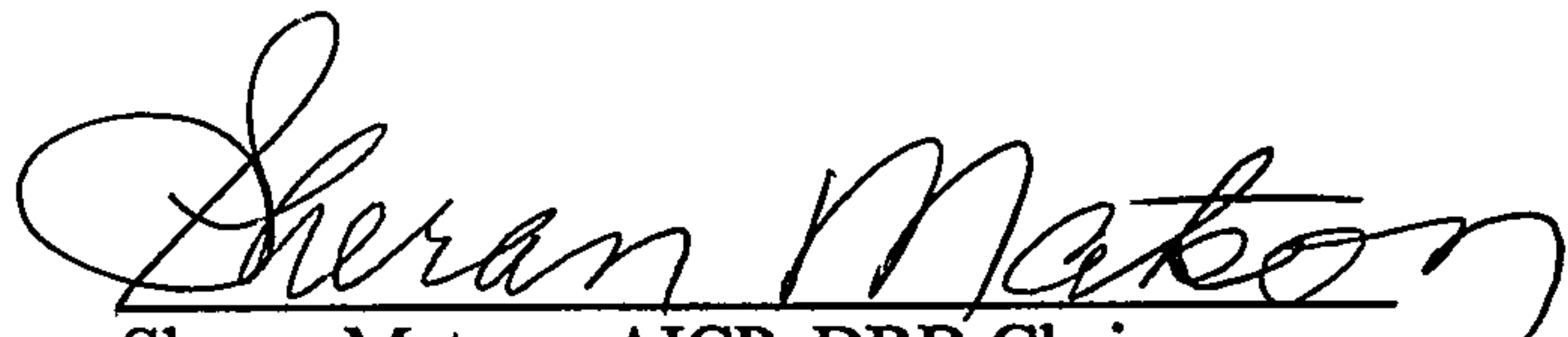
ITEM # 8

PROJECT # 1002786

APPLICATION # 04-00036

RE: Lot 4, Block 5, Unit B, N.A.A./amnd SPBP

1. EHD signature is still required on this amended site plan before Planning will sign.
2. "Development" misspelling needs correcting in the SDP title.



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



Marcia A. Pincus

01/20/04 09:22 AM

To: Sheran A. Matson/PLN/CABQ@COA
cc: jjoseph@intera.com
Subject: Project Number 1002786/04DBR-00036

Sheran: This developer can proceed through DRB if all other Planning requirements have been met. I forwarded a memo to Zoning Enforcement dated October 16, 2003 advising them the project could submit for a building permit. I also cc you a copy of the memo. I can sign the Site Plan for Building Permit if I have not yet done so.

Thanks, Marcy

15



Close 200331
out please
DRB

Closed 9/26/03 PA

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01508 (P&F)	Project # 1002786
Project Name: North Albuq. Acres, Unit B	EPC Application No.:
Agent: Advanced Engr & Consulting LLC	Phone No.: 899-5570

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/17/03 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Signed 9-19-03

- TRANSPORTATION: need cross section for SAN MATEO. PD
 - Provide Cross Access Easement Note on the plat
 -
 -
 -
- UTILITIES: _____
 -
 -
 -
 -
- CITY ENGINEER / AMAFCA: _____
 -
 -
 -
 -
- PARKS / CIP: _____
 -
 -
 -
 -

Project Number 1002786

PLANNING (Last to sign): SM 9/26/03

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

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 100 2786 Subdivision Name Block 5 Lots 1A-3A N.A.A

Surveyor Leonard Martinez Company Advanced Eng

Contact person Phone # email

Neal Weinberg 9/22/03
Approved *Not Approved Date

DXF RECEIVED 9/22 DATE
HARD-COPY RECEIVED 9/22 DATE
DISCLOSURE STATEMENT

Ground Dist Grid Bearings NAD 27

*Not Approved for one or more of the following reasons:

File Format and naming

- 1) Format is not DXF file in ASCII format
2) No hard copy of the final plat submitted
3) <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) Submittal does not specify if coordinates are based on ground or grid distances
6) Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
7) Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) Submittal is not single drawing in model space showing only parcel and easement lines
9) Digital submittal does not match final plat
10) Parcel lines are not in one separate layer
11) Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
12) All other easement lines are not in a third separate layer

Comments:

Blank lines for comments

AGIS Use Only: Copied cov to agiscov on Client Notified



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 17, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, 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: 10:55 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000934**
03DRB-01421 Major-Two Year SIA
Procedure "B" Extension

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request(s) the above action(s) for **SUNRISE RANCH WEST, UNIT 2**, zoned R-D, (9DU/AC) located on SUNSET GARDENS RD SW, between EUCARIZ AVE SW and 106th ST SW containing approximately 11 acre(s). [REF: 01DRB-00190 SK, 01DRB-01017 PPA, 01DRB-01686 FP, 02DRB-00038] (L-8) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT (SIA) WAS APPROVED.**

2. **Project # 1002593**
03DRB-01376 Major-Vacation of Public Easements
- BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP, request(s) the above action(s) for all or a portion of Tract(s) 29C, VENTANA RANCH, (to be known as **VISTA DE ARENAL @ VENTANA RANCH**) zoned R-LT residential zone, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 03DRB-01186 PP, 02DRB-01009, 03DRB-00624, 03DRB-01158 SK] (B-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1000997**
03DRB-01410 Major-Preliminary Plat Approval
03DRB-01412 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-40, VILLA DEL RIO (to be known as **RIVERVIEW ACRES**), zoned RA-1 residential and agricultural zone, semi-urban area, located on VILLA RIO CORTE NW, between GABALDON RD NW and RIVERSIDE DRAIN containing approximately 10 acre(s). [Deferred from 9/17/03] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**
4. **Project # 1002885**
03DRB-01355 Major-Vacation of Pub Right-of-Way
03DRB-01354 Minor-Sketch Plat or Plan
03DRB-01356 Major-Vacation of Public Easements
- JEFF MORTENSEN & ASSOCIATES INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC, request(s) the above action(s) for all or a portion of Lot(s) 10-24, Block(s) 18 and Lot(s) 7-10 and 12-15, Block(s) 20, Unit(s) 3, (NORTH ALBUQUERQUE ACRES, TRACT 3) **OCOTILLO SUBDIVISION**, zoned RD, (4 DU/A), located on HOLBROOK ST NE, CARMEL AVE NE and HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE NE, containing approximately 24 acre(s). [REF: 02EPC-01353] [Deferred from 9/10/03] (C-21). **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED WITH ADDITIONAL CONDITIONS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF PUBLIC EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN. (SKETCH PLATS RECEIVE NO OFFICIAL ACTION ONLY COMMENTS)**

5. **Project # 1001523**
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval
03DRB-01362 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [*Deferred from 9/10/03 AND 9/17/03*] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.**

- Project # 1001523**
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [*Deferred from 9/10/03 AND 9/17/03*] [**RUSSELL BRITO, EPC CASE PLANNER**] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.**

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

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

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

6. **Project # 1000633**
03DRB-01504 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for TIBURON INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 12, **JOURNAL CENTER -PHASE 2, UNIT 2**, zoned IP, located on BARTLETT NE, between MASTHEAD NE and RUTLEDGE RD NE containing approximately 2 acre(s). (D-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

7. **Project # 1001372**
03DRB-01506 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 18A-1, **VISTA CANTERA SUBDIVISION**, zoned R-LT, located on RAINBOW BLVD NW, between VENTANA RANCH RD NW and VENTANA VILLAGE RD NW containing approximately 4 acre(s). [REF: 03DRB-00950, 03DRB-00951, 03DRB-00953] (B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

8. **Project # 1002804**
03DRB-01484 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for MENAUL & EUBANK, SW, LTD. PARTNERSHIP. request(s) the above action(s) for all or a portion of Tract(s) 2-C, 3 & 4, **UNCLE DOC ADDITION, NO. 2**, zoned C-2 community commercial zone, located on SNOWHEIGHTS CIRCLE NE, between MENAUL BLVD NE and EUBANK BLVD NE containing approximately 2 acre(s). [REF: 1001081, 03DRB-01145] (H-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURES AND AGIS DXF FILE.**

9. **Project # 1002531**
03DRB-01460 Minor-Prelim&Final Plat Approval
03DRB-01461 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/17/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/11/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: WILMA STREET WILL NEED TO MEET THE SATISFACTION OF THE TRAFFIC ENGINEER ON THE FINAL PLAT. A TURNAROUND OR OTHER APPROPRIATE DEDICATION MAY BE REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002581**
03DRB-01507 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for JOSEPH A. SOLIS, J & J #1, request(s) the above action(s) for all or a portion of Lot(s) 1-7 & 9A, **SKYLINE HEIGHTS ADDITION**, zoned M-1 light manufacturing zone, located on TRUMBULL AVE SE, between EUBANK BLVD SE and SOUTHERN AVE SE containing approximately 2 acre(s). [REF: 03DRB-00852, 03DRB-00849, & 850, 03DRB-00853 & 54, 03DRB-00856] (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/17/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/15/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

11. **Project # 1002940**
03DRB-01465 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for C. DAVID & TERRI KRUEGER request(s) the above action(s) for all or a portion of Lot(s) 47, **DESERT HIGHLANDS @ HIGH DESERT, UNIT 2**, zoned SU-2, HD, R-1, located on SNAKEDANCE CT NE, containing approximately 1 acre(s). (E-24) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001926**
03DRB-01475 Minor-Temp Defer SDWK

BEN PLATANIA request(s) the above action(s) for all or a portion of Lot(s) 225, **TOWN OF ATRISCO GRANT – AIRPORT UNIT**, zoned R-2, located on GLENRIO RD NW, between 72ND ST NW and 78TH ST NW containing approximately 5 acre(s). [REF: 1000694, 02DRB 00568, 02DRB 00673, 03DRB 01224/01225] (J-10) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1002377**
03DRB-01505 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for STRO, LLC request(s) the above action(s) for all or a portion of Tract(s) B, ALBUQUERQUE CHRISTIAN CHILDREN'S HOME, LAS CASITAS DEL RIO SUBDIVISION, zoned SU-1 special use zone, PDA, located on the east side of WINTERHAVEN RD NW, between MONTANO RD NW and MONTANO PLAZA DR NW containing approximately 7 acre(s). [REF: (1001445), 1002377, 02DRB-01860 P&F, 03DRB-00126 TDS] (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARKS FEE AND CITY ENGINEER FOR ASSIGNMENT FROM LLC TO HOME OWNERS ASSOCIATION FOR MAINTENANCE OF TRACT A AND AGIS DXF FILE.**

14. **Project # 1002660**
03DRB-01499 Minor-Prelim&Final Plat Approval

MICHAEL GALLEGOS agent(s) for ANGELICA (ANGIE) GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) 37A2 (to be known as **LANDS OF ANGIE M GALLEGOS**), MRGCD MAP 37, zoned SU-2, R-1, located on GOMEZ AVE NE, between BROADWAY BLVD NE and EDITH BLVD NE containing approximately 1 acre(s). [REF: 03DRB-00799] (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR INSTALLATION OF WATER SERVICE AND SEWER SERVICE MUST BE COMPLETED AND TO REVISE DEDICATION CALL-OUT (NOTE A) AND TO PLANNING FOR AGIS DXF.**

15. **Project # 1002786**
03DRB-01508 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Tract(s) A, Block(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 03DRB-01075 SBP, 03DRB-01457 SK] (B-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTION FOR SAN MATEO AND TO PROVIDE CROSS ACCESS EASEMENT NOTE ON THE PLAT AND TO PLANNING FOR AGIS DXF FILE.**

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

16. **Project # 1002962**
03DRB-01483 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON, INC. AND DENISH-KLINE & ASSOCIATES, agent(s) for THE TRAILS LLC, request(s) the above action(s) for all or a portion of Tract(s) 4, A PORTION OF (TR. 4), **BLACK RANCH**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 201 acre(s). [REF: 03DRB-01429] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1001816**
03DRB-01503 Minor-Sketch Plat or Plan
- 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 ORIGINAL TOWNSITE**, zoned SU-2 special neighborhood zone, HDA, located on the southside of TIJERAS AVE NW, between 9TH ST NW and 11TH ST NW containing approximately 1 acre(s). [REF: 02LUC-00952, 02CC0-00446 & 00950 AP, Z-94-1, LUC92-3] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board Minutes for August 27 and September 3, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:55 A.M.

15



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01508 (P&F)
Project Name: North Albuquerque Acres, Unit B
Agent: Advanced Engr & Consulting LLC

Project # 1002786
EPC Application No.: _____
Phone No.: 899-5570

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/17/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002786

- TRANSPORTATION: need cross section for SAN MATEO.
 - _____
 - Provide Cross Access Easement Note on the plat
 - _____
 - _____
- UTILITIES: _____
 - _____
 - _____
 - _____
 - _____
- CITY ENGINEER / AMAFCA: _____
 - _____
 - _____
 - _____
 - _____
- PARKS / CIP: _____
 - _____
 - _____
 - _____
 - _____

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
September 17, 2003 Comments**

ITEM # 15

PROJECT # 1002786

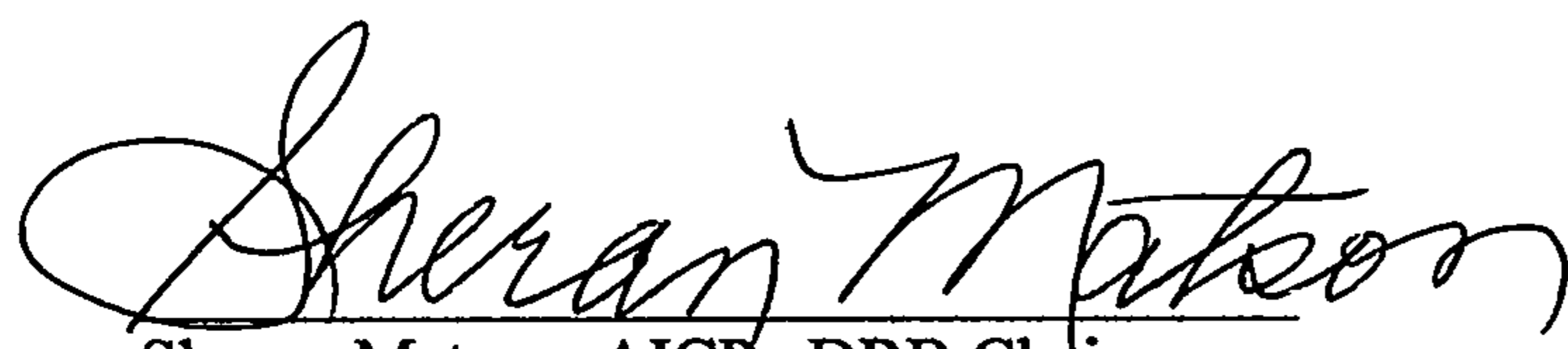
APPLICATION # 03DRB-01508

RE: Lots 1-3, Tracts A, Block 5, North Albuquerque Acres, Unit B

No objection to the requested platting action since the site plan for building permit is on hold pending AEHD approval of building plans.

AGIS dxf approval is required before Planning signs the plat. Please contact Neal Weinberg at 924-3807 for requirements.

Applicant may file the plat. Please be sure Planning receives a recorded copy of the final plat to close the file.



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



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002786

AGENDA ITEM NO: 15

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Provide a cross-lot drainage easement.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 17, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 10, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, 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: 10:55 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000610**
03DRB-01359 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA, agent(s) for DOS PIEDRAS, LLC, request(s) the above action(s) for all or a portion of Tract(s) 33-a-1-C-1, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned SU-2 for C-2, located on 57th Street NW, between Ouray Rd NW and Miami Rd NW, containing approximately 3 acre(s). [REF: 02DRB-01101, DRB-98-3, DRB-94-87, DRB-94-185, Z-94-53 (H-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001106**
03DRB-01358 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA, agent(s) for WESTCOR PROPERTIES, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-34, **ST. JOSEPH'S PLACE ADDITION**, zoned R-2, located on West Court PI NW, between Avalon Rd NW and Central Ave NW, containing approximately 4 acre(s). **(K-11) A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000621**
03DRB-01353 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS REVOCABLE TRUST, request(s) the above action(s) for all or a portion of Tract(s) C, **GATEWAY SUBDIVISION**, zoned SU-2 special neighborhood zone, C-3, located on WOODWARD PL NE, between INTERSTATE-25 and LOMAS BLVD NE containing approximately 10 acre(s). [REF: DRB-97-466, 00DRB-00849 SK] **(J-15) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1001523**
03DRB-01361 Major-Vacation of
Public Easements
03DRB-01360 Major-Preliminary Plat
Approval
03DRB-01362 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for
UNSER - 98TH ST PARTNERSHIP request(s) the
above action(s) for all or a portion of Lot(s) 2,
LADERA INDUSTRIAL CENTER, zoned SU-1 for
light industrial, located on UNSER BLVD NW,
between 98th ST NW and LADERA DR NW containing
approximately 120 acre(s). [REF: AX-81-810, Z-81-49,
01EPC-01405, 02DRB-00518] [*Deferred from 9/10/03*]
(H-10) **DEFERRED AT THE AGENT'S REQUEST
TO 9/17/03.**

- Project # 1001523**
03DRB-01458 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for
UNSER - 98TH ST PARTNERSHIP request(s) the
above action(s) for all or a portion of Lot(s) 2,
LADERA INDUSTRIAL CENTER, zoned SU-1 for
light industrial, located on UNSER BLVD NW,
between 98th ST NW and LADERA DR NW containing
approximately 120 acre(s). [REF: AX-81-810, Z-81-49,
01EPC-01405, 02DRB-00518] [*Deferred from 9/10/03*]
[**RUSSELL BRITO, EPC CASE PLANNER**] (H-10)
**DEFERRED AT THE AGENT'S REQUEST TO
9/17/03.**

5. **Project # 1002883**
03DRB-01350 Major-Vacation of
Public Easements

MOLZEN-CORBIN & ASSOCIATES, agent(s) for
CITY OF ALBUQUERQUE, AVIATION DEPT.
request(s) the above action(s) for all or a portion of
Lot(s) A-1, Block(s) 11, Unit(s) A, **KNOB HEIGHTS**,
zoned R-3 residential zone, located on the west side
of WELLESLEY DR SE, between ANDERSON AVE
SE and ROSS AVE SE [REF:ZA-79-261, ZA-88-15](L-
16) **THE VACATION WAS APPROVED AS SHOWN
ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1002885**
03DRB-01355 Major-Vacation of Pub
Right-of-Way
03DRB-01354 Minor-Sketch Plat or
Plan
03DRB-01356 Major-Vacation of
Public Easements

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC, request(s) the above action(s) for all or a portion of Lot(s) 10-24, Block(s) 18 and Lot(s) 7-10 and 12-15, Block(s) 20, Unit(s) 3, (NORTH ALBUQUERQUE ACRES, TRACT 3) **OCOTILLO SUBDIVISION**, zoned RD, (4 DU/A), located on HOLBROOK ST NE, CARMEL AVE NE and HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE NE, containing approximately 24 acre(s). [REF: 02EPC-01353] *[Deferred from 9/10/03]* (C-21) **DEFERRED AT THE AGENT'S REQUEST TO 9/17/03.**

7. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat
Approval
03DRB-01182 Minor-Temp Defer
SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7**, zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). *[Deferred from 8/13/03, 8/20/03, 8/27/03 and 9/3/03]* (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/10/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/3/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: CROSS SECTIONS AND DESIGN ELEVATIONS SHOWING BUILDING MATERIALS AND COLORS OF PERIMETER WALLS ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project #1002201**
03DRB-01270 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] *[Deferred from 8/20/03, 8/27/03, 9/10/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.**

- Project #1002201**
03DRB-01150 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] *[Deferred from 7/23/03, 8/13/03, 8/27/03 and 9/10/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.**

- Project #1002201**
03DRB-01382 Minor-SiteDev Plan
BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] *[Deferred from 8/27/03 and 9/10/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.**

9. **Project # 1001939**
03DRB-00753 Major-Vacation of
Public Easements
03DRB-00752 Major-Preliminary Plat
Approval
03DRB-00788 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1B, **The Crossing** - Unit 2A, Tract A, **CIELO OESTE**, zoned R-D, located on GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 1001939] [Deferred from 6/4/03, 6/18/03 AND 6/25/03 and 10/29/03] (H-9) **DEFERRED AT AGENT'S REQUEST TO 10/29/03.**

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

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

10. **Project # 1002786**
03DRB-01075 Minor-SiteDev Plan
BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] [Deferred from 7/9/03, 8/6/03 and 8/27/03] (B-18). **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR ENVIRONMENTAL HEALTH DEPARTMENT SIGNATURE. THE INFRASTRUCTURE LIST DATED 9/10/03 WAS APPROVED.**

- 03DRB-01457 Minor-Sketch Plat or
Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FIDELITY TRUST CO request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2, IP, located on BEVERLY HILLS AVE NW, between SAN MATEO BLVD NE and I-25 FRONTAGE RD NE containing approximately 3 acre(s). [REF: 03DRB-01075] (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

THERE ARE NO MINOR PLATS THIS WEEK

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK

11. Other Matters: **PROJECT #1002377/03DRB-00418 Temp Deferral of Construction of Sidewalks. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

ADJOURNED: 10:55 A.M.

