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10/31/03
Complete
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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>03-01548</u>	Project # <u>1002964</u>
Project Name: <u>Richfield Park</u>	EPC Application No.: _____
Agent: <u>Shelley Heller Aretz</u>	Phone No.: <u>268-4144</u>

Project Number

1002964

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10-1-03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- 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.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 1, 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: 12:25 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002645**
03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer
SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as SEVILLE UNIT 8, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] [Deferred from 10/1/03](A-10) DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.

2. **Project # 1002864**
03DRB-01487 Major-Preliminary Plat Approval
03DRB-01488 Major-Vacation of Public Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302] [Deferred from 10/1/03] (A-9/A-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

3. **Project # 1002948**
03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). [Deferred from 10/1/03] (F-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

4. **Project # 1002949**
03DRB-01492 Minor-Preliminary Plat Approval
03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, **VOLCANO CLIFFS SUBDIVISION**, (to be known as **PETROGLYPH PARK**) zoned -O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). [Deferred from 10/1/03] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

5. **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, 9/24/03, 10-1/03] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

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, 9/10/03, 9/24/03, 10/1/03] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

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, 9/10/03, 9/24/03, 10/1/03] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

6. **Project # 1001523**
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval

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, 9/17/03, 9/24/03, 10-1-03] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

- 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, 9/17/03, 9/24/03, 10/1/03] [RUSSELL BRITO, EPC CASE PLANNER] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

7. **Project # 1002935**
03DRB-01447 Major-Bulk Land Variance
03DRB-01449 Major-Vacation of Pub. Right-of-Way
03DRB-01450 Major-Preliminary Plat Approval
03DRB-01451 Minor-SiteDev Plan Subd
03DRB-01452 Minor-Temp Defer SDWK
03DRB-01453 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC., agent(s) for WESTLAND DEVELOPMENT CO., INC, request(s) the above action(s) for all or a portion of Tract(s) A, PARKWAY SUBDIVISION AND PARCEL 1 OF WESTLAND NORTH, (to be known as **SUNDORO UNITS 1, 2, 3 & 4**) zoned SU-2/R-LT AND R-D, containing approximately 55 acre(s). [REF: 03DRB-00736 (SK) [Deferred from 9/24/03]. (J-9/8 & H-9) **BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03, AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/17/03 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. 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.**

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.

8. **Project # 1002716**
03DRB-01549 Minor-SiteDev Plan
Subd/EPC
03DRB-01550 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A**, zoned SU-1 for O-1 incidental uses & Bank, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW NE containing approximately 3 acre(s). [REF: 03EPC-00936 (SPS), 03EPC-00922 (SBP) *[Deferred from 9/24/03]* [CARMEN MARRONE, EPC CASE PLANNER] (D-19) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/20/03 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SITE PLAN UTILITY LAYOUT (WATER - SEWER - FIRE LANE) MUST MATCH PLAT EASEMENTS AND TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/20/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SITE PLAN UTILITY LAYOUT (WATER - SEWER - FIRE LANE) MUST MATCH PLAT EASEMENTS AND TO CITY ENGINEER FOR SIA.

- Project # 1002716**
03DRB-01588 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, UNIT A, TRACT A**, zoned SU-1 special use zone, NURSING HOME, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW containing approximately 3 acre(s). [REF: 03DRB-01549 & 50, DRB-99-4, Z-98-121, DRB-97-367] (D-19) THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M TO B OF PRIVATE EASEMENT, DEDICATION OF PUBLIC ACCESS AS RIGHT-OF-WAY AND DOCUMENT THE SITE PLAN ON THE PRIVATE ACCESS NOTE AND UTILITIES DEVELOPMENT, PLAT MUST MATCH SITE PLAN FOR UTILITY EASEMENTS AND PROPER DEDICATION MAINTENANCE STATEMENT.