10
~~scribble~~



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01075 (SBP)
Project Name: **ALBUQUERQUE ACRES UNIT B**
Agent: Jim Miller, Miller & Associates

Project # **1002786**
EPC Application No.: Z-79-80
Phone No.: **345-1312**

Your request for ^{9/10/03} (SDP for SUB) (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on ~~8/6/03~~ 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): **AEHD CONCURRENCE** + latest
 Planning must record this plat. Please submit the following items:
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
Tax printout from the County Assessor.
 Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 Property Management's signature must be obtained prior to Planning Department's signature.
 Copy of final plat AND a DXF File for AGIS is required.
 Copy of recorded plat for Planning.

*Done
Approved*

*Copy of
Site Plan
for file
that given
copy
of
(P.H.)*

Project Number 1002786

Project Number: _____

INFRASTRUCTURE LIST

Date Submitted: 9/10/03
 Date Site Plan Approved: 9/10/03
 Date Preliminary Plat Approved: N/A
 Date Preliminary Plat Expires: N/A
 DRB Project No.: 1002786
 DRB Application No.: 03 DRB 01075

ORIGINAL

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Gateway Park - 9420 San Mateo Blvd NE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots #1, 2 & 3, Tract 'A', North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="checkbox"/>	<input type="checkbox"/>	4'	pavement Curb & Gutter	San Mateo NE	South Pl	North Pl	/	/	/
		4'	sidewalk, east side only						
<input type="checkbox"/>	<input type="checkbox"/>	20'	permanent pavement	Beverly Hill NE	Beverly Hills	East Pl	/	/	/
		4'	temporary pavement						
			Curb & gutter, 4' sidewalk - south side only						
<input type="checkbox"/>	<input type="checkbox"/>	42"	RCP Storm Sewer	San Mateo NE	Beverly Hills	Venice Ave	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	36"	RCP Storm Sewer	Beverly Hills NE	San Mateo	East Pl	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8'	Water line PVC	Beverly Hills NE	West Pl	East Pl	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8"	Sanitary Sewerline SDE	Beverly Hills NE	West Pl	East Pl	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

NOTES

- 1 A Gas Mitigation Measure Report must be submitted & approved by AEPD prior to DRC and/or Site Plan approval
- 2 Land fill material within the City's R/W and/or easement must be removed as part of the City's Work Order
- 3

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

James W. Miller
 NAME (print)
 Miller & Assoc.
 FIRM
 [Signature]
 SIGNATURE - date

[Signature]
 DRB CHAIR - date
 - R. D. L. 9/10/03
 TRANSPORTATION DEVELOPMENT - date
 Roger L. Luan 9/10/03
 UTILITY DEVELOPMENT - date
 Brady H. Byles 9/10/03
 CITY ENGINEER - date

Christina Sandoval 9/10/03
 PARKS & GENERAL SERVICES - date
 Recreation
 _____ 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



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 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 Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Cross-lot drainage easement required.
 An approved drainage report dated 8-7-03 is on file for Site Plan approval.

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: September 10, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002786

Item No. 10

Zone Atlas B-18

DATE ON AGENDA 9-10-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	A cross section showing the improvements in San Mateo is needed to verify that adequate right-of-way is being dedicated.

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

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

#10

PAID RECEIPT

APPLICANT NAME

Deke Noftsker

AGENT

Jim Miller /

ADDRESS

PROJECT NO.

100 2787

APPLICATION NO.

03DRB-01075

\$ 50. 441006 / 4983000 (DRB Cases) CS
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 50. Total amount due

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

11582

DATE 9/10/03 95-32-1070

PAY TO THE ORDER OF

City of Albuquerque

\$50.00

Jim Miller
03/100

Bank of America.

ACH R/T 107000327

DOLLARS Security Features Included. Details on Back.

FOR

Jim Miller

⑈011582⑈ ⑆107000327⑆ 000137845921⑈ City Of Albuquerque

DUPLICATE

09/10/2003 10:12AM LOC: ANN
X
RECEIPT# 00014371 WSH 008 TRANSH 0003
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$50.00
J24 Misc 10/28/02 \$50.00
CK \$50.00
CHANGE \$0.00



Marcia A. Pincus

09/05/03 02:13 PM

To: Sheran A. Matson/PLN/CABQ@COA
cc:
Subject: DRB Case: 1002786

Sheran: I still haven't gotten any plans to review from these people. So they still are not cleared from EHD.

Thanks, Marcy

10. **Project # 1001335**
03DRB-01305 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for SANTONIO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5A, AND 6A, Block(s) 2, **SANDIA RESEARCH PARK**, zoned SU-1 for IP, located on DEVELOPMENT RD SE, between BRITT SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: 03EPC-00920, Z-86-64-2] [MAKITA HILL, EPC CASE PLANNER] (M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CALL OUT PEDESTRIAN SIDEWALK IN PARKING LOT, EXISTING WATER SERVICE SIZE AND THAT REQUIRED FOR BUILDING, REMOVAL OF SOUTHEAST EXISTING METER BOX AND SHUT OFF OF CORP. STOP AT WATER MAIN AND TRANSPORTATION DEVELOPMENT TO VERIFY OFFSITE MITIGATION REQUIREMENTS AND 50-FOOT OFFSET OF DRIVE PADS.**

03DRB-01380 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for HEEL INC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5 and 6, **SANDIA RESEARCH PARK**, zoned SU-1 IP uses, located on DEVELOPMENT RD SE, between BRITT SE and EUBANK SE containing approximately 4 acre(s). [REF: Z-86-64-2, 03EPC-00920] (M-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. ~~**Project # 1002786**~~
03DRB-01075 Minor-SiteDev Plan
BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] [Deferred from 7/9/03, 8/6/03 and 8/27/03] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

12. **Project # 1002384**
03DRB-01369 Minor-Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, COORS VILLAGE (to be known as **RANCHO ENCANTADO DEL SUR**), zoned SU-3, located on COORS BLVD NW, between ATRISCO BLVD NW and MILNE RD NW containing approximately 20 acre(s). [REF: 02DRB-01879] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
13. **Project # 1001984**
03DRB-01379 Minor-Prelim&Final Plat
Approval
- JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION**, and Tract(s) A, **LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (J-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1002642**
03DRB-01343 Minor-Prelim&Final Plat
Approval
- WILSON & COMPANY, INC. agent(s) for CITY OF ALBUQUERQUE, PUBLIC WORKS DEPARTMENT, request(s) the above action(s) for all or a portion of Tract(s) B-1, **TOWER WEST SUBDIVISION**, zoned SU-1 special use zone, for C-1 & R-2 uses, located on the south side of TOWER RD SW, between 98th ST SW and 97th ST SW containing approximately 2 acre(s). [REF: 03DRB-00730][*Deferred from 8/20/03*] (L-9) **DELEGATED OFF THE AGENDA 8/26/03.**

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

15. **Project # 1000057**
03DRB-01365 Minor-Sketch Plat or
Plan
- FORSTBAUER SURVEYING LLC agent(s) for
BRADBURY & STAMM PASEO LTD request(s) the
above action(s) for all or a portion of Tract(s) F1,
LANDS OF **SPRINGER CORPORATION**, zoned SU-
2 for M-1, located on PASEO DEL NORTE NE,
between WASHINGTON ST NE and EDITH BLVD NE
containing approximately 7 acre(s). [REF: AX-77-29,
DRB-96-433, 00DRB-00313, 99DRB-00056] (C-16)
**THE ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for August 13, 2003. **MINUTES WERE
APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:20 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 27, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, 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: 11:20 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001276**
03DRB-01287 Major-Two Year SIA

DEAN & TRICIA ABBOTT request(s) the above action(s) for all or a portion of Lot(s) A-1, Block(s) B, **ALBUQUERQUE WEST**, zoned SU-1 special use zone/ PDA / C-3, located on PARADISE BLVD NW, between GOLF COURSE RD NW and EAGLE RANCH RD NW containing approximately 1 acre(s). [REF: 01DRB-01062, 01EPC-00744, Z-83-89] (C-12) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001043**
03DRB-01288 Major-Bulk Land
Variance
03DRB-01289 Major-Vacation of
Public Easements
03DRB-01290 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B, 36, 2A, DD and 5A, **STONEBRIDGE POINTE**, zoned R-1, located on MCMAHON BLVD NW and BANDELIER DR NW, between DOVER ST NW and STONEBRIDGE DR NW containing approximately 21 acre(s). [REF: 01DRB-01200 / 01DRB-01201, 01DRB-01202, 01DRB-01037 / 01DRB-00153] (A-12) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 03DRB-01377 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B, 36, 2A, DD and 5A, **STONEBRIDGE POINTE** zoned SU-1 for R-2, O-1, & C-1 Uses, located on MCMAHON BLVD NW between DOVER ST NW and STONEBRIDGE DR NW containing approximately 21 acre(s).[REF: 03DRB-01288, 01289 and 01290](A-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO CONFIRM THAT THE PLAT IS CONSISTENT WITH THE TRANSPORTATION PLANNING AGREEMENT AS AMENDED AND PLANNING FOR THE AGIS DXF FILE.**

3. **Project # 1002050**
03DRB-01059 Major – Preliminary Plat
Approval
03DRB-01060 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION**, zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] [*Deferred from 7/30/03 & 8/13/03*] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/21/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT OR WORK ORDER: THE GRADING PLAN SHALL BE REVISED TO BETTER REFLECT TRANSPORTATION'S COMMENTS ON SENECA DRIVE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002856**
03DRB-01194 Major-Preliminary Plat
Approval
03DRB-01195 Major-Vacation of
Public Easements
03DRB-01196 Major-Vacation of
Public Easements
03DRB-01197 Minor-Sidewalk Waiver
03DRB-01198 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: THE AGENT WILL BE REQUIRED TO PROVIDE A CUL-DE-SAC AT THE EASTERN TERMINUS OF CROCUS AND SAFFRON. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1002857**
03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Public Easements
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: THE AGENT WILL BE REQUIRED TO PROVIDE A CUL-DE-SAC AT THE EASTERN TERMINUS OF RIO LARGO. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

6. **Project # 1002858**
03DRB-01206 Major-Preliminary Plat
Approval
03DRB-01209 Major-Vacation of Public
Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: 56-FEET OF RIGHT-OF-WAY SHALL BE PROVIDED ADJACENT TO THE PARK WHERE A 36-FOOT STREET IS CONSTRUCTED OR ADEQUATE PUBLIC SIDEWALK EASEMENTS SHALL BE PROVIDED WITHIN TRACT F. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project #1002201**
03DRB-01270 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] [*Deferred from 8/20/03 and 8/27/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

Project #1002201
03DRB-01150 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [*Deferred from 7/23/03, 8/13/03 and 8/27/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

Project #1002201
03DRB-01382 Minor-SiteDev Plan
BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03*](C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

8. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat
Approval
03DRB-01182 Minor-Temp Defer
SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7**, zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). [*Deferred from 8/13/03, 8/20/03 and 8/27/03*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/3/03.**

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

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

9. **Project # 1000080**
03DRB-01352 Minor-SiteDev Plan
BldPermit/EPC

RHOMBUS P.A., INC. agent(s) for ALBUQUERQUE NORTH CONGREGATION OF JEHOVAH'S WITNESSES, request(s) the above action(s) for all or a portion of Lot(s) 15-A-1, **NEW HARWOOD ADDITION**, zoned SU-1 special use zone, for Church & Related Fac., located on SAN CLEMENTE DR NE, between 4TH ST NW and HARWOOD LATERAL containing approximately 1 acre(s). [REF: 02EPC-01473] [**CYNTHIA BORREGO, EPC CASE PLANNER**] (G-14) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1233 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
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 Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Comments on infrastructure list.
 An approved drainage report dated 8-7-03 is on file for Site Plan approval.

RESOLUTION:

9-10-03

APPROVED ____; DENIED ____; DEFERRED 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: August 27, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 6, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, 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: 10:40 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 # 1000444**
03DRB-01147 Major-Two Year SIA
Procedure "B" Modified

CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 25, 26 AND 29 AND Tract(s) A, **STONEBRIDGE SUBDIVISION, UNIT 6**, zoned R-1 residential zone, located north of MCMAHON NW, between STONEBRIDGE DR NW AND BLACK ARROYO NW, containing approximately 36 acre(s). [REF: 00DRB-01238-42, DRB-95-358, AX-85-70, Z-85-84 (A-12) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 7/25/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 7/25/04.

2. **Project # 1002804**
03DRB-01145 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC. agent(s) for MENAUL DEVELOPMENT THREE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-C & 4, **UNCLE DOC ADDITION**, zoned C-2 community commercial zone, located on MENAUL BLVD NE, between SNOW HEIGHTS CR NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: Project #1001081] [Deferred from 8/6/03] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/20/03.**

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

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

3. **Project # 1000501**
03DRB-01280 Minor-SiteDev Plan
Subd/EPC
03DRB-01281 Minor-SiteDev Plan
BldPermit/EPC

SHIVER CONSTRUCTION CO agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 5 6, 17 and 18, **CASAS SERENAS SUBDIVISION**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE containing approximately 1 acre(s). [REF: 00EPC-00604] [DEBBIE STOVER, EPC CASE PLANNER] (L-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE PROTECTION ISSUES. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE PROTECTION ISSUES.**

4. **Project # 1001567**
03DRB-01256 Minor-Amnd SiteDev
Plan BldPermit

BRASHER & LORENZ agent(s) for GE CAPITAL MODULAR SPACE request(s) the above action(s) for all or a portion of Tract(s) 5A1-B, **VOLCANO BUSINESS PARK**, zoned SU-1 special use zone, for C-1 & IP Uses, located on PAINTED ROCK DR NW, between OURAY RD NW and TODOS SANTOS ST NW containing approximately 11 acre(s). [REF: 01EPC-01554, 01EPC-01555, DRB--98-209, DRB-97-450, DRB-95-462, Z-80-876] [**JUANITA VIGIL, EPC CASE PLANNER**] (G-10) **DELEGATED OFF THE AGENDA 8/6/03.**

5. **Project # 1002405**
03DRB-00879 Minor-SiteDev Plan
BldPermit/EPC

JOHN A. MYERS agent(s) for TANAGER- REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, **TOWN OF ATRISCO GRANT, NORTHEAST UNIT**, zoned SU-1 special use zone, for C-1 uses to include AUTO BODY REP. & PAINT., located on the WEST SIDE OF COORS BLVD NW, between SEQUOIA RD NW and QUAIL RD NW containing approximately 5 acre(s). [REF: 02EPC-01949] [**DEBBIE STOVER, EPC CASE PLANNER**] [*Deferred from 6/11/03, 7/9/03 & 7/16/03*] (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND DELIVERY VEHICLE ROUTE VERIFICATION OF ADEQUACY AND PUBLIC ROADWAY EASEMENT ALONG COORS BOULEVARD AND UTILITIES DEVELOPMENT TO REVISE UTILITY PLAN FOR SEWER SERVICE, MUST TIE TO ATRISCO NOT REDLANDS. THE INFRASTRUCTURE LIST DATED 8/6/03 WAS APPROVED.**

6. ~~Project # 1002786~~
03DRB-01075-Minor-SiteDev Plan
BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] [Deferred from 7/9/03 & 8/6/03] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

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

7. **Project # 1001038**
03DRB-01279 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING, LLC, agent(s) for HELMICK / SPRADLIN DEVELOPMENT PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 27 and 28, **LA CUEVA TIERRA SUBDIVISION**, zoned R-D, located on ROBS PL NE, between VENTURA NE and BARSTOW NE containing approximately 1 acre(s). [REF: DRB-94-436, 03DRB-00075] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ACCEPTANCE OF STORM DRAIN AND CERTIFICATION OF GRADING PLAN AND ACCEPTANCE OF WORK ORDER AND PLANNING FOR AGIS DXF FILE.**

8. **Project # 1002849**
03DRB-01272 Minor-Prelim&Final Plat
Approval

JASON BUCKNER request(s) the above action(s) for all or a portion of Tract(s) A & B, **VAN CLEAVE ACRES**, zoned RA-2 residential and agricultural zone, located on VAN CLEAVE RD NW, between SAN YSIDRO RD NW and GRANDE RD NW containing approximately 2 acre(s). [Deferred from 8/6/03] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/13/03.**

9. **Project # 1001096**
03DRB-01273 Minor-Extension of
Preliminary Plat

D. STUART HARROUN JR agent(s) for THREE LAGOONS LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and B-2, **LANDS OF LOZES GOFF**, zoned RO-1, located on EDITH BLVD NE, between TYLER NE and LAS COLINAS NE containing approximately 15 acre(s). [REF: 01DRB-00294, 02DRB-01421] (D-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 9/12/01.**

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

10. **Project # 1002851**
03DRB-01278 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Tract(s) 4, **ALVARADO GARDENS - UNIT 3**, zoned R-2, located on CANDELARIA AVE NW, between RIO GRANDE BLVD NW and TRELIS NW containing approximately 2 acre(s). [REF: DRB-97-292] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Approval of the Development Review Board Minutes for July 23, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:40 A.M.



Sheran A. Matson
08/04/03 03:03 PM

To: Marcia A. Pincus/EHD/CABQ
cc:
cc: Sheran A. Matson/PLN/CABQ@COA
Subject: Re: DRB # 1002786

I'll take care of it. I will tell him you have to sign off on the site plan before I will do so.



Marcia A. Pincus
08/04/03 02:33 PM

To: Sheran A. Matson/PLN/CABQ@COA
cc:
Subject: DRB # 1002786

Sharon: This site is within a landfill (Coronado). I have a landfill gas report with recommendation for a landfill gas remediation system. I **HAVE NOT** seen any of the building permit plans; therefore, I cannot sign off on the Site Plan for Building Permit until I have reviewed the **entire design plans package** that is going to Building Permits.

Additionally, the infrastructure at this site may go through landfill materials, and therefore the landfill materials will have to be removed prior to the installation of the infrastructure. The city is currently working on a Administrative Instruction that will allow landowners of landfill a reduced tipping fee to remove the landfill materials; however, this document has not been finalized yet (hoping for it soon).

I am providing this information to you, because I may not be able to make the DRB meeting Wed. I have to do something for Balloon Fiesta that is more pressing.

Heads up! The landowner (Nosker) may question you about why he can't get sign off from DRB now instead of having to wait on me to see the plans.

Marcy



Marcia A. Pincus

07/08/03 01:51 PM

To: Fred J. Aguirre/PWD/CABQ@COA
cc: Kevin P. Broderick/PWD/CABQ@COA, Sheran A.
Matson/PLN/CABQ@COA
Subject: Re: DRB 1002786

Looks good Fred: Let's just call the report "Landfill Gas Mitigation Report".



Fred J. Aguirre

07/08/03 11:34 AM

To: Marcia A. Pincus/EHD/CABQ@COA
cc: Kevin P. Broderick/PWD/CABQ@COA, Sheran A.
Matson/PLN/CABQ@COA
Subject: DRB 1002786

Marcie, here is some recommended language to be placed on the infrastructure list for drb 1002786. Let me know what you think.

- A Gas Mitigation Measure Report must be submitted and approved by AEHD prior to DRC and/or Site Plan approval.
- Landfill material within the City's R/W and/or easement must be removed as part of the City's Work Order.



Sheran A. Matson
08/04/03 03:03 PM

To: Marcia A. Pincus/EHD/CABQ
cc:
cc: Sheran A. Matson/PLN/CABQ@COA
Subject: Re: DRB # 1002786

I'll take care of it. I will tell him you have to sign off on the site plan before I will do so.



Marcia A. Pincus
08/04/03 02:33 PM

To: Sheran A. Matson/PLN/CABQ@COA
cc:
Subject: DRB # 1002786

Sharon: This site is within a landfill (Coronado). I have a landfill gas report with recommendation for a landfill gas remediation system. I **HAVE NOT** seen any of the building permit plans; therefore, I cannot sign off on the Site Plan for Building Permit until I have reviewed the **entire design plans package** that is going to Building Permits.

Additionally, the infrastructure at this site may go through landfill materials, and therefore the landfill materials will have to be removed prior to the installation of the infrastructure. The city is currently working on a Administrative Instruction that will allow landowners of landfill a reduced tipping fee to remove the landfill materials; however, this document has not been finalized yet (hoping for it soon).

I am providing this information to you, because I may not be able to make the DRB meeting Wed. I have to do something for Balloon Fiesta that is more pressing.

Heads up! The landowner (Nosker) may question you about why he can't get sign off from DRB now instead of having to wait on me to see the plans.

Marcy



City of Albuquerque
 CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
 PUBLIC WORKS DEPARTMENT
 DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 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 Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

RESOLUTION:

8-27-03

APPROVED ____; DENIED ____; DEFERRED 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: August 6, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 9, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, 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: 11:45 A.M.