9. **Project # 1002964**
03DRB-01548 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21, **RICHFIELD PARK**, zoned IP, located on ADAMS NE, containing approximately 2 acre(s). [REF: Z-82-66, DRB-94-339] *[Deferred from 9/24/03]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

10. **Project # 1002200**
03DRB-01603 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT request(s) the above action(s) for all or a portion of Tract(s) 15D-1B-C1 (to be known as **MOUNTAIN HIGHLANDS - UNIT 2 @ HIGH DESERT**, HIGH DESERT MOUNTAIN HIGHLANDS, zoned SU-2 - HD / R-1, located on SIMMS PARK RD NE, between IMPERATA ST NE and CIBOLA NATIONAL FOREST NE containing approximately 49 acre(s). [REF: 02DRB-01361, 1000512] (E-23/E-24) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE AND AMAFCA SIGNATURE.**

11. **Project # 1001082**
03DRB-01571 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, agent(s) for KB HOMES OF NM request(s) the above action(s) for all or a portion of Block(s) 9, Tract(s) F, **PARK HILL - UNIT 2**, zoned RT, located on MILKY WAY NW, between MCMAHON NW and BLACK ARROYO BLVD NW containing approximately 2 acre(s). [REF: 01DRB-00698, 01DRB-00699, 01DRB-00700] (A-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001376**
03DRB-01602 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1 (to be known as **DESERT RIDGE TRAILS NORTH, NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 33 acre(s). [REF: 02DRB-01965 PP, 02DRB-01966 VRW, 03DRB-00874 APP] **(B-19) FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001465**
03DRB-01584 Minor-Ext of SIA for
Temp Defer SDWK

ISAACSON AND ARFMAN P.A. agent(s) for LOS POBLANOS DEVELOPMENT request(s) the above action(s) for **THE MEADOWS AT RIO GRANDE**, zoned SU-1 PRD, located on RIO GRANDE BLVD NW, between DON FERNANDO RD NW and DON QUIXOTE DR NW containing approximately 10 acre(s). [REF: 1001465, DRB-92-209, S-92-33] **(G-12/H-12) A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

14. **Project # 1001731**
03DRB-01609 Minor-Extension of
Preliminary Plat
03DRB-01611 Minor-Ext of SIA for
Temp. Defer SDWK
03DRB-01612 Minor-Sidewalk Waiver

LARRY READ & ASSOCIATES, INC. agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 23, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SAHAR SUBDIVISION**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on NORTH SIDE OF OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01423 PPA, 02DRB-01424 TDSC, 02DRB-01806 SW] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS AND THE SIDEWALK WAIVER WERE WITHDRAWN.**

15. **Project # 1002022**
03DRB-01604 Minor-Amnd Prelim Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **VISTA WEST**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB-01293, 03DRB-01294] (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1002092**
03DRB-01601 Minor-Extension of
Preliminary Plat

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURE LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH @ OXBOW**, zoned SU-3 special center zone, located on NAMASTE RD NW AND COORS BLVD NW containing approximately 40 acre(s). [REF: 02DRB-01371] (F-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

17. **Project # 1001331**
03DRB-01600 Minor-Sketch Plat or
Plan

DANIEL D SHOATS request(s) the above action(s) for all or a portion of Lot(s) 1A, **BACA & CHAVEZ**, zoned R-1, located on GRIEGOS RD NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). [REF: 01EPC-00901, 01CC-01259] (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002565**
03DRB-01606 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A - MRGCD Map 31 (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00505, 03EPC-00506, 03EPC-00509] (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1002984**
03DRB-01608 Minor-Sketch Plat or
Plan

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for Portions of **UNIT(S) 2 AND 5, VOLCANO CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81ST ST NW, between VICTORIA DR NW and CLIFF RD NW containing approximately 2 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002984**
03DRB-01610 Minor-Sketch Plat or
Plan

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for **LOT 8 BLOCK 7, UNIT 2 AND LOTS 9, 10, 17 AND 18 OF BLOCK 7, UNIT 5, VOLCANO CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on SHIPROCK CT NW, between KIBO DR NW and RIMROCK DR NW containing approximately 2 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for September 17, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:25 P.M.



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.: 03-01548
Project Name: Richfield Park
Agent: Mullen Keller Assoc

Project # 1002964
EPC Application No.: _____
Phone No.: 268-4144

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10-1-03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- 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.**

Project Number

1002964



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: 1002964

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED _____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED _____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 1, 2003

#9

September 29, 2003

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: Project #: 1002964
Application # 03DRB-01548

Dear Ms. Matson,

With this letter we have addressed the DRB's comments from last week on the attached Site Development Plan and the Landscape Plan. I have enumerated the comments and actions below.