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

1. **Project # 1000938**
03DRB-00929 Major-Two Year SIA
Procedure B to be extended & converted
to "B" Modified for LOMR
03DRB-00937 Major- Two Year SIA
Extension of "B" Modified

BOHANNAN HUSTON INC., agent(s) for GSL PROPERTIES INC., request(s) the above action(s) for all or a portion of Tract(s) G-3-A and G-3-B, **MANZANO MESA**, zoned SU-1 R-2, located on EUBANK BLVD NE, between SOUTHERN BLVD NE and STEPHEN MOODY ST NE containing approximately 37 acre(s). [REF:01440-00943] (L-21) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED FOR PROCEDURE B TO BE EXTENDED AND CONVERTED TO 'B' MODIFIED FOR LOMR. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 6/13/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 6/13/05. A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED FOR THE EXTENSION OF PROCEDURE 'B' MODIFIED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 6/13/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 6/13/05.**

2. **Project # 1001372**
03DRB-00950 Major-Vacation of Public
Easements
03DRB-00951 Major-Vacation of Public
Easements
03DRB-00953 Major-Preliminary Plat
Approval
03DRB-00952 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC., agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s), 18A-1 (**VISTA CANTERA SUBDIVISION**), zoned R-LT, located on RAINBOW BLVD NW, between VENTANA RANCH RD NW and VENTANA VILLAGE RD NW containing approximately 4 acre(s). [REF: 02DRB-00240] (B-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/9/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/30/03 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION. THE TEMPORARY DEFERRAL OF SIDEWALKS WAS APPROVED FOR THE CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002730**
03DRB-00963 Major-Vacation of Pub
Right-of-Way
03DRB-00965 Major-Vacation of Public
Easements
03DRB-00964 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for JESUS CHRIST OF LATTER DAY SAINTS REAL ESTATE, request(s) the above action(s) for all or a portion of Lot(s) 13-A, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: DRB-93-32, SP-93-16, DRB-98-123, S-99-40] (C-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project # 1002731**
03DRB-00966 Major-Vacation of Pub
Right-of-Way
03DRB-00967 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned SU-2 special neighborhood zone, S-R (Sawmill), located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [*Deferred from 7/9/03*] (J-14) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 7/23/03.**

5. **Project # 1002640**
03DRB-00728 Minor-Temp Defer SDWK
03DRB-00723 Major-Preliminary Plat
Approval
03DRB-00726 Minor-Sidewalk Variance
03DRB-00725 Minor-Sidewalk Variance
03DRB-00724 Major-SiteDev Plan
BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [Deferred from 5/28/03, 6/11/03 AND 6/25/03] (C-19) **THE TEMPORARY DEFERRAL OF SIDEWALKS WAS APPROVED FOR THE CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/9/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/6/03 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK VARIANCES WERE APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1001523**
03DRB-00757 Major-Vacation of Pub
Right-of-Way
03DRB-00758 Minor-Vacation of Private
Easements
03DRB-00756 Minor-Prelim&Final Plat
Approval
03DRB-00755 Major-Bulk Land Variance

COMMUNITY SCIENCES CORP agent(s) for UNSER/98TH ST and AIM MANAGEMENT request(s) the above action(s) for, **LADERA INDUSTRIAL CENTER**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and OURAY DR NW (VACATED) containing approximately 129 acre(s). [REF: EPC-00152, EPC-00153, EPC-00229, 1002404, 1001523] [Deferred from 6/4/03, 6/18/03 & 7/9/03] (H-9, H-10) **DEFERRED AT THE BOARD'S REQUEST TO 7/30/03.**

- Project # 1001523**
03DRB-00899 Minor-Amnd SiteDev Plan
Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for Light Industrial, located on UNSER BLVD NW between 98TH ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: 01EPC-01405, 02DRB-00518, 03DRB-00755] [Deferred from 6/11/03 & 7/9/03] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/30/03.**

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

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

7. **Project # 1000593**
03DRB-01079 Minor-SiteDev Plan
BldPermit/EPC

ROHDE MAY KELLER MCNAMARA ARCHITECTURE, agent(s) for CITY OF ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) B9D1, **SEVEN BAR RANCH ADDITION**, zoned SU-1 Town Center, located on COORS BLVD BYPASS NW, between CIBOLA LOOP NW and ELLISON DR NW containing approximately 2 acre(s). [REF: 03EPC-00497, 03EPC-00551] [DEBBIE STOVER, EPC CASE PLANNER] (A-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

8. **Project # 1002563**
03DRB-01038 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for ANN SKINNER-JONES request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 11, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, SF, located on ROMA AVE NW, between 12TH ST NW and 13TH ST NW containing approximately 1 acre(s). [REF: 03EPC-00493, 03EPC-00494, 03EPC-00496] [MARY PISCITELLI, EPC CASE PLANNER] (J-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002405**
03DRB-00879 Minor-SiteDev Plan
BldPermit/EPC

JOHN A. MYERS agent(s) for TANAGER- REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, **TOWN OF ATRISCO GRANT, NORTHEAST UNIT**, zoned SU-1 special use zone, for C-1 uses to include AUTO BODY REP. & PAINT., located on the WEST SIDE OF COORS BLVD NW, between SEQUOIA RD NW and QUAIL RD NW containing approximately 5 acre(s). [REF: 02EPC-01949] [DEBBIE STOVER, EPC CASE PLANNER] [*Deferred from 6/11/03 & 7/9/03*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/16/03.**

10. **Project # 1002060**
03DRB-01044 Minor-SiteDev Plan
BldPermit/EPC

JACK M. HARRIS, ARCHITECTS INC., agent(s) for NETHERWOOD PARK CHURCH OF CHRIST request(s) the above action(s) for all or a portion of Tract(s) F-1, **NETHERWOOD PARK ADDITION**, zoned SU-1 Church/Related Facilities, located on INDIAN SCHOOL RD NE, between SAN MATEO NE and WASHINGTON NE containing approximately 3 acre(s). [REF: Z-75-84, Z-68-59, Z-68-94, Z-93-81] [RUSSELL BRITO, EPC CASE PLANNER] (H-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UPDATED FIRE CALCS AND THE WAY THE UTILITY PLAN IS SHOWN IT WILL NOT PROVIDE FIRE PROTECTION.**

11. **Project # 1002786**
03DRB-01075 Minor-SiteDev Plan
BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] [*Deferred from 7/9/03*] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/6/03.**

12. **Project # 1000610**
03DRB-00985 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00984 Minor-Prelim&Final Plat
Approval

CONSENSUS PLANNING, agent(s) for WEST MESA MINI STORAGE, request(s) the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned SU-1 special use zone, OFFICE, located on the NORTHWEST CORNER OF MIAMI ST NW AND 57TH ST NW containing approximately 6 acre(s). [REF: 03EPC-00312, 03EPC-00314, 03EPC-00315] [MAKITA HILL, EPC CASE PLANNER] [*Deferred from 6/25/03 & 7/9/03*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/16/03.**

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

13. **Project # 1000908**
03DRB-01000 Minor-Extension of
Preliminary Plat

GREG THOMSON request(s) the above action(s) for all or a portion of Tract(s) 439, **CASITA DE LA MESA, UNIT 4, TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on EAST SIDE OF 94TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 5 acre(s). [REF: 02DRB-00721, 02DRB-00722 -24] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 7/17/02.**

14. **Project # 1001021**
03DRB-00222 Minor-Prelim&Final Plat
Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 4/2/03, the Vac of Public Easements was approved, P & F Indefinitely deferred] (B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

15. **Project # 1001082**
03DRB-01012 Minor-Extension of
Preliminary Plat
03DRB-01013 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NM request(s) the above action(s) for all or a portion of Lot 19, Tract D, Block 1, Lot(s) 1-6, Tract C, Block 6, and Lot 16, Tract B, Block 8; **PARK HILL SUBDIVISION, UNIT 2**, zoned RT, located on MCMAHON BLVD NW, between MILKY WAY ST NW and BLACKS ARROYO BLVD NW containing approximately 3 acre(s). [REF: 01DRB-00069, 01DRB-00698, 01DRB-00700](A-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT FOR UNIT 3 WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 11/27/02. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE DXF FILE.**

16. **Project # 1001261**
03DRB-01072 Minor-Ext of SIA for Temp
Defer SDWK

JOHN DAVIDSON agent(s) for PARADISE WEST, INC. request(s) the above action(s) for all or a portion of **QUINTESSENCE SUBDIVISION, UNITS I - V**, zoned R-D residential and related uses zone, developing area, located East of EUBANK BLVD NE, between CORONADO AVE NE and SAN ANTONIO DR NE containing approximately 119 acre(s). [REF: 01DRB-00697, DRB-94-552, Z-96-554, Z-92-06, Z-98-114](D-21) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 7/14/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 7/14/04.**

17. **Project # 1002271**
03DRB-01043 Minor-Sidewalk Waiver

JEFF MORTENSEN AND ASSOCIATES, agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1P1-45P1, Tract(s) A, **LOS VIGILS SUBDIVISION**, zoned SU-2/RT, located on HOLLY AVE NE, between HOLBROOK ST NE and VENTURA ST NE containing approximately 8 acre(s). [REF: 1002271, 03DRB-00565] (C-20) **A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS.**

18. **Project # 1002772**
03DRB-01037 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING agent(s) for DAVID BALLANTINE request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 5, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, P-R, located on the west side of YALE BLVD SE, between ANDERSON AVE SE and ROSS AVE SE containing approximately 1 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT-OF-WAY DEDICATION/VERIFICATION ALONG YALE AND TO PLANNING FOR THE DXF FILE.**

19. **Project # 1002502**
03DRB-01039 Minor-Prelim&Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 338-A-1-B-1, **MRGCD MAP 38**, zoned R1, located on HERRERA NW, between ATRISCO NW and 47TH ST NW containing approximately 2 acre(s). [REF: 03DRB-00293 -SK] (J-12) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

20. **Project # 1002342**
03DRB-01067 Minor-Vacation of Private
Easements

MARK GOODWIN & ASSOCIATES agent(s) for MEL
FAMIE LLC request(s) the above action(s) for all or a
portion of Lot(s) 1-3, **CLYDE LELAND SUBDIVISION**,
zoned R-T residential zone, located on the east side of
ATRISCO DR NW, between LEGENDS AVE NW and
WESTERN TRAIL NW containing approximately 3 acre(s).
[REF: 02DRB-01720] (F-11) **THE VACATION WAS
APPROVED AS SHOWN ON EXHIBIT B IN THE
PLANNING FILE.**

21. **Project # 1002787**
03DRB-01077 Minor-Prelim&Final Plat
Approval

HALL SURVEYING CO. agent(s) for MICHAEL D.
RAYMOND request(s) the above action(s) for all or a
portion of Lot(s) 4 & 5, Block(s) 4, **HOLIDAY PARK, UNIT
3**, zoned R-1 residential zone, located on BAR HARBOR
ST NE, between JUAN TABO BLVD NE and GOLDEN
GATE AVE NE containing approximately 1 acre(s). [REF:
ZA-96-247] (G-22) **DELEGATED OFF THE AGENDA
7/8/03.**

22. **Project # 1002339**
03DRB-01035 Minor-Final Plat Approval

WAYJOHN SURVEYING agent(s) for JAY REMBE
request(s) the above action(s) for all or a portion of Tract(s)
10-A, **ALVARADO GARDENS, UNIT 2**, zoned RA-2
residential and agricultural zone, located on CAMPBELL
RD NW, between TRELIS DR NW and GLENWOOD DR
NW containing approximately 2 acre(s). [REF: 02DRB--
01711,02DRB-01958, 03DRB-00571,03DRB-00769](G-12)
DELEGATED OFF THE AGENDA 7/8/03.

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

23. **Project # 1001656**
03DRB-01054 Minor-Sketch Plat or Plan
- SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, L. ADAMSKO request(s) the above action(s) for all or a portion of Tract(s) N & 0, **UNPLATTED LANDS, SEC. 15, T11N, R1E, NMPM**, zoned SU-1 special use zone, for MAJOR PUBLIC OPEN SPACE, located north of JIM MC DOWELL RD NW, between SHOOTING RANGE ACCESS RD NW and PASEO DEL VOLCAN NW containing approximately 590 acre(s). [REF: 03EPC-00915, 03EPC-00916, 01EPC-01875] (D-4) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1002775**
03DRB-01042 Minor-Sketch Plat or Plan
- KEVIN MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on the SOUTHEAST CORNER, between GRANITE NE and 13TH ST NE containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1002782**
03DRB-01066 Minor-Sketch Plat or Plan
- ARIF & MANJI MADATALI request(s) the above action(s) for all or a portion of Lot(s) 10, Block(s) 3, **MANKATO PLACE ADDITION**, zoned CCR, located on CENTRAL AVE SE, between ALISO SE and SOLANO DR SE containing approximately 1 acre(s). [REF: V-84-20, V-85-50] (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1002788**
03DRB-01078 Minor-Sketch Plat or Plan

LOUIS KOLKER, agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP, request(s) all or a portion of Lot(s) A-1, Block(s) 11, **YEAROUTS - KNOB HEIGHTS SUBDIVISION**, zoned R-3, located on THAXTON AVE SE between WELLESLEY SE and AMHERST SE, containing approximately 1 acre(s). *[Deferred from 7/9/03]* (L-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/16/03.**

27. Approval of the Development Review Board Minutes for June 18 and June 25, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:45 A.M.



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 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 Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Development projects with land area of 1 acres, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 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: July 9, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002786

Item No. 11

Zone Atlas B-18

DATE ON AGENDA 7-09-03

INFRASTRUCTURE REQUIRED (?) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	Are the lot lines to be removed/site to be replatted?

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments
July 9, 2003**

Item # 11

Project # 1002786

Application # 03DRB-01075

RE: North Albuquerque Acres, Unit B, Lots 1-3, Tract A

This site lies within the former Coronado landfill 1000 foot radius. Approval from EHD is required before DRB can take action on this project. This means EHD will need to sign the Site Plan before Planning can sign.

The Site Plan should be titled "Site Development Plan for Building Permit". This includes the front page & the site plan inside.


SWMD signature is required on the signature block. This signature block should be on the site plan itself, not the cover page.

The site lies within the boundaries of the North I 25 Sector Development Plan and is subject to the requirements of that plan.

Page 53 of this plan has design requirements for refuse collection areas. An elevation of the planned refuse collection area is needed in the site plan with notations as required on page 53 of the North I 25 Plan. It appears it would fit on the Landscape Planting Plan sheet.

A statement on maintenance responsibility of the landscaped areas is required on the plan. Some of the shrubs depicted on the landscape plan are not identified on the legend. The 10' landscaped area next to San Mateo should have a combination of trees, shrubs and vegetative ground cover per the North I 25 Sector Plan.

A statement that the drip irrigation system will be designed to comply with the provisions of the Albuquerque Waste Water Ordinance 56-1977 should be included on the Landscaping Plan.


Sheran Matson, AICP DRB Chairperson

924-3880 Fax 924-3864

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 4395
CONNECTION TEL 93454400
SUBADDRESS
CONNECTION ID
ST. TIME 07/03 11:23
USAGE T 00'39
PGS. 2
RESULT OK



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Jim Miller

FAX NUMBER: 345-4400 # PAGES 1

SENT BY: Sheran Matson, DRB Chair DATE: 7/3/03

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1002786 APPLICATION NO: _____

*Planning's comments.
Call me if you
have questions.*



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 30, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, 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: 12:14 p.m.

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

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

1. **Project # 1000313**
03DRB-01068 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) ALL, **EL VALLADO SUBDIVISION**, zoned SU-1/PRD, located on HIDDEN VALLEY DR SE, between SAGEWOOD CT SE and FENNEL CT SE containing approximately 11 acre(s). [REF: DRB-98-142] (L-22) **A ONE-YEAR SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 7/18/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 7/18/04.**

2. **Project # 1000072**
03DRB-01107 Major - Vacation of
Public Right-of-Way
03DRB-01104 Major-Preliminary Plat
Approval
03DRB-01106 Minor -Temp Deferral of
Sidewalks

MARK GOODWIN & ASSOCIATES, PA agent(s) for D R HORTON request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block(s) 34, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **THE CARMEL SUBDIVISION** formerly *BREEZE @ LA CUEVA*) zoned RD, located on LOUISIANA BLVD NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 6 acre(s). [REF: 1000200] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/30/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/25/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1001348**
03DRB-01091 Major-Vacation of Public Easements

TIERRA WEST LLC, AGENTS FOR NEWMAN HOMES INC., request(s) the above action(s) for all or a portion of Lot(s) 58, 59 and 60, **QUAIL SPRINGS**, zoned R-D 7DU/A, located on QUAIL SPRINGS NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 01ZHE-00963, thru, 01ZHE-00983] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002050**
03DRB-01059 Major – Preliminary Plat Approval
03DRB-01060 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION**, zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] [Deferred from 7/30/03] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/13/03.**

5. **Project # 1002324**
03DRB-01112 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-01227 Minor-Prelim&Final Plat

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CITY ACCEPTANCE OF STORM DRAIN.**

6. **Project # 1002777**
03DRB-01056 Major-Vacation of Public Easements

KAREN MARCOTTE agent(s) for MATTHEW MEADOW NEIGHBORHOOD ASSOCIATION, request(s) the above action(s) for all or a portion of Lot(s) 1 and 40, **MATTHEW MEADOWS SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on N. OF LUA'S LANE NW, between 12th ST NW and SAN ISIDRO NW [REF: V-93-54, V-79-37, DRB-93-249, DRB-96-466]. [Deferred from 7/23/03] (G-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002342**
03DRB-00883 Major-Preliminary Plat
Approval
03DRB-00884 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, CLYDE LELAND SUBDIVISION, (to be known as **PETROGLYPH GARDENS SUBDIVISION**) zoned R-T residential zone, located on the EAST SIDE OF ATRISCO DR NW, between LEGENDS AVE NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB-01720 SK] [Deferred from 6/25/03 & 7/23/03] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/30/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/7/03 THE PRELIMINARY PLAT WAS APPROVED WITH 2 CONDITIONS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1001523**
03DRB-00757 Major-Vacation of Pub
Right-of-Way
03DRB-00758 Minor-Vacation of Private
Easements
03DRB-00756 Minor-Prelim&Final Plat
Approval
03DRB-00755 Major-Bulk Land Variance

COMMUNITY SCIENCES CORP agent(s) for UNSER - 98TH ST and AIM MANAGEMENT request(s) the above action(s) for, **LADERA INDUSTRIAL CENTER**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and OURAY DR NW (VACATED) containing approximately 129 acre(s). [REF: EPC-00152, EPC-00153, EPC-00229, 1002404, 1001523] [Deferred from 6/4/03, 6/18/03 & 7/9/03] (H-9, H-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- Project # 1001523**
03DRB-00899 Minor-Amnd SiteDev Plan
Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for Light Industrial, located on UNSER BLVD NW between 98TH ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: 01EPC-01405, 02DRB-00518, 03DRB-00755] [Deferred from 6/11/03, 7/9/03 & 7/30/03] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

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

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

9. **Project # 1000375**
03DRB-01174 Minor-Prelim&Final Plat
Approval
03DRB-01175 Minor-Amnd SiteDev
Plan Subd
- WAYJOHN SURVEYING, INC. agent(s) for
CARLISLE PARTNERS, LLC request(s) the above
action(s) for all or a portion of Tract(s) C-4, **DUKE
CITY INDUSTRIAL AREA**, zoned C-2 community
commercial zone, SC, located on the north side of
CLAREMONT AVE NE, between WELLESLEY DR
NE and CARLISLE BLVD NE containing
approximately 5 acre(s). [REF: DRB-99-281, Z-99-76,
DRB-96-173, 03DRB-00942] (H-16) **THE
PRELIMINARY PLAT WAS APPROVED WITH
FINAL SIGN OFF DELEGATED TO
TRANSPORTATION DEVELOPMENT FOR ACCESS
EASEMENT TO BE 24-FEET IN WIDTH. THE
AMENDED SITE PLAN FOR SUBDIVISION WAS
APPROVED WITH FINAL SIGN OFF DELEGATED
TO TRANSPORTATION DEVELOPMENT TO
CHECK FOR THE PLAT TO CONFORM TO THE
SITE PLAN.**
10. **Project # 1002634**
03DRB-01172 Minor-SiteDev Plan
BldPermit/EPC
- KELLS & CRAIG ARCHITECTS INC., agent(s) for
CITY OF ALBUQUERQUE / OPEN SPACE,
request(s) the above action(s) for all or a portion of
Tract(s) 6B2, **LOS POBLANOS RANCH**, zoned SU-1
for Major Public Open Space, located on TIERRA
VIVA PL NW, between MONTANO RD NW and the
GRIEGOS DRAIN NW containing approximately 2
acre(s). [REF: 03EPC-00695] [CHRIS HYER, EPC
CASE PLANNER] (F-13) **THE SITE PLAN FOR
BUILDING PERMIT WAS APPROVED WITH FINAL
SIGN OFF DELEGATED TO CITY ENGINEER TO
CHECK FOR PROPER SIGNATURES ON THE
INFRASTRUCTURE LIST.**

11. **Project # 1001426**
03DRB-00812 Minor-Amnd SiteDev Plan
BldPermit

JERRY DANIELE agent(s) for NEW LIFE BAPTIST CHURCH request(s) the above action(s) for all or a portion of Block(s) 2A & 2B, Tract(s) N, **ATRISCO BUSINESS PARK, UNIT 2**, zoned IP, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS NW containing approximately 5 acre(s). [REF: DRB 99-199, 01450-01196] [Deferred from 5/28/03] (J-10) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001864**
03DRB-01229 Minor-SiteDev Plan
BldPermit/EPC

JUNIPER DESIGN agent(s) for S. G. PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) F-1, Block(s) 1, **COUNTRY CLUB SUBDIVISION**, zoned SU-2 special neighborhood zone, MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 02EPC-01120] [**DEBBIE STOVER, EPC CASE PLANNER**] (K-15) **THE ABOVE REQUEST WAS INDEFINITELY DEFERRED.**

13. **Project # 1002832**
03DRB-01230 Minor-SiteDev Plan
BldPermit

MILLER & ASSOCIATES, agent(s) for PECK-TRASK INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 53 , (to be known as **PTI ELECTRICAL CONTRACTORS**), ALAMEDA BUSINESS PARK, zoned SU-2 IP-EP, located on VISTA ALAMEDA NE, between EDITH BLVD NW and the AMAFCA NORTH DIVERSION CHANNEL NW containing approximately 1 acre(s). [REF: DRB-98-223, 1000624] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS COMMENTS IN FILE.**