Site Plan

- The site plan should be titled "Site Development Plan for Building Permit." *This has been changed on Sheet A001.*
- Clarify uses for two Office/Warehouse spaces and designate loading areas. *The use for the space adjacent to the west of the Office of Inspector General has been revised to be only an "Office" use. This has been noted on the plan and the parking calculations have been revised as such. The space on the west end of the building will remain "Office/Warehouse." A small surface loading area has also been designated for this space by removing two parking spaces, which is reflected in the overall parking calculations.*

Landscape Plan

- The Austrian Pines need to be changed to a high water use. *This has been noted.*
- The quality of the Purple Ice Plants needs to be noted. *This has been noted.*
- One stone bench needs to be handicap accessible. *The bench closest to the Office of Inspector General entrance and the Adams Street has been relocated near the concrete sidewalk for handicap accessibility and noted to be 16" high maximum.*

Utility Plan

- There was a question of why a new sanitary sewer service line is being installed to the building when one exists. *The existing service line comes off of the sewer main at a steep angle, which does not allow enough slope to allow a connection to the western most building. A new service line will be installed at the existing tap at a 2% slope.*

Sincerely,
Mullen Heller Architecture, PC


Douglas Heller, AIA



FAX

TRANSMITTAL

TO: Sheran Matson	FROM: Doug Heller
COMPANY: City of Albuquerque/Planning	DATE: September 29, 2003
FAX NO: 924-3864	ITEMS: 2 pages (including cover)
PROJECT: Project # 1002964	PROJECT NUMBER: 03-12
RE: Letter	CC: file

URGENT FOR REVIEW FOR REFERENCE PLEASE RESPOND PER REQUEST

Ms. Matson, attached is a letter, which address the comments from last week's DRB. Please feel free to call if you have any questions.

Doug

Mullen Heller Architecture PC

1104 Hermosa Drive SE Albuquerque NM 87108
505 268 4144 [p] 505 268 4244 [f]



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 24, 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 # 1002322**
03DRB-00420 Major - Preliminary Plat Plat Approval and Major - Final Plat Approval

MULE BARN ENTERPRISE agent(s) for ACME REAL ESTATE FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIG. SITE OF WESTLAND**, zoned SU-2 special neighborhood zone- IP, located on the westside of 90th ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 9 acre(s). [REF: 02DRB-01666 SK, 03DRB-00420 PP, 03DRB-00349 PUFF] **[NO NEW SUBMITTAL] (L-9) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/24/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/22/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

2. **Project # 1002933**
03DRB-01443 Major-Vacation of Public Easements
03DRB-01446 Minor- Preliminary & Final Plat Approval
03DRB-01444 Minor-Sidewalk Waiver

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Block(s) 18, Lot(s) 28, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **VINYARD ESTATES, UNIT IV-B**, zoned RD (5 DU/A), containing approximately 2 acre(s). (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/24/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/28/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAN WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002934**
03DRB-01445 Major-Vacation of Pub Right-of-Way

DE LA TORRE ARCHITECTS, agent(s) for FOURTH STREET & MENAUL INC., request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). [*Deferred from 9/24/03*] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

4. **Project # 1002935**
03DRB-01447 Major-Bulk Land Variance
03DRB-01449 Major-Vacation of Pub Right-of-Way
03DRB-01450 Major-Preliminary Plat Approval
03DRB-01451 Minor-SiteDev Plan Subd
03DRB-01452 Minor-Temp Defer SDWK
03DRB-01453 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC., agent(s) for WESTLAND DEVELOPMENT CO., INC, request(s) the above action(s) for all or a portion of Tract(s) A, PARKWAY SUBDIVISION AND PARCEL 1 OF WESTLAND NORTH, (to be known as **SUNDORO UNITS 1, 2, 3 & 4**) zoned SU-2/R-LT AND R-D, containing approximately 55 acre(s). [REF: 03DRB-00736 (SK) [*Deferred from 9/24/03*]. (J-9/8 & H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

5. **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, 9/24/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

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, 9/10/03, 9/24/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

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, 9/10/03, 9/24/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

6. **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, 9/17/03, 9/24/03] (H-10) **THE TEMPORARY DEFERRAL OF SIDEWALKS WAS WITHDRAWN. DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

- 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, 9/17/03, 9/24/03] [RUSSELL BRITO, EPC CASE PLANNER] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

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 # 1002716**
03DRB-01549 Minor-SiteDev Plan Subd/EPC
03DRB-01550 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A**, zoned SU-1 for O-1 incidental uses & Bank, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW NE containing approximately 3 acre(s). [REF: 03EPC-00936 (SPS), 03EPC-00922 (SBP)] [Deferred from 9/24/03] [CARMEN MARRONE, EPC CASE PLANNER] (D-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

8. **Project # 1002964**
03DRB-01548 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21, **RICHFIELD PARK**, zoned IP, located on ADAMS NE, containing approximately 2 acre(s). [REF: Z-82-66, DRB-94-339] *[Deferred from 9/24/03]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

9. **Project # 1002593**
03DRB-01546 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for **VISTA DE ARENAL, UNIT II, TRACT 29C, 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-01376 (PP)] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002738**
03DRB-01519 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for FRANCES MUNOZ request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) M, **EASTERN ADDITION**, zoned SU-2 special neighborhood zone, NCR, located on DAN AV SE, between JOHN ST. SE and BROADWAY BLVD. SE containing approximately 1 acre(s). [REF: 03DRB-00980 SK, Z-76-81] (L-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1002743**
03DRB-01544 Minor-Prelim&Final Plat
Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) ALL, LA LUZ DEL OESTE, zoned SU-1 special use zone, PRD, located on SOUTH SIDE OF DELLYNE AVE NW, between COORS BLVD NW and VISTA DE LUZ NW containing approximately 16 acre(s). [REF: Z-77-28-1, 03DRB-00989 SK] (F-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR: LABEL NEW EASEMENTS "GRANTED BY THIS PLAT", ADD PUBLIC WATERLINE EASEMENT ON TRACT N AND CHECK FOR AGIS DXF FILE, AND TRANSPORTATION DEVELOPMENT FOR: NOTE BENEFICIARIES ON THE PLAT, DOCUMENT THE HOMEOWNER'S ASSOCIATION RULES ETC.**

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

12. **Project # 1001087**
03DRB-01547 Minor-Sketch Plat or Plan

STEVE HALE. agent(s) for HALE & SUN CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 2 & 3 W.1/3, **MAJOR ACRES SUBDIVISION**, zoned SU-2 special neighborhood zone, R-T, located on 12TH ST & MAJOR ST NW, between MATTHEW AVE NW and CANDELARIA RD NW containing approximately 7 acre(s). [REF: (1002231) 02ZHE-01435, (1001087) 01DRB- 00268 SK, 01DRB-01891 SECTOR PLAN] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for September 10, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:55 A.M.



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002964

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:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

10-1-03

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: September 24, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002964

Item No. 8

Zone Atlas C-17

DATE ON AGENDA 9-24-03

INFRASTRUCTURE REQUIRED () YES (x) 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"/>	What types of uses are likely for this site? How are deliveries made?

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002964

Item No. 8

Zone Atlas C-17

DATE ON AGENDA 9-24-03

INFRASTRUCTURE REQUIRED () YES (x) 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"/>	What types of uses are likely for this site? How are deliveries made?

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
September 24, 2003 Comments**

ITEM # 8

PROJECT # 1002964

APPLICATION # 03DRB-01548

RE: RICHFIELD PARK, LOT 21

1. The site plan title should read "Site Development Plan for Building Permit". This clears up confusion when you apply for actual building permits.
- ✓ 2. On the buildings titled Lease Space 1 & 2, please indicate the proposed use, i.e., office, etc.
- ✓ 3. The Landscape Legend on the Landscape Plan should indicate the water usage of each plant listed. (H,M,L) At least 80% of the plants used must be low or medium usage according to the City's plant list. The City strongly encourages that 100% of the plants used are medium or low water usage. In addition, junipers are not allowed as they are high allergen plants.
- ✓ 4. The Landscape Calculations Table on the Landscape Plan should include the term "square feet" where applicable.
- ✓ 5. The North I25 Sector Plan, page 53, has standards which refuse collection areas must meet. DRB requires an elevation of these areas with details noted as listed on page 53, C.1.b.
- ✓ 6. Section 14-16-3-10 of the Zoning Code requires the landscaping plan to show topography as finished contour lines, the square footage of each separate area of landscaping, dimensions of each landscaping area along with the mature height & spread of trees & shrubs. Plant sizes are outlined in Section (F) of the previously cited Zoning Code Section.
- ✓ 7. The North I25 Sector Plan requires that no parking space be more than 50 feet from a tree. There are spaces on the site plan as now shown that do not meet this requirement.