14. **Project # 1002786**
03DRB-01075 Minor-SiteDev Plan
BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] ~~[Deferred from 7/9/03 & 7/30/03] (B-18)~~ **DEFERRED AT THE AGENT'S REQUEST TO 8/6/03.**

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

15. **Project # 1001396**
03DRB-01231 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) 1-A, 2-A & 3-A, **ALTA TIERRA DEL NORTE, UNIT 1**, zoned R-1 residential zone, located on CALLE MONTANA NE, between VISTA DEL NORTE DR NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 02DRB-00682, 02DRB-01871] (D-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

16. **Project # 1001413**
03DRB-01160 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-3, VENTANA RANCH, **PINON POINTE - UNIT 5**, zoned R-LT, located on LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 17 acre(s). [REF: 03DRB-00591] [Deferred from 7/23/03] (B-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR THE DXF FILE.**

17. **Project # 1002025**
03DRB-01217 Minor-Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FRED N. SEELEY request(s) the above action(s) for all or a portion of the north portion of Tract(s) 6, LANDS OF C. H. HALL (to be known as **WEST PLATEAU MOBILE HOME SUBDIVISION**, zoned SU-1 special use zone, FOR MH, located on the west side of 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s). [REF: 03DRB-00044, 03DRB-00045] (K-09) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR DXF FILE AND P-1 DESIGNATIONS AFTER LOT #.**

18. **Project # 1002266**
03DRB-01232 Minor-Preliminary Plat
Approval

WILKS CO agent(s) for MICHAEL A EAVES request(s) the above action(s) for all or a portion of Tract(s) 121-B-2-A and 121-B-1, (to be known as Lands of Eaves & Olguin >, **MRGCD MAP 31**, zoned RA-2, located WEST OF RIO GRANDE BLVD NW, between ARBOR RD NW and TEODORO RD NW containing approximately 1 acre(s). [REF: 02DRB-01538] (F-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/30/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) ACCESS EASEMENT SHALL BE WIDENED TO 22- FEET. 2) SOLID WASTE'S CONCURRENCE IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.**

19. **Project # 1002479**
03DRB-01226 Minor-Final Plat
Approval

ISAACSON & ARFMAN PA, agent(s) for JAY REMBE, (DBA WINTERHAVEN PARTNERS), request(s) the above action(s) for all or a portion of Lot(s) 6, RIVERSIDE PLAZA, (to be known as **THE PRESERVE**) zoned SU-1 special use zone, FOR PRD, 8DU/AC, and located on the east side of WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 4 acre(s). [REF: 03DRB-00233, 03DRB-00813,..814 &..815, 03DRB-00718] (E-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1000610**
03DRB-00984 Minor- Final Plat Approval

CONSENSUS PLANNING, agent(s) for WEST MESA MINI STORAGE, request(s) the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned SU-1 special use zone, OFFICE, located on the NORTHWEST CORNER OF MIAMI ST NW AND 57TH ST NW containing approximately 6 acre(s). [REF: 03EPC-00312, 03EPC-00314, 03EPC-00315] [MAKITA HILL, EPC CASE PLANNER] [*Deferred from 6/25/03, 7/9/03 & 7/16/03 WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 7/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED TO 7/23/03, was indefinitely deferred on a no show 7/23/03 & 7/30/03*] (H-11) **INDEFINITELY DEFERRED ON A NO SHOW.**

THERE ARE NO SKETCH PLATS THIS WEEK

21. Approval of the Development Review Board Minutes for July 16, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: **Project #1000593/Application #03DRB-01079 (SBP) Sign-off of Site Plan with delegation for request heard 7/23/03. THIS ACTION WAS TAKEN.**

ADJOURNED: 12:14 P.M.



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002786

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 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: July 30, 2003

CURRENT DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

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

Claire
Date Submitted: 1/12/04
Date Site Plan Approved: 1/21/04
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No: 1002786
DRB Application No: 04-0036

ORIGINAL

STKX OFFICE BUILDING, LOT 1-A, BLOCK 5, UNIT B, NAA
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1-A, BLOCK 5, TRACT A, UNIT B, NAA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related 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									
<input type="text"/>	<input type="text"/>	** 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	East Prop. Line Lot 1-A	San Mateo Blvd., NE	/	/	/
<input type="text"/>	<input type="text"/>	+/-3' F-Edge Perm.	Arterial Pavement C&G ON EAST SIDE ONLY 6' SD/WK ON EAST SIDE ONLY	San Mateo Blvd., NE	South Prop. Line Lot 1-A	Beverly Hills Ave., NE	/	/	/
STORM SEWER									
<input type="text"/>	<input type="text"/>	** 42"	Storm Sewer Pipe RCP	San Mateo Blvd., NE	Beverly Hills Ave., NE	Venice Ave., NE	/	/	/
<input type="text"/>	<input type="text"/>	** 36"	Storm Sewer Pipe RCP	Beverly Hills Ave., NE	East Prop. Line Lot 1-A	San Mateo Blvd., NE	/	/	/
<i>Ext-AC curb San Mateo Beverly Hills Venice</i>									
WATERLINE									
<input type="text"/>	<input type="text"/>	** 8"	Waterline PVC C-900	Beverly Hills Ave., NE	East Prop. Line Lot 1-A	San Mateo Blvd., NE	/	/	/
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	** 8"	Sanitary Sewer line SDR-35	Beverly Hills Ave., NE	East Prop. Line Lot 1-A	San Mateo Blvd., NE	/	/	/
<input type="text"/>	<input type="text"/>								
<input type="text"/>	<input type="text"/>								

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 SIA/Financial Release~~
- 5 A gas mitigation measure report must be submitted and approved by AEHD prior to DRC and/or Site Plan Approval
- 6 Landfill material within City Right of Way and/or easement must be removed as part of the City's Work Order

7 ** Deferred Construction Item

8 △ The remediation measures for landfill gas abatement outlined in the attached
 9 letter from Martin D. Vinyard P.E. to STKX Construction dated December 15, 2004
 10 are included as required infrastructure items. - 7/1/2005

AGENT/OWNER

James W. Miller
NAME (print)

Miller & Associates
FIRM

[Signature] 01/13/2004
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 1/21/04 DRB CHAIR - date
[Signature] 1/21/04 PARKS & GENERAL SERVICES - date

[Signature] 1-21-04
TRANSPORTATION DEVELOPMENT - date

[Signature] 1/21/04
UTILITY DEVELOPMENT - date

[Signature] 1-21-04
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
△	1-07-05	<i>[Signature]</i>	RA [Signature]	DN FRC - 1-7-05

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

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: 04DB-01635

ORIGINAL

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 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 SIA/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
James W Miller

 Shahram (Shawn) Biazar
 NAME (print)

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 11/17/04

 DRB CHAIR - date

Christina Sandoral 11/17/04

 PARKS & GENERAL SERVICES - date

Advanced Engineering and Consulting, LLC
 FIRM

[Signature] 11/17/04

 SIGNATURE - date

[Signature] 11-17-04

 TRANSPORTATION DEVELOPMENT - date

[Signature] 11/17/04

 UTILITY DEVELOPMENT - date

AMAFCA - date

_____ - date

_____ - date

Bradley J. Bigham 11/17/04

 CITY ENGINEER - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

V Vinyard & Associates, Inc.

8916-A Adams Street, NE
Albuquerque, New Mexico 87113
(505) 797-9743 • Fax: (505) 797-9749
vinyard-geotech@qwest.net

Geotechnical Engineering • Materials Testing • Environmental Engineering

December 15, 2004

STKX Construction
9420-B San Mateo Boulevard NE
Albuquerque, NM 87113

Attention: Mr. Deke Noftsker

Subject: Landfill Gas Mitigation Measures
V & A Project No.: 03-1-188

Dear Mr. Noftsker:

The 0.74-acre subject property consists of Lot 1-A of Tract A, Unit B of the North Albuquerque Acres subdivision and is located at the southeast corner of San Mateo Boulevard and Beverly Hills Avenue in northeast Albuquerque, New Mexico. Two office/warehouse buildings (approximately 6,000 square feet each) were constructed in 2003 and 2004 at the site. Building 1 is located on the north portion of the site and Building 2 is located on the south portion of the site. The site is located over the north cell of the Coronado Landfill. Therefore, there is a potential for methane, hydrogen sulfide, and other landfill gases to affect the construction workers, to enter the buildings, or to migrate along the underground utility corridors. Subsequently, Vinyard & Associates (V&A) designed a landfill gas mitigation plan (May 23, 2003) to address those issues. The landfill mitigation plan consisted of:

- Removing trash from beneath the buildings (also considered for structural considerations);
- Placing an impermeable membrane beneath the buildings;
- Constructing a passive venting system beneath the buildings; and
- Constructing venting systems on the underground utility trenches.

Trash from beneath the two buildings and for a distance of 5 feet outside the stemwalls was excavated to the depth of native soil. In addition, subsurface trash

AV FTZ 1/7/05

was removed from beneath the wet (water and sewer) utility trenches. The maximum depth of trash encountered was 16 feet. The trash (486 truckloads) was hauled to Waste Management in Rio Rancho, New Mexico, for proper disposal. Disposal manifests from Waste Management document that 9,734 cubic yards of excavated trash were accepted from September 17, 2003, through October 9, 2003. No potentially hazardous materials were encountered during excavation of the debris. Clean fill was imported and compacted to bring the site up to grade. Trash from beneath the Beverly Hills Avenue right-of-way was not removed during this phase of the project.

The passive manifold venting system consisted of placing 4-inch diameter perforated PVC pipe on 10-foot centers beneath the building. The perforated pipe was connected to two 6-inch diameter pipes along the side of the building. One 6-inch diameter PVC pipe serves as an airflow inlet and was connected to an above-grade gooseneck. One 6-inch PVC pipe connected to a gooseneck serves as an airflow outlet and was connected to an above-grade turbine. The perforated PVC pipe was placed at the midpoint of an 8-inch thick layer of $\frac{3}{8}$ -inch diameter rounded pea gravel. The V&A 2003 letter specified that the perforations should be $\frac{3}{8}$ -inch to $\frac{1}{2}$ -inch in diameter on 4-inch centers and that the pipe should be wrapped in filter fabric. Perforations were $\frac{1}{2}$ -inch in diameter and were placed at 6-inches on center. The perforated pipe was rotated so that the perforations are on the underside of the pipe and the gravel would not enter the openings. However, the $\frac{3}{8}$ -inch pea gravel now has a potential to block the openings and restrict the flow of gas through the system.

A solid sheet of 20-mil plastic, provided by Lange Containment Systems, was placed above the pea gravel. Utility penetrations through the plastic were sealed using Seaman Corp. FTR-190 Bonding Adhesive and caulk. The plastic barrier was attached to the top of the concrete stemwalls using FTR-190 Bonding Adhesive. A 2-inch thick layer of clean sand was placed over the plastic barrier. The concrete slab was poured over the sand layer.

Three wet utilities enter the property from San Mateo Boulevard — a water line for potable water, a water line for the fire suppression system, and a sanitary sewer line. One venting barrier was placed within each of these three utility trenches. The utility trench venting barriers consist of a 2-foot wide $\frac{3}{8}$ -inch pea gravel plug. The sanitary sewer venting system was placed in the median along

San Mateo Boulevard. The two water lines were vented in the landscaping along the west side of the site. These three venting barriers are exhausted using a 4-inch diameter perforated PVC pipe that is connected to solid metal pipe that extends above-grade in a gooseneck. The V&A 2003 letter specified constructing $\frac{3}{8}$ -inch pea gravel venting barriers on 50-foot centers for all (wet or dry, public or private) underground utilities, which was not done.

Since the site was not constructed according to the 2003 V&A recommendations, V&A recommends the following modifications to site conditions:

- The vent pipe beneath the buildings was not wrapped in filter fabric to prevent gravel from plugging the holes. V&A recommends that four 10-foot monitoring wells should be installed (two per building) and sampled quarterly for landfill gases for a period of two years. Air quality samples will also be collected inside the buildings. If no landfill gases are detected within two years, then the monitoring schedule should be reevaluated. If minor concentrations of landfill gases are indicated, then monitoring should continue. If significant levels of landfill gases are indicated then blowers should be attached to the building venting systems.
- Since the wet utilities were not vented on 50-foot centers, V&A recommends that one additional venting barrier should be placed in the central portion of the parking lot. This venting barrier should be constructed using 1-inch gravel around the sanitary sewer line and the water line. Filter fabric should be placed over the gravel. Compacted fill and asphalt should be placed over the filter fabric. A 2-inch diameter perforated PVC pipe should transition the gravel. The 2-inch diameter PVC pipe should have $\frac{3}{8}$ -inch perforations on 6-inch centers. The perforated pipe will connect to solid pipe that runs underground to a landscaping area on the south side of Building 1. This pipe will be galvanized metal above grade. This pipe will be vented using a wind turbine.
- Venting barriers (one per building) will be placed around the PNM and telephone lines on the north side of Building 1 and on the south side of Building 2. These venting barriers should be constructed using 1-inch gravel and filter fabric should be placed over the gravel. Compacted fill should be placed over the filter fabric. A 2-inch diameter perforated PVC pipe should transition the gravel. The 2-inch diameter PVC pipe should

have 3/8-inch perforations on 6-inch centers. The perforated pipe will be connected to the exhaust pipes that vent the buildings.

- The electric line along the east side of the site goes underground for a distance of approximately 260 feet. V&A recommends installing one gravel venting barrier in the landscaping area at the southeast corner of Building 1. This venting barrier should be constructed using 1-inch gravel. Filter fabric should be placed over the gravel at the ground surface. Bark, gravel, or similar landscaping materials should be placed over the filter fabric. This barrier will vent directly to the atmosphere. Although the remaining underground length of the electric line is in excess of 50 feet, the venting barrier on the south side of Building 2 (discussed in the previous bulleted paragraph) should prevent landfill gases from entering the building.
- The three existing utility trench (sewer and water) venting barriers are currently connected to goosenecks. V&A recommends that those three goosenecks should be replaced with wind turbines.

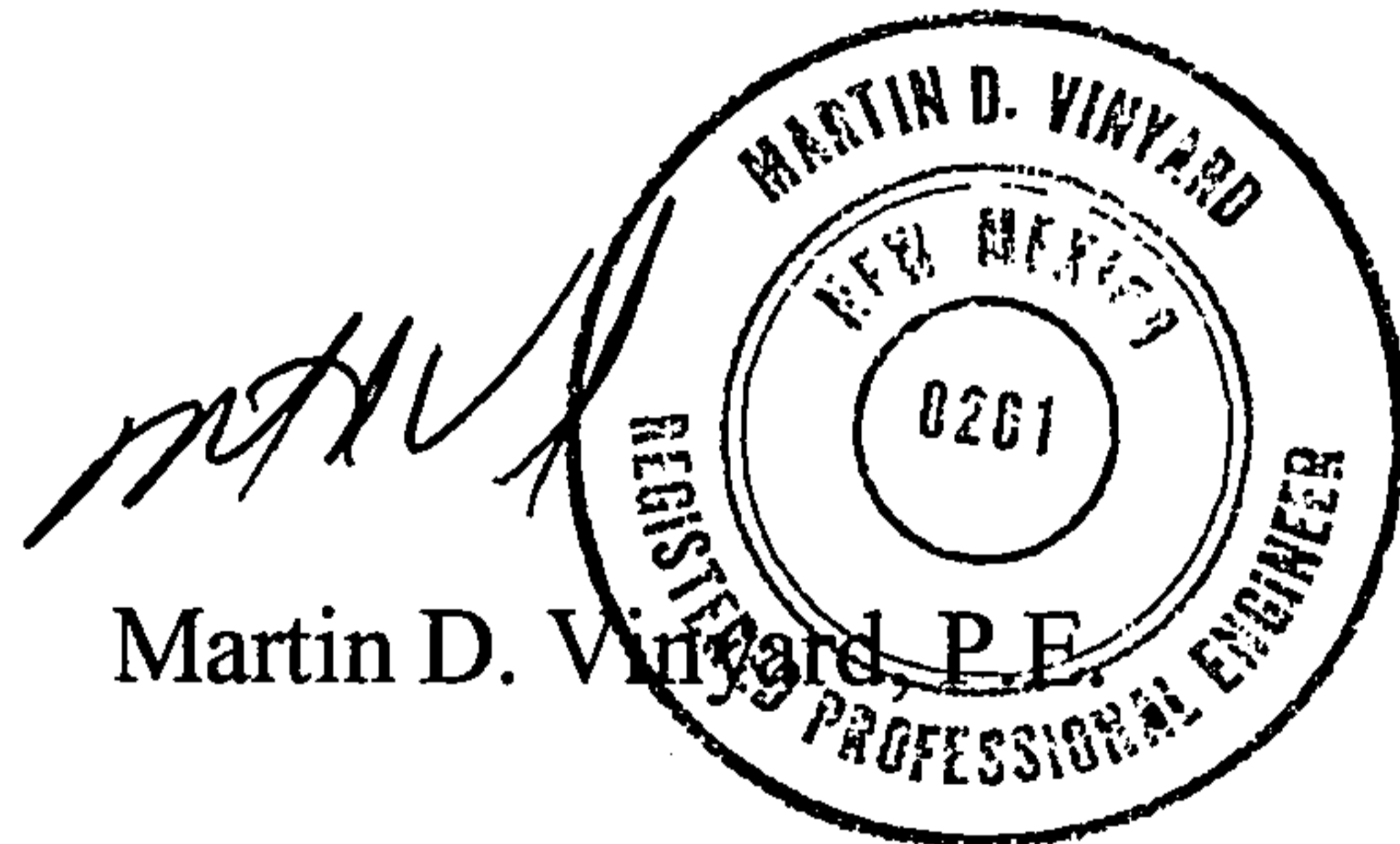
Please call if you have any questions regarding these recommendations. The construction modifications should be photographed to document compliance.

Sincerely,
Vinyard & Associates, Inc.



Kenneth E. Hunter

KEH/er





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

4. Project # 1000662
04DRB-01893 Major-Two Year SIA

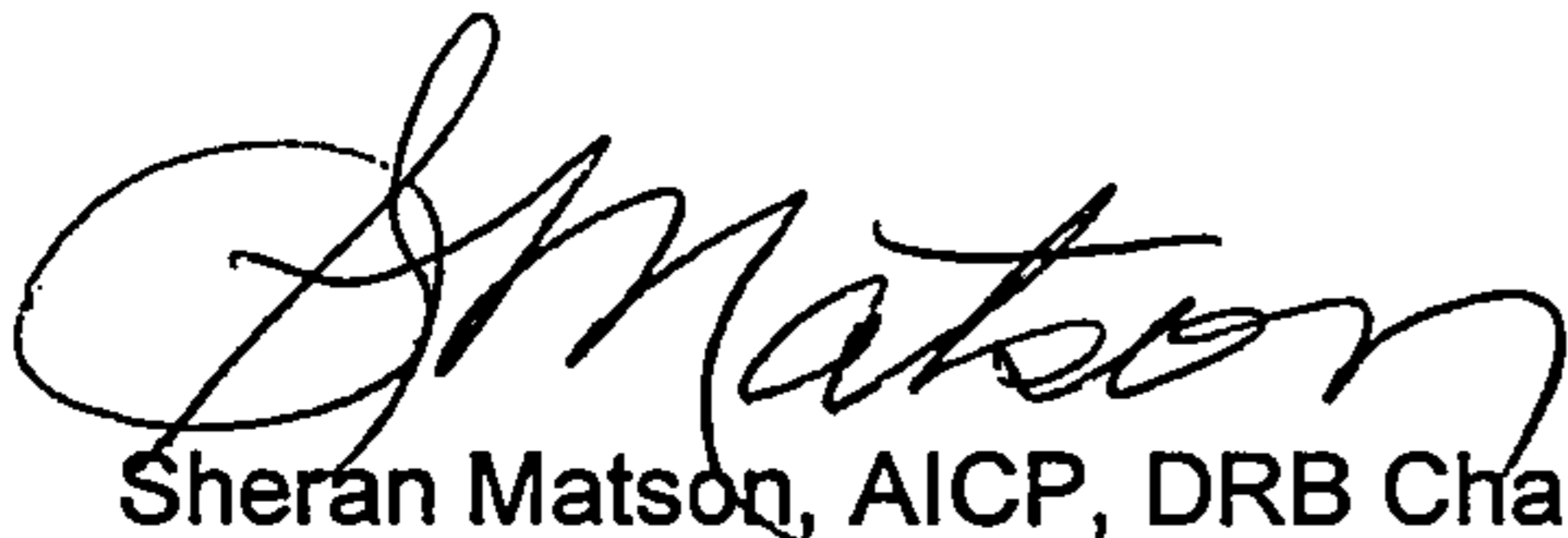
TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 3A3A1, 3A3A3 and 3A3A2A, **RENAISSANCE CENTER**, zoned SU-1 IP, located on MISSION BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 8 acre(s) [REF: 00AA00943, 04DRB00370 & 00310] (F-16)

At the January 5, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

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

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



Sheran Matson, AICP, DRB Chair

Cc: Union Pension Transaction Trust NM 2000-02, 1110 Pennsylvania Ave, Suite A,
87110
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

3. Project # 1000419
04DRB-01897 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 1B1A, 1B1B and 1B1C, **RENAISSANCE CENTER**, zoned SU1 C-1, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02AA00165 & 00164, 02AA00814, 03DRB00590] (F-16)

At the January 5, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

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

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



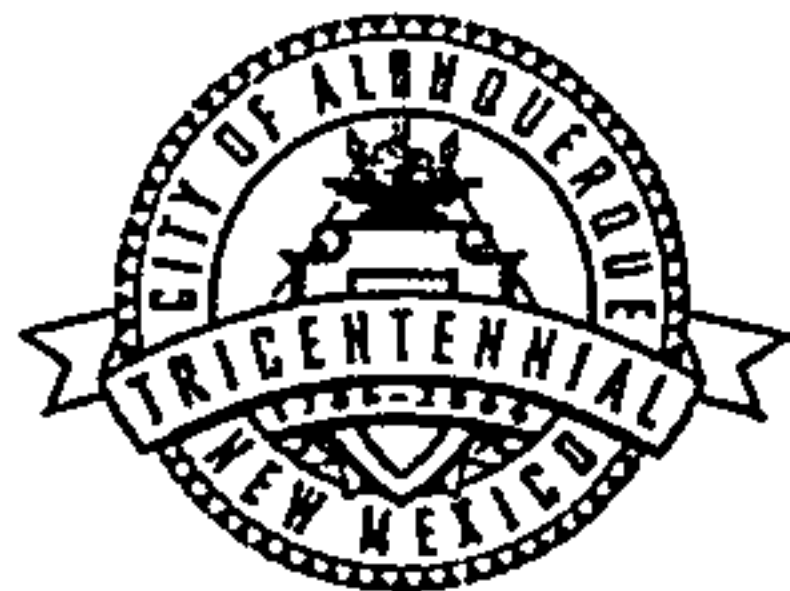
Sheran Matson, AICP, DRB Chair

Cc: Union Pension Transaction Trust NM 2000-02, 1110 Pennsylvania Ave, Suite A,
87110

Tierra West LLC, 8509 Jefferson NE, 87113

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

9. Project # 1003778

04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04, 12/15/04 & 12/29/04] (C-19)*

At the January 5, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 1/5/05 and approval of the grading plan engineer stamp dated 9/7/04 the preliminary plat was approved with the following conditions of final plat approval:

The grading plan shall be revised for minor change to match plat.