8. Be sure to follow the requirements of (G) of the Zoning Code Section cited in #6 above for off street parking areas. However, the North I25 Sector Plan prevails in the 50 foot from a tree requirement.

9. Text amendments passed last October to the Zoning Code require parking spaces to be 8.5' by 20' in size. Spaces over 20 in number may have one quarter of them at 8' by 15'.

10. Attached are new Zone Code amendments pertaining to sidewalks & pedestrian walkways. Please amend your site plan accordingly.

11. Also attached are new area light requirements. Please amend your site plan accordingly. Statements on the site plan will suffice.

If you wish to submit revised site development plans for DRB review prior to the hearing, they must be received at the Development Services Front Counter no later than 10 am on Monday, September 22, 2003.

These are Planning's comments only & do not include the comments of other DRB members.

Sheran Matson

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

9/22/03 Submittal:

- ① # 1 + 3 need more work.
- ② The 4 Strong Benches on Landscape Plan. Which ~~ones~~ ADA accessible?
- ③ Loading areas for warehouse uses. Away from prop lines + public r/w. (N I25 SDP)

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 4885
CONNECTION TEL 92684244
SUBADDRESS
CONNECTION ID
ST. TIME 09/19 14:51
USAGE T 01' 21
PGS. 5
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Doug Neller

FAX NUMBER: 268-4244 # PAGES 4 attached

SENT BY: Sheran Matson, DRB Chair DATE: 9/19/03

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100236A APPLICATION NO: _____

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
September 24, 2003 Comments**

ITEM # 8

PROJECT # 1002964

APPLICATION # 03DRB-01548

RE: RICHFIELD PARK, LOT 21

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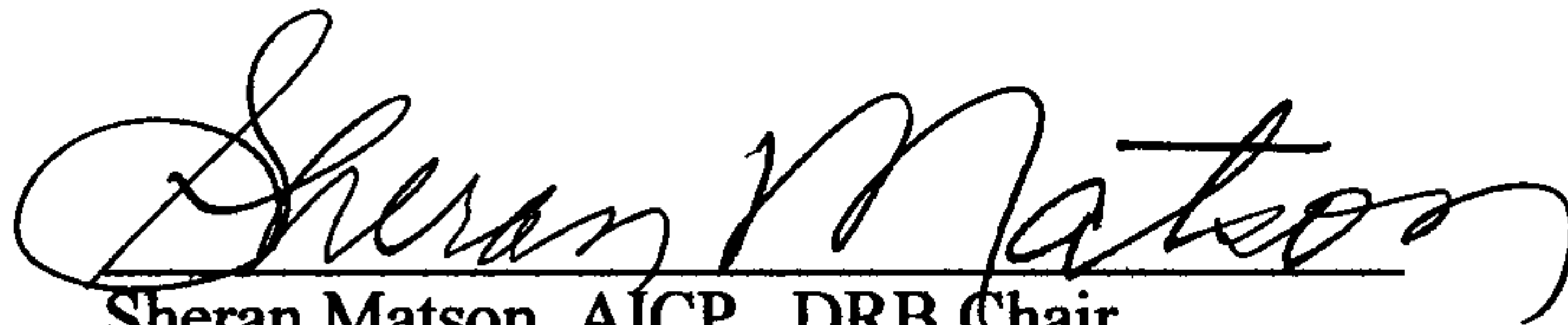
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These are Planning's comments only & do not include the comments of other DRB members.

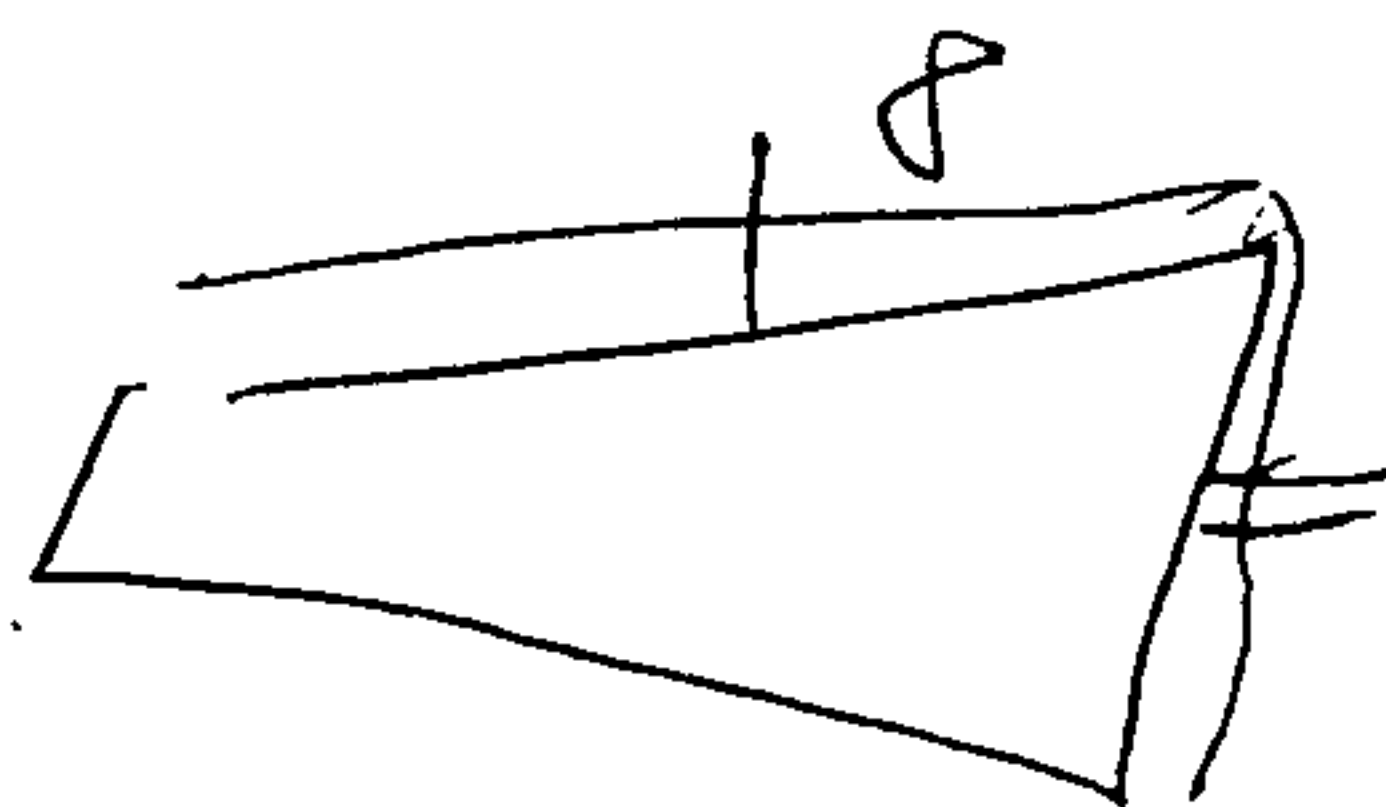


Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

14-16-3-9 AREA LIGHTING REGULATIONS

Add New Sub-sections C - F

- ✓ (A) The location of the lighting fixture together with its cut-off angle shall be such that it does not directly shine on any public right-of-way or any other residential premises.
- ✓ (B) It shall not have an off-site luminance greater than 1,000 footlamberts; it shall not have an off-site luminance greater than 200 footlamberts measured from any private property in a residential zone.
- ✓ (C) Where on-site lighting is provided, the location of all light poles shall be indicated on the site plan.
- ✓ (D) For sites less than five acres, the maximum height of a light pole, measured from the finished grade to the top of the pole, shall be 20 feet.
- ✓ (E) For sites five acres or greater, the maximum height of a light pole, measured from the finished grade to the top of the pole, shall be 30 feet.
- ✓ (F) At no time shall the height of a light pole exceed 16 feet within 100 feet of a residential zone.



(G) PEDESTRIAN CONNECTIONS

Intent: The intent of the regulations in this section is to accommodate the inter-related movement of vehicles, bicycles, and pedestrians, safely and conveniently, both within the proposed development and to and from the street and the surrounding areas, and to contribute to the attractiveness of the development.