The final plat shall reflect the maintenance and beneficiary of the easement that was granted.

The perimeter wall design shall be approved prior to final plat.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 4001 Juan Tabo Blvd NE, 87111
Larry Read & Associates Inc., 4800 Juan Tabo Blvd NE, Suite C, 87111
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

6. Project # 1001118
04DRB-01896 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 4A1 and 4A2, **RENAISSANCE CENTER**, zoned SU-1 FOR IP, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA02065, 01DRB00342] (F-16)

At the January 5, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Union Pension Transaction Trust NM 2000-02, 1110 Pennsylvania Ave, Suite A,
87110

Tierra West LLC, 8509 Jefferson NE, 87113

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

10. Project # 1003779

04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [*Deferred from 12/8/04, 12/15/04 & 12/29/05*] (C-19)

At the January 5, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 1/5/05 and approval of the grading plan engineer stamp dated 1/3/05 the preliminary plat was approved with the following conditions of final plat approval:

Street radius dedication shown at Lot 7.

An approved perimeter wall design shall occur before final plat.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.



OFFICIAL NOTICE OF DECISION
PAGE 2

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 4001 Juan Tabo Blvd NE, 87111
Larry Read & Associates Inc., 4800 Juan Tabo Blvd NE, Suite C, 87111
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

14. Project # 1000922
04DRB-01984 Minor-Extension of Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA UNIT 1**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04DRB01880, 04DRB01881] (C-10/D-10)

At the January 5, 2005, Development Review Board meeting, a one-year extension of the preliminary plat was approved to January 5, 2006 with the following condition of final plat approval:

All terms of the agreement must be met including cash payment from the developer to the Water Authority prior to final plat approval.

Sheran Matson, AICP, DRB Chair

Cc: Legacy Sustainable Development, 14 Vista Estrella Street, Santa Fe, NM
87540

Wilson & Company, 2600 the American Road SE, Suite 100, Rio Rancho, NM
87124

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

2. **Project # 1000269**
04DRB-01894 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, 5B2B1 and 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 C-2, located on MERCANTILE AVE NE, between CULTURE AVE NE and PAN AMERICAN FWY NE containing approximately 1 acre(s). [REF: 00DRB00226, 03DRB01269] (F-16)

At the January 5, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc:Union Pension Transaction Trust NM 2000-02, 1110 Pennsylvania Ave, Suite A,
87110
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

8. Project # 1003429
04DRB-01891 Major-Bulk Land Variance
04DRB-01892 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for RIO BRAVO PARTNERS request(s) the above action(s) for all or a portion of Parcel 1, **RIO BRAVO PARTNERS**, Tract(s) 16, **EL RANCHO GRANDE, UNIT 14** and a portion of **WESTGATE DRAINAGE DAM**, zoned RD & RLT, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 121 acre(s). [REF: 04DRB00717] (N-8)

At the January 5, 2005, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Preliminary plat was approved with final sign off delegated to City Engineer for AMAFCA'S signature and Planning for AGIS dxf file and the 15-day appeal period.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.



OFFICIAL NOTICE OF DECISION
PAGE 2

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Sheran Matson, AICP, DRB Chair

Cc: Rio Bravo Partners, 5160 San Francisco NE, 87109
Aldrich Land Surveying, 4109 Montgomery Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 5, 2005

5. Project # 1000874
04DRB-01895 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER**, zoned SU-1 IP, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 9 acre(s). [REF: 00DRB01464, 03DRB00444] (F-16)

At the January 5, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 20, 2005, in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Union Pension Transaction Trust NM 2000-02, 1110 Pennsylvania Ave, Suite A,
87110

Tierra West LLC, 8509 Jefferson NE, 87113

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

CURRENT DRC Project Number: _____

Handwritten marks: a large 'X' and a stylized 'S' or '8'.

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

STKX OFFICE BUILDING, LOT 1-A, BLOCK 5, UNIT B, NAA
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1-A, BLOCK 5, TRACT A, UNIT B, NAA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: *1/12/04*
Date Site Plan Approved: *1/21/04*
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No: *1002786*
DRB Application No: *04-00036*

ORIGINAL

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									
<input type="text"/>	<input type="text"/>	** 24' F-Edge 20' Perm. & 4' Temp	Residential Pavement <u>C&G ON SOUTH SIDE ONLY</u> <u>4' SD/WK ON SOUTH SIDE ONLY</u>	Beverly Hills Ave., NE	East Prop. Line Lot 1-A	San Mateo Blvd., NE	/	/	/
<input type="text"/>	<input type="text"/>	+/-3' F-Edge Perm.	Arterial Pavement <u>C&G ON EAST SIDE ONLY</u> <u>6' SD/WK ON EAST SIDE ONLY</u>	San Mateo Blvd., NE	South Prop. Line Lot 1-A	Beverly Hills Ave., NE	/	/	/
STORM SEWER									
<input type="text"/>	<input type="text"/>	** 42"	Storm Sewer Pipe RCP	San Mateo Blvd., NE	Beverly Hills Ave., NE	Venice Ave., NE	/	/	/
<input type="text"/>	<input type="text"/>	** 36"	Storm Sewer Pipe RCP	Beverly Hills Ave., NE	East Prop. Line Lot 1-A	San Mateo Blvd., NE			
			<i>Ext-AC curb</i>	<i>San Mateo</i>	<i>Beverly Hills</i>	<i>Venice</i>			
WATERLINE									
<input type="text"/>	<input type="text"/>	** 8"	Waterline PVC C-900	Beverly Hills Ave., NE	East Prop. Line Lot 1-A	San Mateo Blvd., NE	/	/	/
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	** 8"	Sanitary Sewer line SDR-35	Beverly Hills Ave., NE	East Prop. Line Lot 1-A	San Mateo Blvd., NE	/	/	/
<input type="text"/>	<input type="text"/>								
<input type="text"/>	<input type="text"/>								

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 SIA/Financial Release
- 5 A gas mitigation measure report must be submitted and approved by AEHD prior to DRC and/or Site Plan Approval
- 6 Landfill material within City Right of Way and/or easement must be removed as part of the City's Work Order
- 7 ** Deferred Construction Item
- 8 _____
- 9 _____
- 10 _____

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

James W. Miller
NAME (print)

Sheran Nelson 1/21/04 DRB CHAIR - date
Christina Sandoval 1/21/04 PARKS & GENERAL SERVICES - date

Miller & Associates
FIRM

Robert Duff 1-21-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 01/13/2004
SIGNATURE - date

Roger A Green 1/21/04
UTILITY DEVELOPMENT - date

- date

Brady J. Bihan 1-21-04
CITY ENGINEER - 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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes

___ ...for Building Permit

___ IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

___ Annexation

___ County Submittal

___ EPC Submittal

___ Zone Map Amendment (Establish or Change Zoning)

___ Sector Plan (Phase I, II, III)

___ Amendment to Sector, Area, Facility or Comprehensive Plan

___ Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Fidelity Trust Co PHONE: 771-1400

ADDRESS: P.O. Box 729 FAX: 771-1838

CITY: Bernalillo STATE NM ZIP 87004 E-MAIL: _____

Proprietary interest in site: 100% Owner

AGENT (if any): James Miller PHONE: 345-1312

ADDRESS: 5220 2nd St NW FAX: 345-4400

CITY: Albuq. STATE NM ZIP 87107 E-MAIL: _____

DESCRIPTION OF REQUEST: Admended Site Development Plan for Bldg Permit

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

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

Lot or Tract No. Lot #4 Tract Block: 5 Unit: B

Subdiv. / Addn. North Albuq. Acres

Current Zoning: SU2/IP Proposed zoning: _____

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

Total area of site (acres): .8 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? _____

UPC No. 1-018-068-010-199-3-07'25 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: North of Alameda on

Between: San Mateo, 9420 San Mateo NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX,Z, V, S, etc.): 030283 01075

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

SIGNATURE James Miller DATE _____

(Print) James Miller - agent _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>041283 - 00036</u>	<u>ASBP</u>	<u>PL3</u>	<u>\$ 255.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ <u>20.00</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>January 21, 2004</u>				Total <u>\$ 275.00</u>

Paul Cardel 1/13/04
Planner signature / date

Project # 1002786

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.

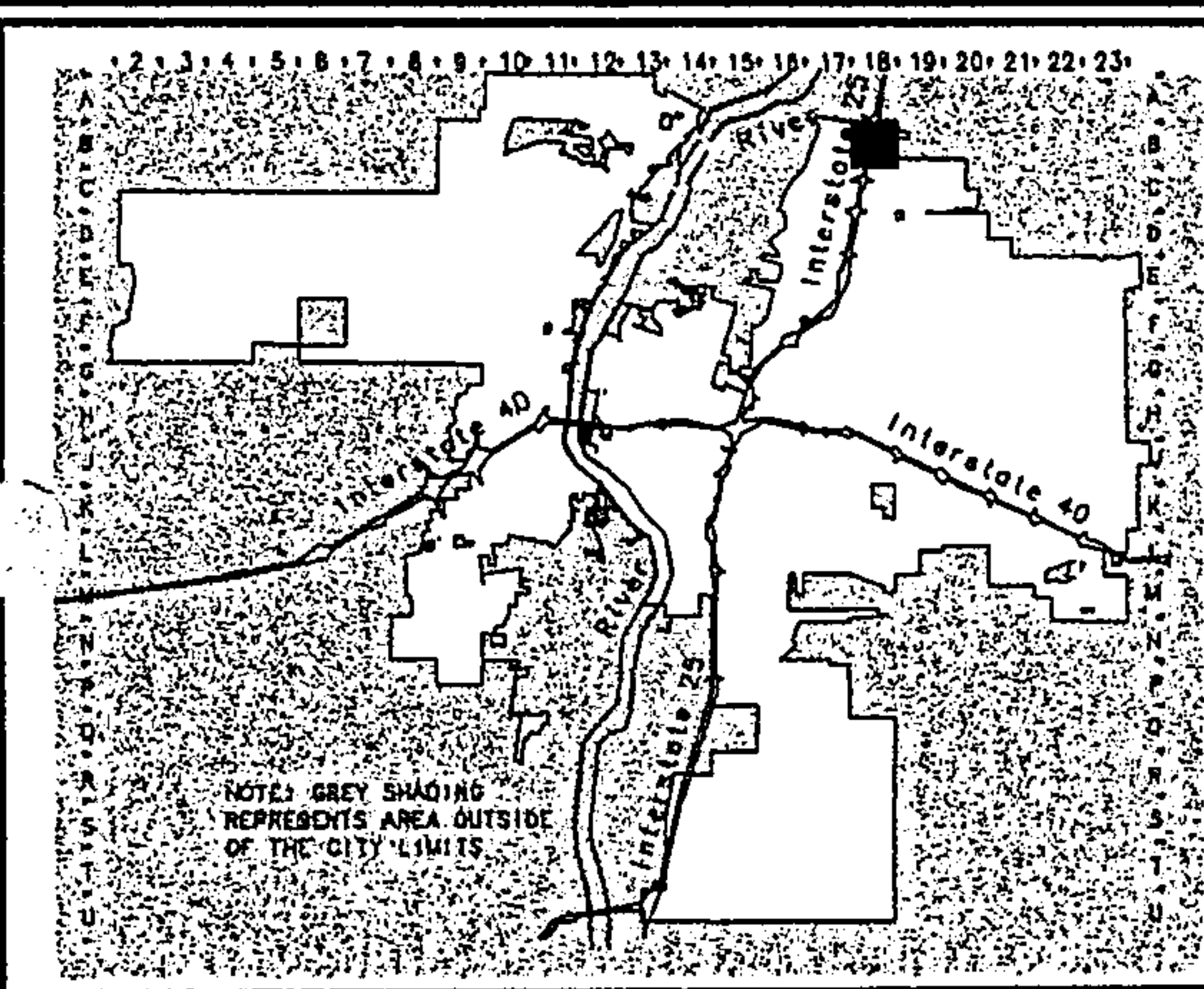
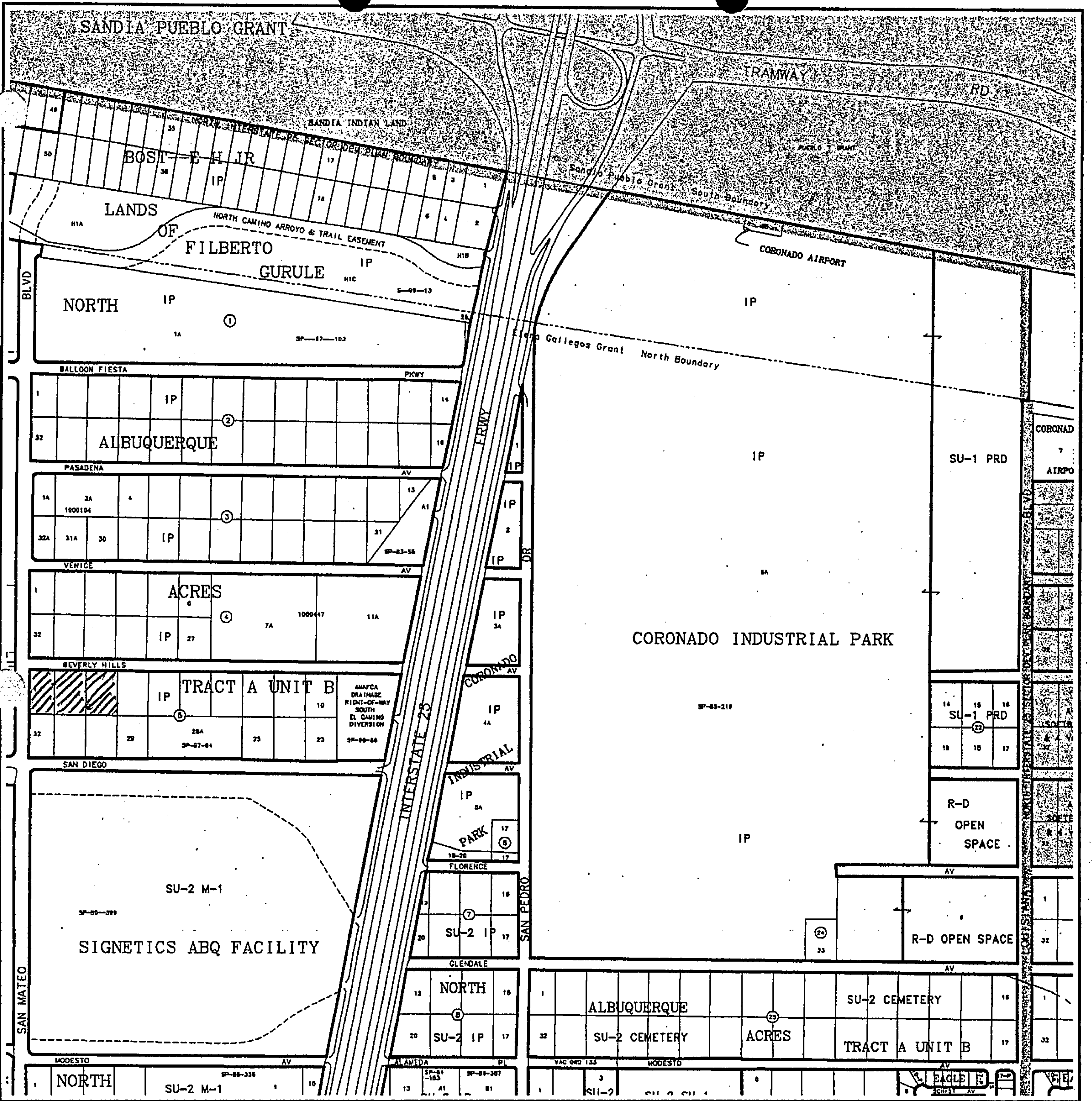
James Miller
Applicant name (print)
James Miller 1/13/03
Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
040203 - 00036

Paul Casler
Planner signature / date
Project # 1002786

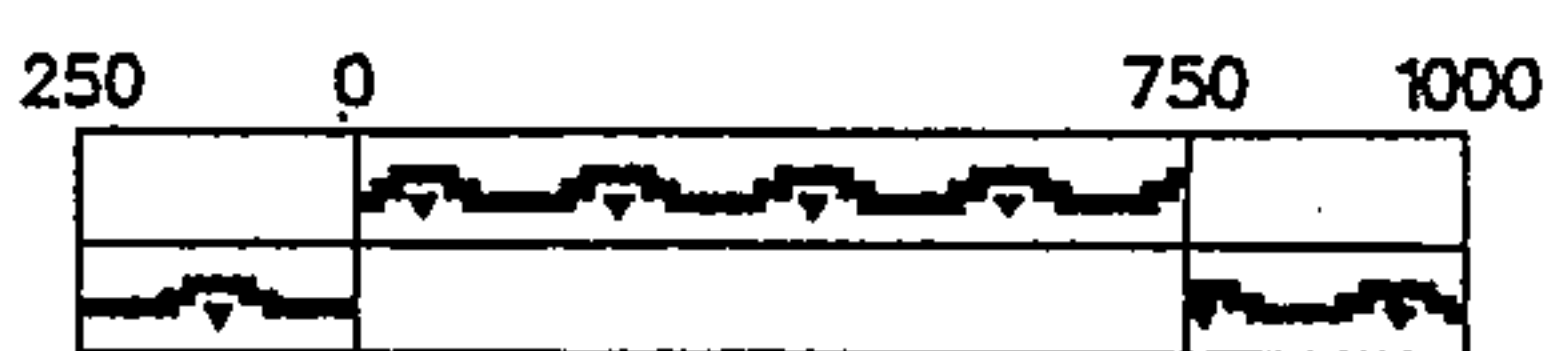


CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2000

GRAPHIC SCALE IN FEET



Zone Atlas Page

B-18-Z

Map Amended through July 27, 2000

Fidelity Trust Company
STKX Construction, Inc

January 12, 2004

City of Albuquerque
Design Review Board

Dear Board Member(s)

Fidelity Trust Co (Owner) and STKX Construction, Inc (Contractor) are requesting your review and approval of the Site Development Plan for the construction of the proposed Office/Warehouse complex to be located at 9420 San Mateo Blvd., NE. in the North Albuquerque Acres area.

The proposed complex will consist of six (6) office /warehouse buildings on three undeveloped lots totaling approximately 2.5 acres. Each building will consist of two separate office /warehouse units. Each unit will have approximately 990 sq. ft. net office space and 1,963 sq. ft of net warehouse area for a combined interior area of about 2,950 sq. ft per unit. Each 2-unit will have a footprint area of approximately 6,140 square feet.

The buildings will be light-gauge metal-framed construction with stucco exterior and drywall interior finish. Colors for the stucco, trim and accent features will be Southwest earth tones. The site will be tastefully lighted and landscaped in accordance with City of Albuquerque requirements. This will be a phased development project which, when complete, will accommodate the needs of up to twelve small business enterprises in an area where our city is experiencing rapid growth and demand for this type of development.

Thank you.



Sincerely,

Alan D Noftsker
President, Fidelity Trust Company
President, STKX Construction, Inc

Fidelity Trust Company
STKX Construction, Inc

January 12, 2004

City of Albuquerque
Albuquerque, New Mexico

To Whom It May Concern:

Fidelity Trust Company (Owner) and STKX Construction, Inc (Contractor) do hereby authorize Miller and Associates, Architects to act as our agent in the development and submittal of Plans and Documents for the proposed Gateway Park office/warehouse complex to be located at 9420 San Mateo Blvd., NE., Albuquerque, New Mexico.

Thank you.



Sincerely,

Alan D Noftsker
President, Fidelity Trust Company
President, STKX Construction, Inc

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

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

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

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

SHEET #1 - SITE PLAN

A. General Information

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

B. Proposed Development

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

2. Non-Structural and Parking

A. Parking design with spaces numbered per aisle and totaled

- | | | | |
|-------------------------------------|---------------------------------|---------------------|--|
| <input checked="" type="checkbox"/> | 1. Location | | |
| <input checked="" type="checkbox"/> | 2. Arrangements | | |
| <input checked="" type="checkbox"/> | 3. Dimensions | | |
| <input checked="" type="checkbox"/> | 4. Turning spaces | | |
| <input checked="" type="checkbox"/> | 5. Drives | | |
| <input checked="" type="checkbox"/> | 6. Aisles | | |
| <input checked="" type="checkbox"/> | 7. Ingress | | |
| <input checked="" type="checkbox"/> | 8. Egress | | |
| <input checked="" type="checkbox"/> | 9. Number of spaces | Required: <u>72</u> | |
| | | Provided: <u>76</u> | |
| <input checked="" type="checkbox"/> | 10. Handicapped parking, spaces | Required: <u>6</u> | |
| | | Provided: <u>6</u> | |
- B. Bicycle racks, spaces Required: 6
Provided: 6
- C. Refuse container and enclosure, if applicable.

C. Street and Circulation

- | | | |
|-------------------------------------|-----|---|
| <input checked="" type="checkbox"/> | 1. | Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions. |
| <input checked="" type="checkbox"/> | 2. | Curve radii |
| <input checked="" type="checkbox"/> | 3. | Right-of-Way width |
| <input checked="" type="checkbox"/> | 4. | Pavement width, flow line to flow line including medians and median cuts. |
| <input checked="" type="checkbox"/> | 5. | Sidewalk widths and locations, existing and proposed |
| <u>NA</u> | 6. | Rail spurs, if applicable |
| <u>NA</u> | 7. | Location of traffic signs and signals related to the functioning of the proposal. |
| <u>NA</u> | 8. | Bikeways |
| <u>NA</u> | 9. | Bus facilities, including bays and shelters where required. |
| <input checked="" type="checkbox"/> | 10. | Curb cut size and type. |
| <u>NA</u> | 11. | Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage. |

D. Utilities

- | | | |
|-------------------------------------|----|---|
| <input checked="" type="checkbox"/> | 1. | Fire hydrant locations, existing and proposed. |
| <input checked="" type="checkbox"/> | 2. | Distribution lines |
| <input checked="" type="checkbox"/> | 3. | Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions. |
| <input checked="" type="checkbox"/> | 4. | Existing water, sewer, storm drainage facilities (public and/or private) |
| <input checked="" type="checkbox"/> | 5. | Proposed water, sewer, storm drainage facilities (public and/or private) |

E. Phasing

- | | | |
|-------------------------------------|----|---|
| <input checked="" type="checkbox"/> | 1. | Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable. |
|-------------------------------------|----|---|

SHEET #2- LANDSCAPING PLAN

if appropriate maybe shown on sheet #1, site plan with the approval of planning staff.
See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope paving, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - NA C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees ('common and/or botanical names).
 - NA A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. irrigation System
- 9. Planting Beds
- NA 10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
- 11. Responsibility for maintenance
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement in square feet and percent: 15 %, 10,937 sq.ft.
- 14. Landscaped area provided, in square feet and percent 26 %, 19,273 sq.ft.

SHEET #3- GRADING PLAN

A. General Information

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

B. Proposal

- 1. Grading submittals, pending areas, erosion and sediment control facilities:
 - a. Conceptual grading and drainage plan
 - b. Drainage plan (maybe required for other submittals)
 - c. Drainage Report (maybe required for other submittals)

- A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change. Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point
- B. Spot Elevation
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.
- C. Grade Changes
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4- BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

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

B. Signage

- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area
- NA 5. Lighting
- 6. Materials and Colors
- NA 7. Additional information including, renderings, perspective drawings may be submitted.

 A. Samples

- 1. Presentation Models
- 2. Photos

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

PAID RECEIPT

APPLICANT NAME Fidelity Trust
AGENT James Miller
ADDRESS 5220 2nd St NW
PROJECT & APP # 1002786 04DRB 00036
PROJECT NAME North Albug Acres

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee
\$ 255⁰⁰ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 275⁰⁰ TOTAL AMOUNT DUE

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

01/13/2004 12:20PM LOC ANN
X
RECEIPT# 00018525 WSH 007 TRANS# 0013
Account 469099 Fund 0110
Activity 4916000 TRSDMM
Trans Amt \$275.00
J24 Misc \$20.00

DUPLICATE
City Of Albuquerque
Treasury Division

Counterreceipt.doc 12/29/03

DUPLICATE
City Of Albuquerque
Treasury Division

01/13/2004 12:20PM LOC: ANN
X
RECEIPT# 00018526 WSH 007 TRANS# 0013
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$275.00
J24 Misc \$255.00
CK \$275.00
CHANGE \$0.00

Thank You

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

FIDELITY TRUST CO.

AGENT

JIM MILLER

ADDRESS

5220 2nd St. NW

PROJECT NO.

1002786

APPLICATION NO.

03-01075

\$ 50⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 50⁰⁰

Total amount due

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

11549

PAY TO THE ORDER OF City of Albuquerque DATE 7/23/03 95-32-1070

fifty and 00/100 \$ 50⁰⁰

Bank of America. DOLLARS

ACH R/T 107000327

FOR _____

DUPLICATE
City of Albuquerque
Treasury Division

07/23/2003 12:01PM LOC: ANN

X

RECEIPT# 00012862 WSH 008 TRANS# 0018
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$50.00
J24 Misc 10/28/02 \$50.00
CK \$50.00
CHANGE \$0.00

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

ZONING Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

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

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

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

APPLICANT INFORMATION:

NAME: Fidelity Trust Co PHONE: 771-1400

ADDRESS: P.O. Box 729 FAX: 771-1838

CITY: Bernalillo STATE NM ZIP 87004 E-MAIL: STKXNM@AOL.COM

Proprietary interest in site: 100% OWNER

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: Office / Warehouse Complex, 6 buildings & 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 NO. 1, 2 & 3, TRACT A Block: Block 5 Unit: UNIT B

Subdiv. / Addn. NORTH ALBUQUERQUE ACRES

Current Zoning: SH/IP Proposed zoning: SH/IP

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

Total area of site (acres): 2.5 Acres Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes No but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? YES

UPC No. 1-018-005-010-194-3-01-25 (Lot 1) MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO BLVD, NE (9420)

Between: SAN DIEGO and BEVERLY HILLS AVE. NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1001648

612HE-01832 BOA APPEAL OF ZHE

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

SIGNATURE Deke Noftsker President Fidelity Trust Co DATE 6-25-03

(Print) DEKE NOFTSKER Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	SF	Fees
<u>03DRB - 01075</u>	<u>SBP</u>	<u>P(B)</u>	<u>\$ 385.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>JULY 9TH</u>			Total <u>\$ 385.00</u>

Bohner 7/11/03
Planner signature / date

Project # 1002786

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

36
36
36

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 (IP ZONE!)
 - 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.

Fidelity Trust Co.

DEKE NOFTSKER President
Applicant name (print)

[Signature]
Applicant signature / date

6-25-03

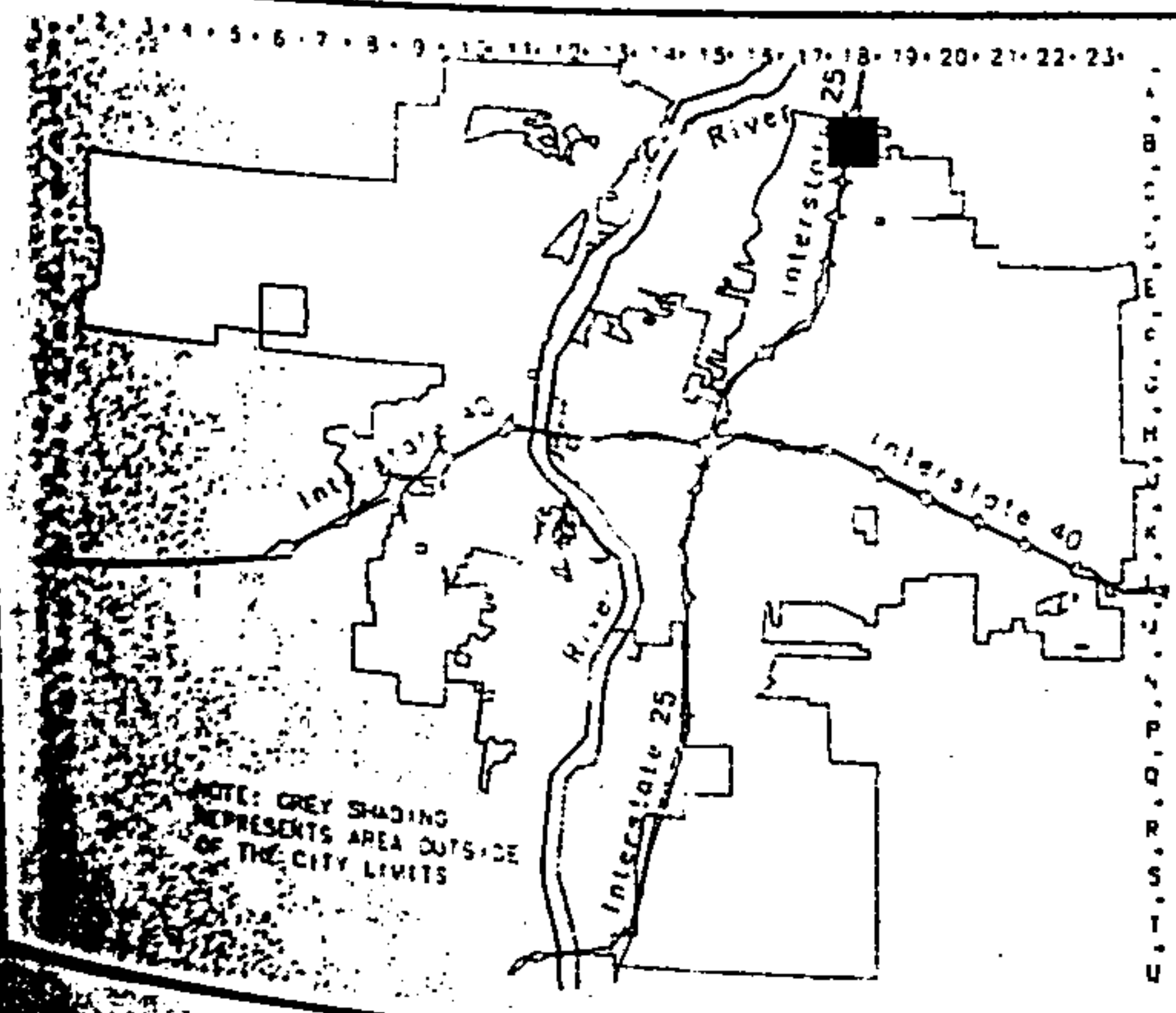
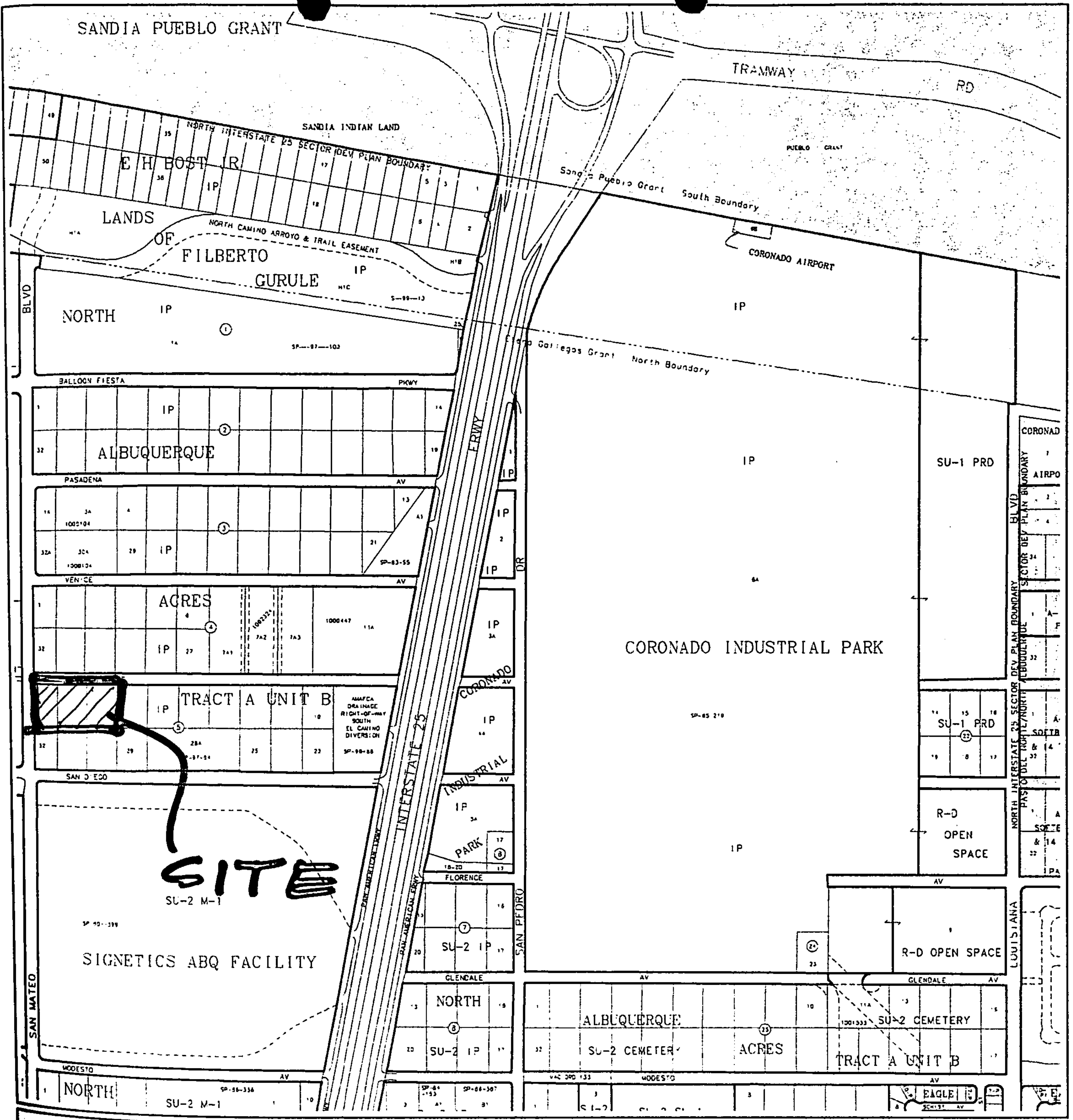


Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
030PB - - 01075

[Signature] 7/01/03
Planner signature / date

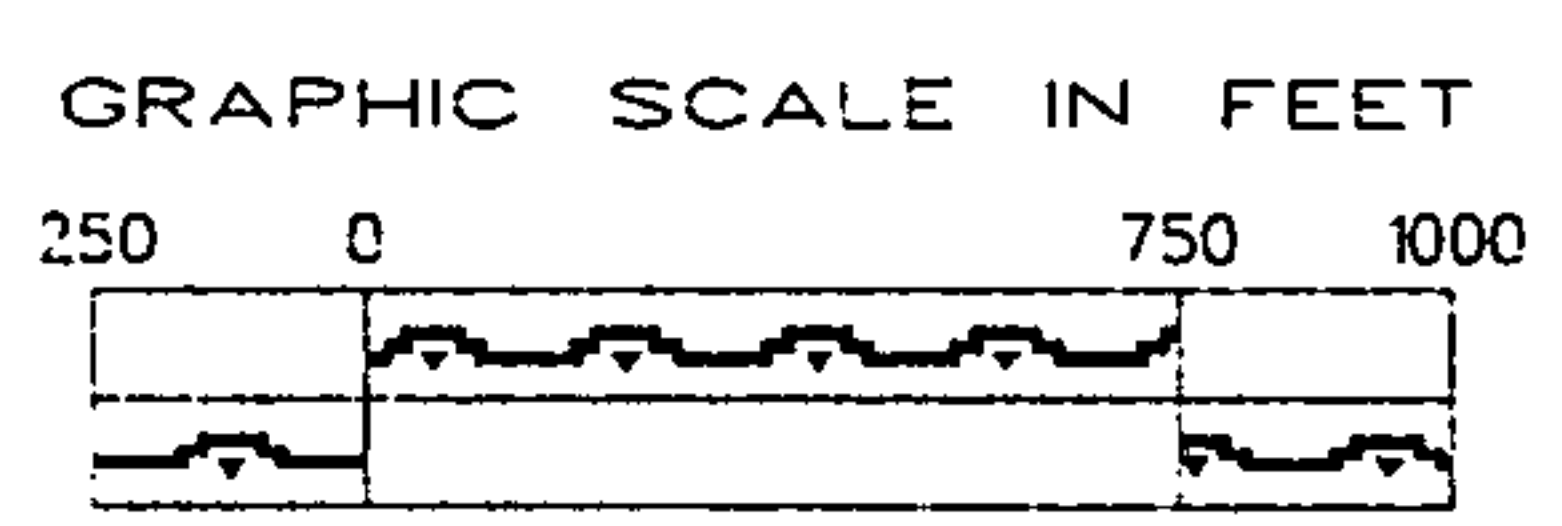
Project # 1002786



CITY OF
Albuquerque

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

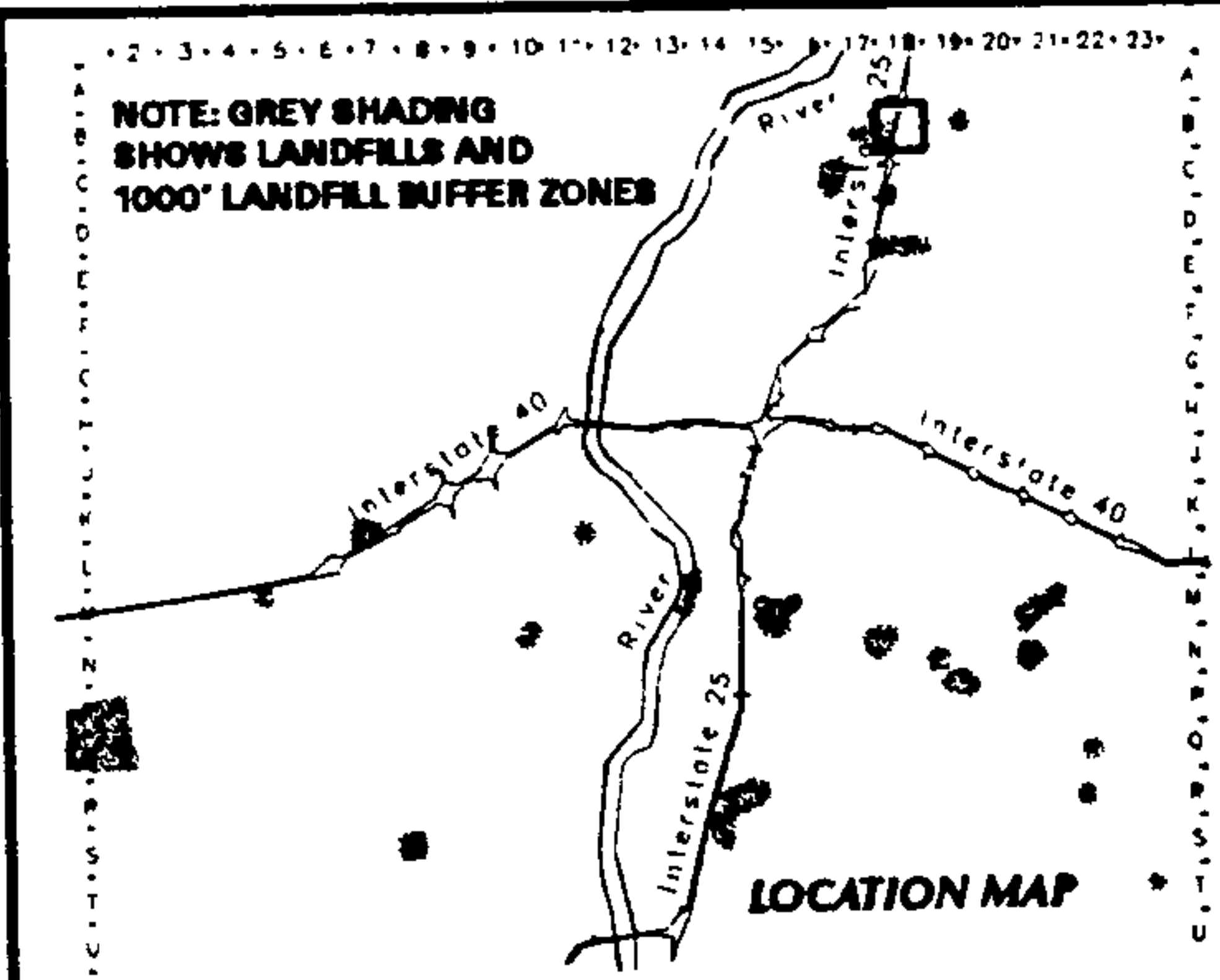
© Copyright 2003



Zone Atlas Page

B-18-Z

Map Amended through January 21, 2003



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

— Municipal Limits

Special LANDFILL Map

B-18

April 05, 2000

Scale is Approximately 1" = 750'

June 24, 2003

**Fidelity Trust Company
STKX Construction, Inc.**

P.O. Box 729 / 845 South Hill Road
Bernalillo, New Mexico 87004
Phone: (505) 771-1400
Fax (505) 771-1838

City of Albuquerque
Design Review Board

Dear Board Member(s)

Fidelity Trust Co. (Owner) and STKX Construction, Inc. (Contractor) are requesting your review and approval of the Site Development Plan for the construction of the proposed Office/ Warehouse complex to be located at 5400 San Mateo Blvd., NE, in the North Albuquerque Acres area.

The proposed complex will consist of six (6) office/ warehouse buildings on three undeveloped lots totaling approximately 2.5 acres. Each building will consist of two separate office/ warehouse units. Each unit will have approximately 990 sq.ft. net office space and 1,963 sq.ft. of net warehouse area for a combined interior area of about 2,950 sq.ft. per unit. Each 2-unit building will have a footprint area of approximately 6,140 square feet.

The buildings will be light-gauge metal framed construction with stucco exterior and drywall interior finish. Colors for the stucco, trim and accent features will be Southwest earth tones. The site will be tastefully lighted and landscaped in accordance with City of Albuquerque requirements. This will be a phased development project which, when complete, will accommodate the needs of up to twelve small business enterprises in an area where our city is experiencing rapid growth and demand for this type of development.

Thank you,

Sincerely,



Alan D. (Deke) Noftsker
President, Fidelity Trust Company
President, STKX Construction, Inc.

June 24, 2003

**Fidelity Trust Company
STKX Construction, Inc.**

P.O. Box 729 / 845 South Hill Road
Bernalillo, New Mexico 87004
Phone: (505) 771-1400
Fax (505) 771-1838

City of Albuquerque
Albuquerque, New Mexico

To Whom it may concern

Fidelity Trust Company (Owner) and STKX Construction, Inc. (Contractor) do hereby authorize Miller and Associates, Architects to act as our Agent in the development and submittal of Plans and Documents for the proposed Gateway Park office/ warehouse complex to be located at 5400 San Mateo Blvd., NE., Albuquerque, New Mexico.

Thank you,

Sincerely,



Alan D. (Deke) Noftsker

President, Fidelity Trust Company
President, STKX Construction, Inc.

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

**
**
**

SUBDIVISION

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

Supplemental form **S**

ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

Z

SITE DEVELOPMENT PLAN

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

P

APPEAL / PROTEST of...

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

A

L

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: Fidelity Trust Co
 ADDRESS: P.O. Box 729
 CITY: Bernalillo STATE NM ZIP 87004
 Proprietary interest in site: Owner
 AGENT (if any): Advanced Engineering and Consulting, LLC
 ADDRESS: 10205 Snowflake Ct., NW
 CITY: Albuquerque STATE NM ZIP 87114

PHONE: 771-1400
 FAX: 771-1833
 E-MAIL: _____
 PHONE: 899-5570
 FAX: 897-4996
 E-MAIL: AECLLC@AOL.COM

DESCRIPTION OF REQUEST: Preliminary / Final Plat

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 1, 2, & 3, Tract A Block: 5 Unit: B
 Subdiv. / Addn. North Albuquerque Acres
 Current Zoning: ~~SOU~~ IP Proposed zoning: Same
 Zone Atlas page(s): B-18-Z No. of existing lots: 3 No. of proposed lots: ~~N/A~~ 3
 Total area of site (acres): 2.5 Acres Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? Yes
 UPC No. 101806501019430725, 110806502619330724, 101806504119430723 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: San Mateo Blvd. NE (9420)
 Between: San Diego ^{E. side} AV, NE and Beverly Hills Ave, NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 100164-8 512NE-01882

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

SIGNATURE

DATE 09-02-03

(Print) Shahram (Shawn) Biazar

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

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

Application case numbers

03 DRB - 01508

Action

PaFP

S.F.

3(3)

Fees

\$ 355.00

Hearing date

Sept. 17, 03

Total

\$ 355.00

Robert 9/9/03
 Planner signature / date

Project # 1002786

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

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
 Extension of preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, **VACANT** 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule) on plat,
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

See NOTE

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)


AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

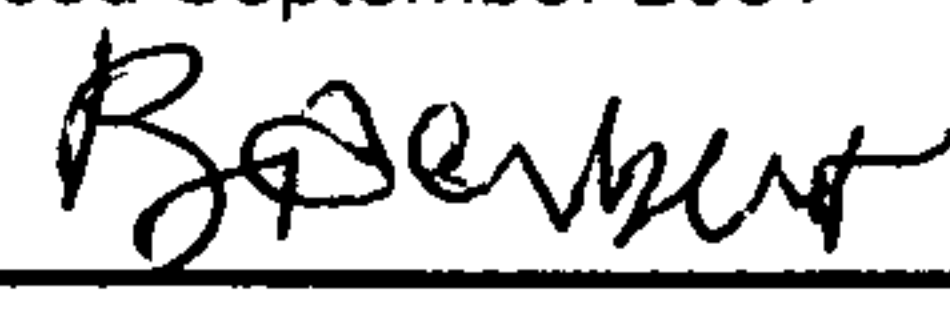
SHAH RAM (Shawn) Biazar
 Applicant name (print)

 Applicant signature / date
 9/8/03



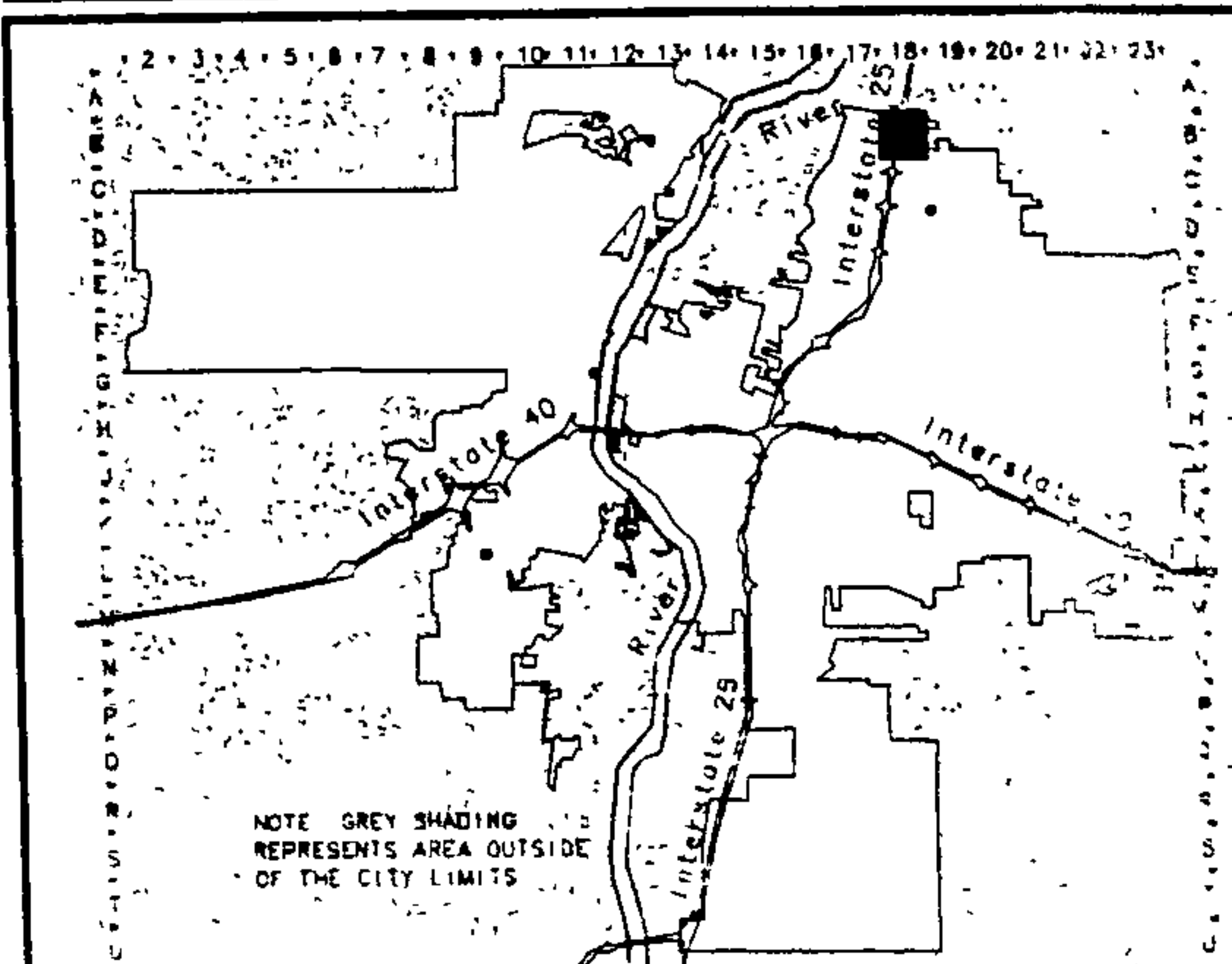
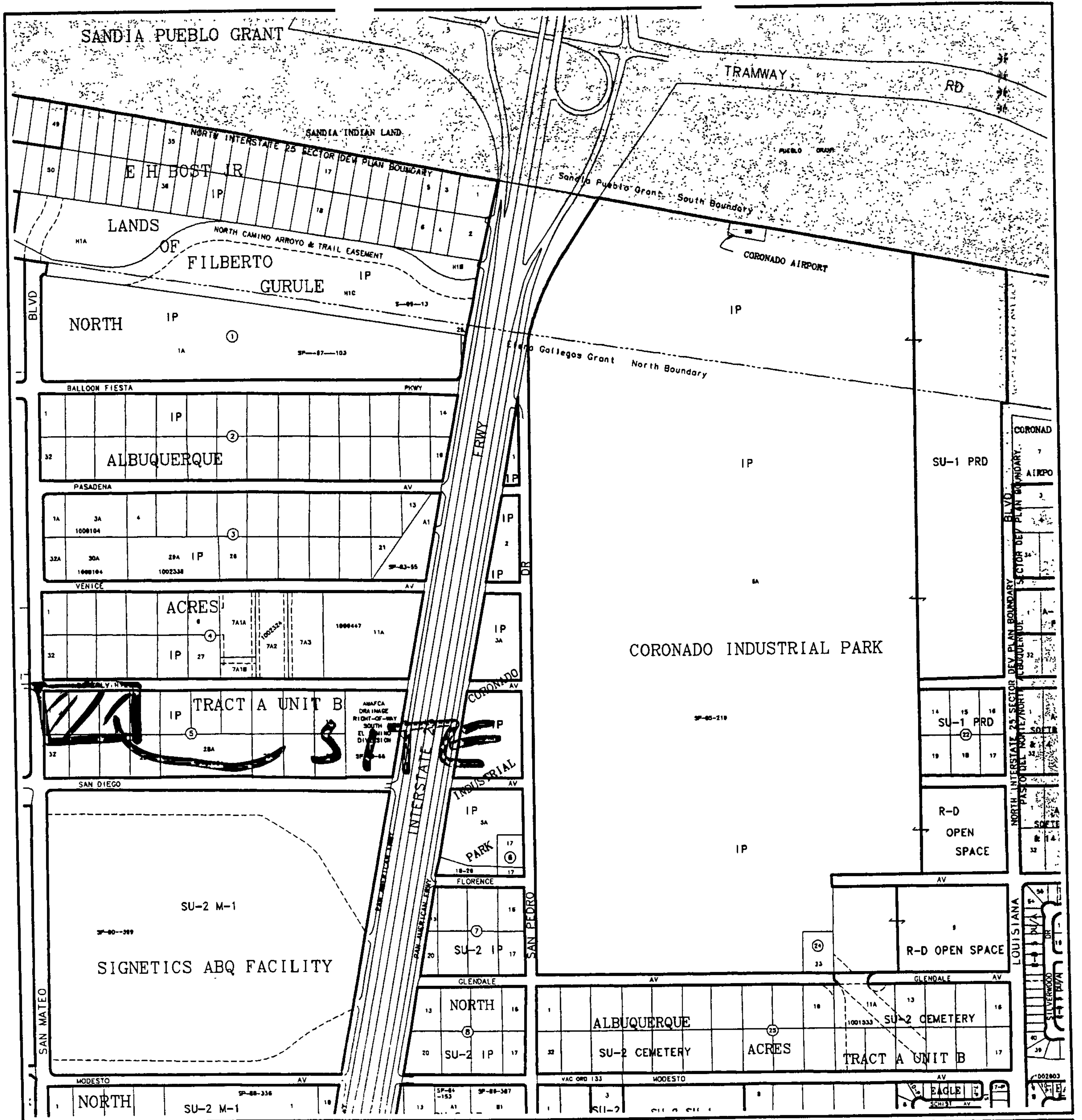
Form revised September 2001

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

Application case numbers
 03DRB - -01508


 Planner signature / date
 9/9/03

Project # 1002786



CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

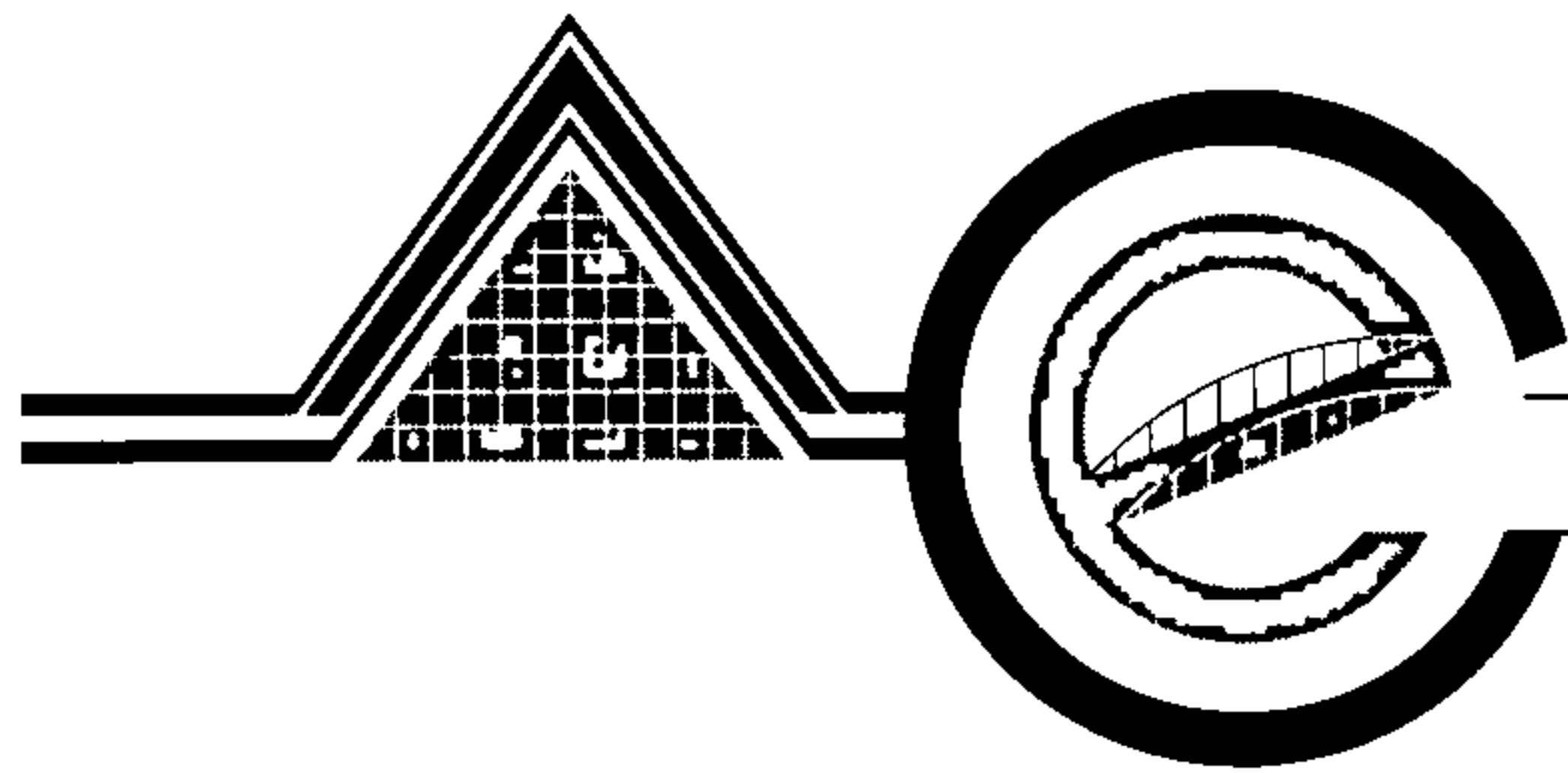
© Copyright 2003



Zone Atlas Page

B-18-Z

Map Amended through July 10, 2003



*Consulting
Design
Development
Management
Inspection*

September 9, 2003

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Plaza Del Sol 2nd Floor West
600 2nd Street, NW
Albuquerque, NM 87102

Re: Preliminary / Final Plat for Lots 1, 2, 3, Block 5, Tract A, Unit B, North Albuquerque Acres, Zone Atlas Map Page B-18-Z, Containing 2.4287 Acres, DRB Project No. 1002786

Dear Ms. Matson:

Advanced Engineering and Consulting on the behalf of Fidelity Trust Company is requesting Preliminary / Final Plat for the above reference site. The site is located on the Southeast corner of San Mateo Blvd., NE and Beverly Hills Ave., SE and containing 2,4287 acres.

Attached please find 6 copies of Plat and Zone Atlas Page B-18. We are replatting the property to dedicatre additional 13 feet right of way to San Mateo Blvd. and 30 foot right of way to Beverly Hills Ave. We are also adjusting lot lines so that the new buildings won't cross property lines.

If you should have any questions or require any additional information, please contact our office at your convenience.

Sincerely,

Shahram (Shawn) Biazar, Principal

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

Fidelity Trust Co.

AGENT

Adv. Eng. & consult., LLC

ADDRESS

10205 Snowflake Ct. NW

PROJECT NO.

1002786

APPLICATION NO.

03DRB-01508

\$ 355 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)



\$ 355⁰⁰ Total amount due

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

11574

PAY TO THE ORDER OF City of Albuquerque DATE 9/2/03 95-32-1070

Three hundred Fifty-Five and 00/100 \$ 355⁰⁰

Bank of America.  DOLLARS  Security Features Included. Details on Back.

ACH R/T 107000327

FOR Replate - 'Deke's' Alice Miller

⑈011574⑈ ⑈107000327⑈ 000137845921⑈

CITY OF ALBUQUERQUE

09/09/2003 12:41:57 LOC: AMB
X
RECEIPT# 09/2003 WSN 007 750 007
A CUNT 441006 FUND 000
ACTIVITY 4983000 (DRB) -
Treas Amt
10/28/02
10/28/02

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

- SUBMISSION**
- Major Subdivision action
 - Minor Subdivision action **SK**
 - Vacation
 - Variance (Non-Zoning)

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

- Supplemental form **S**
- V**
- P**
- L**

- Supplemental form **Z**
- ZONING**
- Annexation & Zone Establishment
 - Sector Plan
 - Zone Change
 - Text Amendment
- APPEAL / PROTEST of...** **A**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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: Fidelity Trust Co
 ADDRESS: P.O. Box 729
 CITY: Bernalillo STATE NM ZIP 87004
 Proprietary Interest in site: Owner
 AGENT (if any): Advanced Engineering and Consulting, LLC
 ADDRESS: 10205 Snowflake Ct, NW
 CITY: Albuquerque STATE NM ZIP 87114

PHONE: 771-1400
 FAX: 771-1833
 E-MAIL:
 PHONE: 899-5570
 FAX: 897-4986
 E-MAIL: AECLLC@AOL.COM

DESCRIPTION OF REQUEST: Sketch Plat
~~Office Warehouse Complex, 6 buildings, site parking and 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 1, 2, & 3, Tract A Block: 5 Unit: B
 Subdiv. / Addn. North Albuquerque Acres
 Current Zoning: SU-2/IP Proposed zoning: Same
 Zone Atlas page(s): B-18-Z No. of existing lots: 3 No. of proposed lots: N/A
 Total area of site (acres): 2.4287 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? Yes
 UPC No. 101806501019430725, 110806502619330724, 101806504119430723 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: San Mateo Ave NE (19120) Beverly Hills Ave
 Between: San Mateo and Beverly Hills Ave NE
I-25 Frontage Rd. 10016480271E-01832

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 03 DRB - 01075
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Shahram (Shawn) Biazar DATE 09-02-03
 (Print) Shahram (Shawn) Biazar Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>03 DRB- 01457</u>	<u>SK</u>	<u>S3</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 0</u>

Shahram 9/2/03
 Planner signature / date

Hearing date Sep 10 2003
 Project # 1002786

Form revised September 2001

FORM S(3): SUBDIVISION - D.F MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
 - Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

SHAHRAM (shawn) Biazar
Applicant name (print)
[Signature]
Applicant signature / date

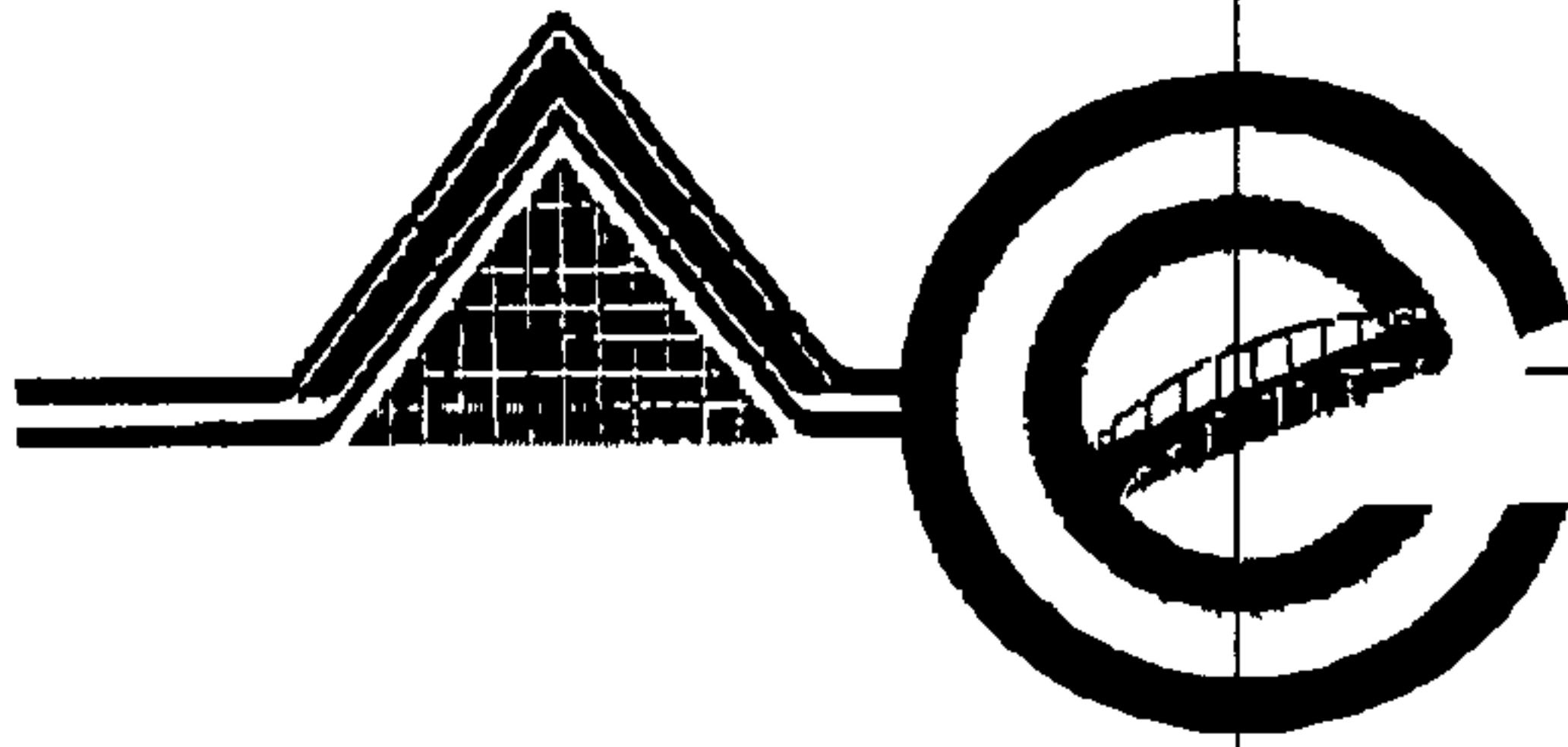


Form revised MARCH 2003

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

Application case numbers
03 DRB - 01457

[Signature] 9/2/03
Planner signature / date
Project # 1002786



ADVANCED ENGINEERING and CONSULTING, LLC

**
**
**
***Consulting
Design
Development
Management
Inspection*

September 02, 2003

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Plaza Del Sol 2nd floor West
600 2nd Street NW
Albuquerque, NM 87102

Re: Sketch Plat for Lots 1, 2, 3, Block 5, Tract A, Unit B, North Albuquerque Acres, Zone
Atlas Map Page B-18-Z, Containing 2.4287 Acres, DRB Project No. 1002786, *Vacant Land*

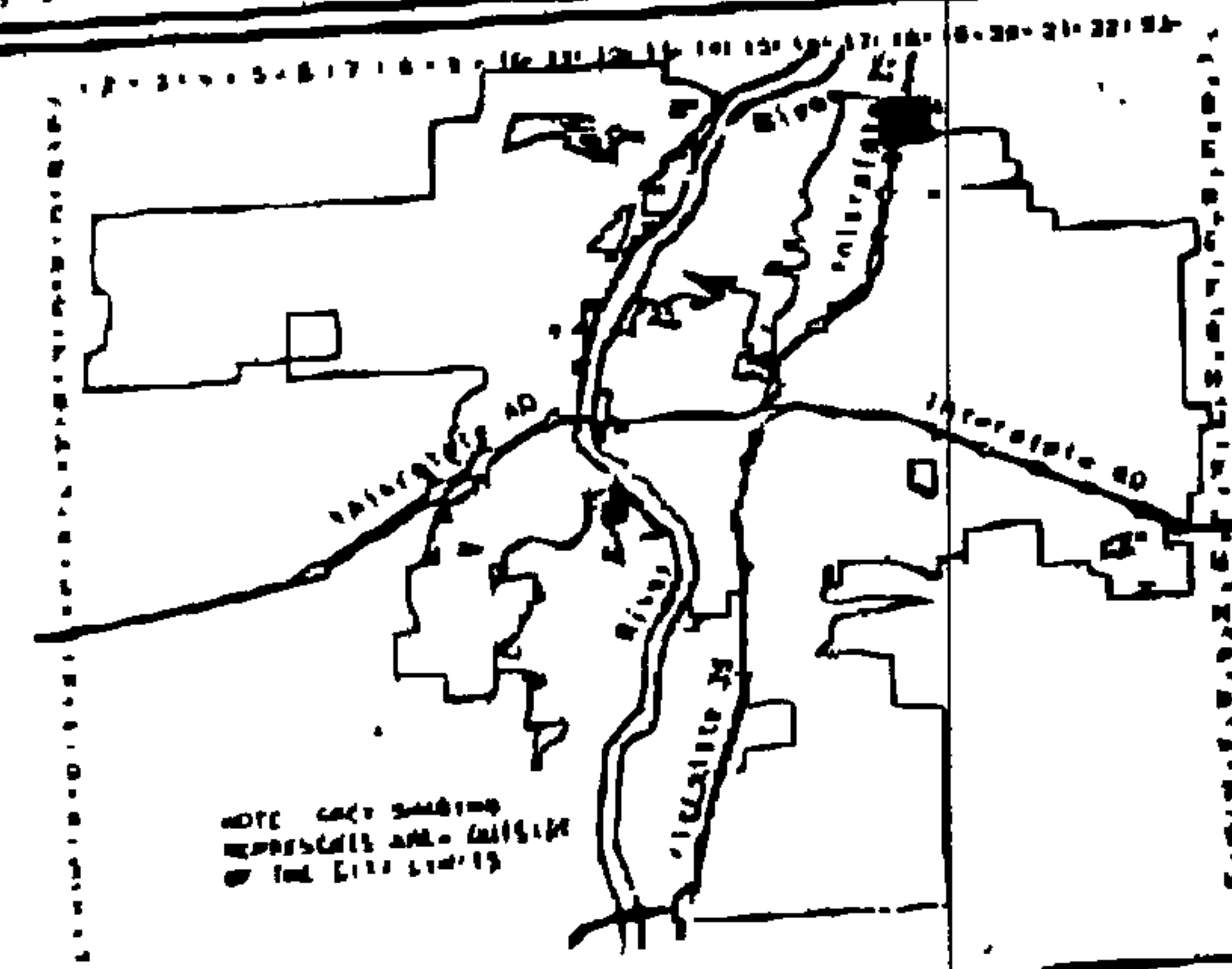
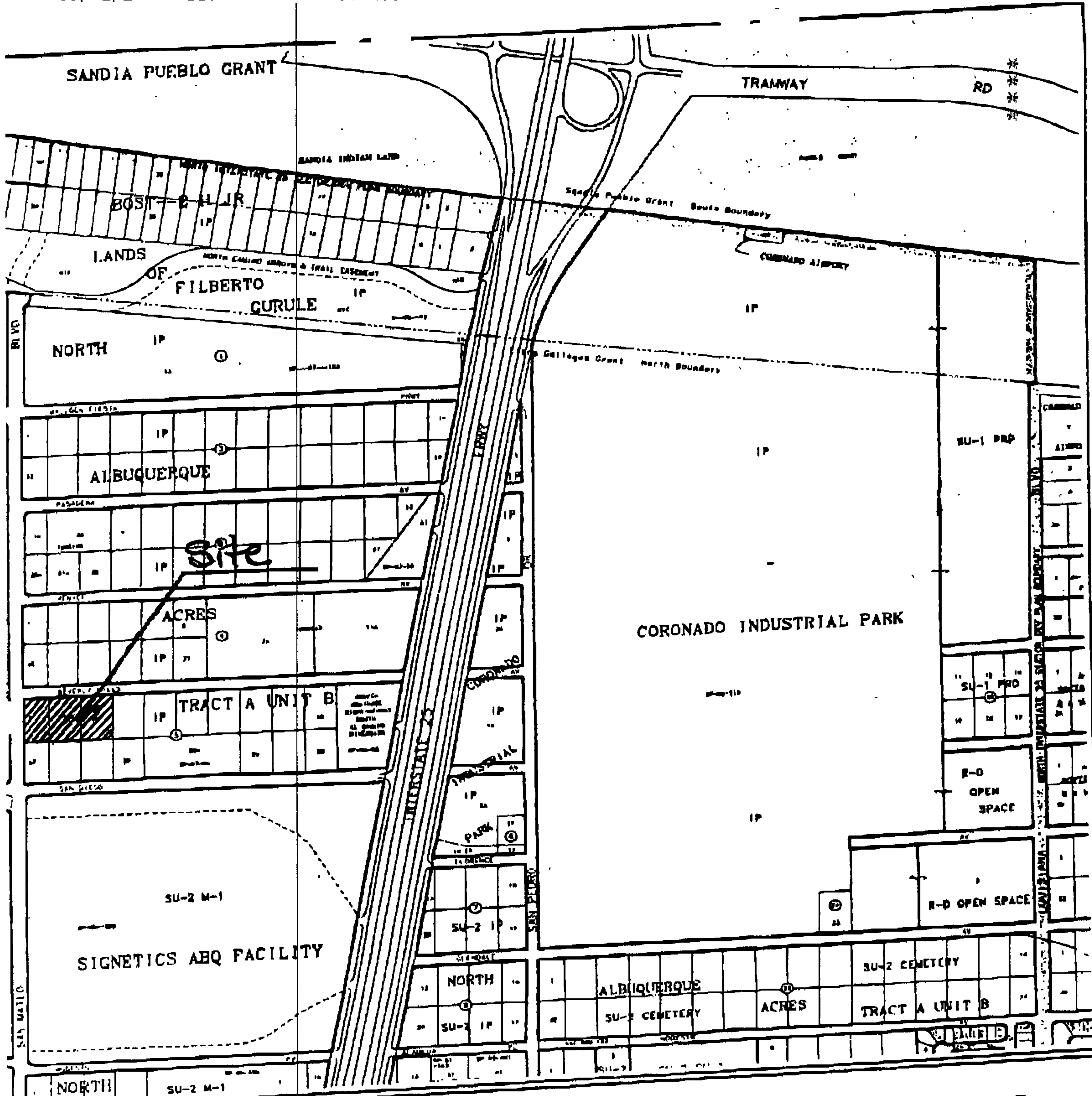
Dear Ms. Matson:

Advanced Engineering and Consulting on behalf of Fidelity Trust Company is requesting replatting Sketch plat review for above referenced site. The site is located on the Southeast corner of San Mateo Blvd. NE and Beverly Hills Ave. SE and containing 2.4287 acres.

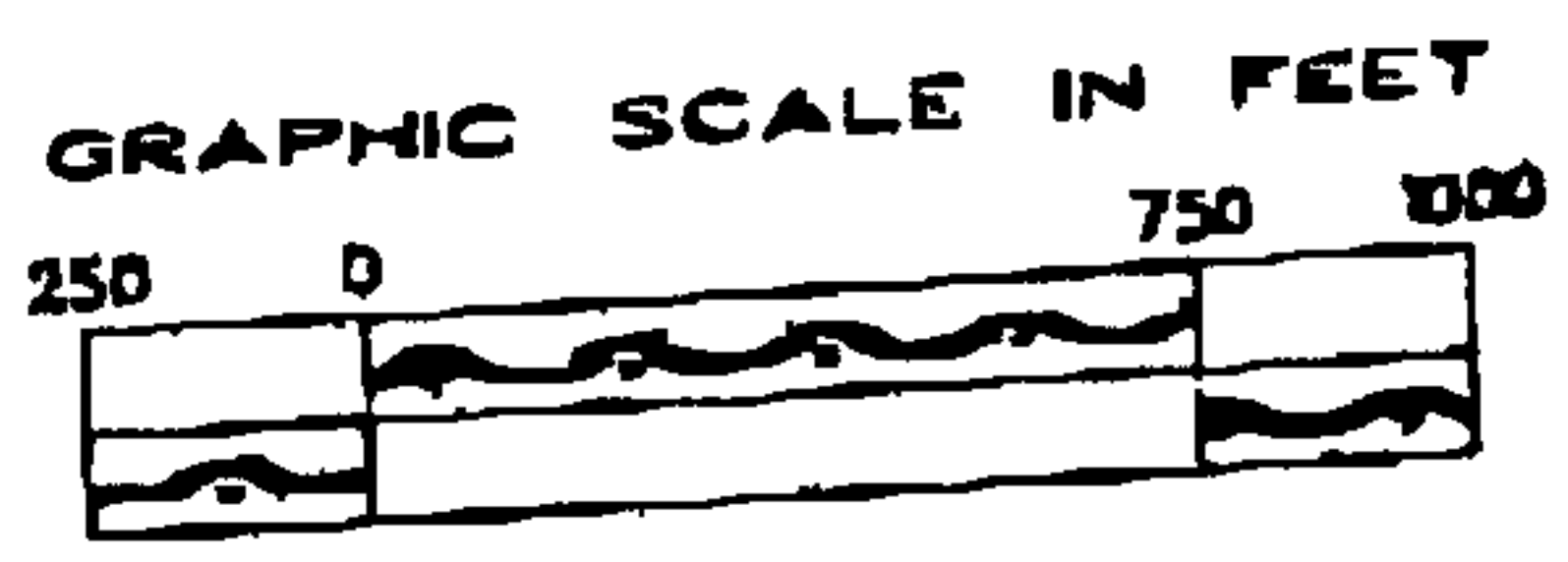
Attached please find 6 copies of sketch plat and Zone Atlas page B-18. We are replatting the property to dedicate additional 13 feet right of away to San Mateo Blvd. and 30 foot right away to Beverly Hills, Ave. We are also adjusting lot lines so that the new buildings won't cross property lines. If you should have any questions or require any additional information, please contact our office at your convenience.

Sincerely,

Krystina Cordova



CITY OF Albuquerque
Albuquerque Growth Inventory System
PLANNING DEPARTMENT
 © Copyright 2000



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

03
03
03
03

July 14, 2003

PROJECT #1002786
APPLICATION # 03DRB-01075

SITE PLAN FOR BUILDING PERMIT – INFRASTRUCTURE LIST

JIM MILLER, AGENT FOR FIDELITY TRUST CO.

This case was deferred to August 6, 2003. There was information added to the infrastructure list attached. Please put it in your file for review. Thank you.

Claire

Given to Board Members 7.14.03



Marcia A. Pincus
07/08/03 01:51 PM

To: Fred J. Aguirre/PWD/CABQ@COA
cc: Kevin P. Broderick/PWD/CABQ@COA, Sheran A.
Matson/PLN/CABQ@COA
Subject: Re: DRB 1002786

06
06
06

Looks good Fred: Let's just call the report "Landfill Gas Mitigation Report".



Fred J. Aguirre
07/08/03 11:34 AM

To: Marcia A. Pincus/EHD/CABQ@COA
cc: Kevin P. Broderick/PWD/CABQ@COA, Sheran A.
Matson/PLN/CABQ@COA
Subject: DRB 1002786

Marcie, here is some recommended language to be placed on the infrastructure list for drb 1002786. Let me know what you think.

- A Gas Mitigation Measure Report must be submitted and approved by AEHD prior to DRC and/or Site Plan approval.
- Landfill material within the City's R/W and/or easement must be removed as part of the City's Work Order.

Jul 8, 03

Project No. 1002786


I am requesting a deferral for
the above project. This project
will need approximately a 4
week deferral to Aug 6, 03
due to review by D.K.C.

James W. Miller, agent

**
**
**
**




Marcia A. Pincus
07/07/03 01:02 PM

To: Sheran A. Matson/PLN/CABQ@COA
CC:
Subject: Re: DRB # 1002786 

Not really. There seems to be some confusion on Zoning's part about what I am signing. I have tried to talk to Jack about it, but haven't heard from him. Mary Lou and I have a meeting with Vic, Jack, Bob Williams and Tom next week to discuss.



Sheran A. Matson
07/07/03 11:32 AM

To: Marcia A. Pincus/EHD/CABQ@COA
CC:
Subject: Re: DRB # 1002786 

Are you willing to sign the site plan at this point?



Marcia A. Pincus
07/07/03 11:04 AM

To: Sheran A. Matson/PLN/CABQ@COA, Roger A. Green/PWD/CABQ@COA, Joe V. McSorley/PLN/CABQ@COA
CC:
Subject: DRB # 1002786

This property is not only within a landfill buffer, but it may contain landfill materials, especially in the right of way of Beverly Hills. Infrastructure placed at this property will have to have the landfill materials removed and landfill gas mitigation measures must be addressed.

In order for the applicant to proceed to get a building permit, AEHD must review the entire design plan set for the building.

Please call me if you have any questions/comments. I cannot make the 7/9 meeting due to other obligations.

Marcy

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

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

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

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

SHEET #1 - SITE PLAN

A. General Information

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

B. Proposed Development

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

SHEET #2- LANDSCAPING PLAN

if appropriate maybe shown on sheet #1, site plan with the approval of planning staff.
See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope paving, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - NA C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees ('common and/or botanical names).
 - NA A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. irrigation System
- 9. Planting Beds
- NA 10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
- 11. Responsibility for maintenance
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement in square feet and percent: 15 %, 10,937 sq.ft.
- 14. Landscaped area provided, in square feet and percent 26 %, 19,273 sq.ft.

SHEET #3- GRADING PLAN

A. General Information

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

B. Proposal

- 1. Grading submittals, pending areas, erosion and sediment control facilities:
 - a. Conceptual grading and drainage plan
 - b. Drainage plan (maybe required for other submittals)
 - c. Drainage Report (maybe required for other submittals)

- ✓ _____ A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change. Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point
- ✓ _____ B. Spot Elevation
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.
- ✓ _____ C. Grade Changes
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4- BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

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

B. Signage

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

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

**
**
**
**

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

FIDELITY TRUST CO.

AGENT

JIM MILLER

ADDRESS

5220 2nd St, NW

PROJECT NO.

1002786

APPLICATION NO.

03-01075

\$ 50⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 50⁰⁰

Total amount due

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

11549

PAY TO THE ORDER OF City of Albuquerque DATE 7/23/03 95-32-1070

fifty and 00/100 \$ 50⁰⁰

Bank of America

ACH R/T 107000327

DOLLARS

DUPLICATE

City of Albuquerque
Treasury Division

07/23/2003 12:01PM LOC: AMN

X

RECEIPT# 00012862 WSH 008 TRANSH 0018
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$50.00
J24 Misc 10/28/02 \$50.00
CK \$50.00
CHANGE \$0.00

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

Fidelity Trust Co.

AGENT

Jim Miller

ADDRESS

5220 2nd St, NW.

PROJECT NO.

1002786

APPLICATION NO.

03DRB-01075

\$ 385⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 385⁰⁰ Total amount due

828

95-219²⁶⁶
1070

DATE June 25, 2003

STKX CONSTRUCTION, INC.
P.O. BOX 729
BERNALILLO, NM 87004

PAY TO THE ORDER OF City of Albuquerque

Three Hundred Eighty-Five and ⁰⁰/₁₀₀ DOLLARS

WELLS FARGO
Wells Fargo Bank New Mexico, N.A.
P.O. Box 1081
Albuquerque, NM 87103
www.wellsfargo.com

Darwin L. Johnson
City of Albuquerque
Treasury Division

FOR Development Review Board Fee

⑈000828⑈ ⑆107002192⑆ 1353463442⑈

07/01/2003 10:06AM LOC: ANN

X

RECEIPT# 00008957 WSH# 006 TRANSH# 0015
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$385.00
J24 Misc \$10/28/02
CK \$385.00
CHANGE \$0.00

Fidelity Trust Company
STKX Construction, Inc

Withdrawal letter
of 1st
SDPBP
January 12, 2004

City of Albuquerque
Albuquerque, New Mexico

To Whom It May Concern:

Fidelity Trust is not interested in developing the three lots at this time. For this reason Fidelity is amending its development plan to include only development oof the first lot

Thank you.

Sincerely,



Alan D Noftsker
President, Fidelity Trust Company
President, STKX Construction, Inc