✓ (1) ~~Permanent walkways~~ within a site shall be a minimum of six feet in width, unobstructed, and clearly demarcated by the use of techniques such as special paving, grade separation, or pavement marking of a permanent nature, except that clear width may be reduced to 4 feet 6 inches at tree wells for a maximum distance of 10 feet. Pedestrian walkways shall also be lined with adjacent shade trees spaced approximately 25-feet on center and placed within defined planting areas that have a minimum interior dimension of 36 square feet and a minimum width of four feet.

✓ (2) ~~Permanent walkways~~ shall be provided from all street sidewalks to the principal customer entrance(s) of the nearest buildings on a site.

✓ (3) All buildings within a project site shall be connected to each other with pedestrian walkways. The connections shall be as direct as possible.

→ ✓ (4) Where building facades abut parking areas, ~~pedestrian sidewalks~~, no less than eight (8) feet in width, shall be provided adjacent to and along the full length of the building. A minimum width of six feet shall remain clear and unobstructed at all times for pedestrian use.

○ (5) Parking areas shall be visually and functionally segmented into smaller subareas and separated by landscaping and/or pedestrian walkways. No single subarea shall exceed 150 parking spaces.

✓ (6) Parking subareas shall be linked to the main pedestrian walkway(s) leading to the main entrance(s) of the building(s) by means of pedestrian walkways.

Combo of parking curbs + 6' sidewalk is okay per R.D.D. a

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

___ Major Subdivision action
 ___ Minor Subdivision action
 ___ Vacation **V**
 ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes
X ...for Building Permit
 ___ IP Master Development Plan
 ___ Cert. of Appropriateness (LUCC) **L**

ZONING & PLANNING Supplemental form **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:

AGENT NAME: MULLEN HELLER ARCHITECTURE **PHONE:** 268 4144
ADDRESS: 1104 HERMOSA DR SE **FAX:** 268 4244
CITY: ALBUQUERQUE **STATE:** NM **ZIP:** 87108 **E-MAIL:** doug@mullenheller.com

Proprietary interest in site: AGENT
AGENT (if any): AVALOW INVESTMENTS **PHONE:** 440 8255
ADDRESS: 400 GOLD SW Suite 700 **FAX:** 338 0200
CITY: Albuquerque **STATE:** NM **ZIP:** 87102 **E-MAIL:**

DESCRIPTION OF REQUEST: DRB APPROVAL FOR IP ZONE
 SITE PLAN / BLDG PERMIT

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

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

Lot or Tract No. 21 Block: ___ Unit: ___
 Subdiv. / Addn. RICHFIELD PARK, WITHIN ELENA GALEGOS GRANT, S4, T11N
 Current Zoning: IP Proposed zoning: NO CHANGE R3E
 Zone Atlas page(s): C-17-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.094 Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
 Within city limits? X Yes. No ___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101706427146020506 MRGCD Map No. ___
 LOCATION OF PROPERTY BY STREETS: On or Near: 8909 ADAMS N.E.
 Between: ___ and ___

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Z. 82.66 DRB. 94.339

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

SIGNATURE J. DUMAS HELLER **DATE** 9/16/03
 (Print) J. DUMAS HELLER Applicant Agent X

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	SF.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB-01548</u>	<u>SP/BP</u>	<u>P3</u>	\$ <u>385.-</u>
<input checked="" type="checkbox"/> All fees have been collected	___	___	___	\$ ___
<input checked="" type="checkbox"/> All case #s are assigned	___	___	___	\$ ___
<input checked="" type="checkbox"/> AGIS copy has been sent	___	___	___	\$ ___
<input checked="" type="checkbox"/> Case history #s are listed	___	___	___	\$ ___
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	___	___	___	\$ ___
<input type="checkbox"/> F.H.D.P. density bonus	___	___	___	\$ ___
<input type="checkbox"/> F.H.D.P. fee rebate	___	___	___	\$ ___
				Total \$ <u>385.-</u>

Hearing date Sept 24 2003

JM 9/16/03
 Planner signature / date

Project # 1002964

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 *NA*
 - 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) *385*
 - 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.

Douglas Heller
Applicant name (print)
DeAnn
Applicant signature / date
9.16.03

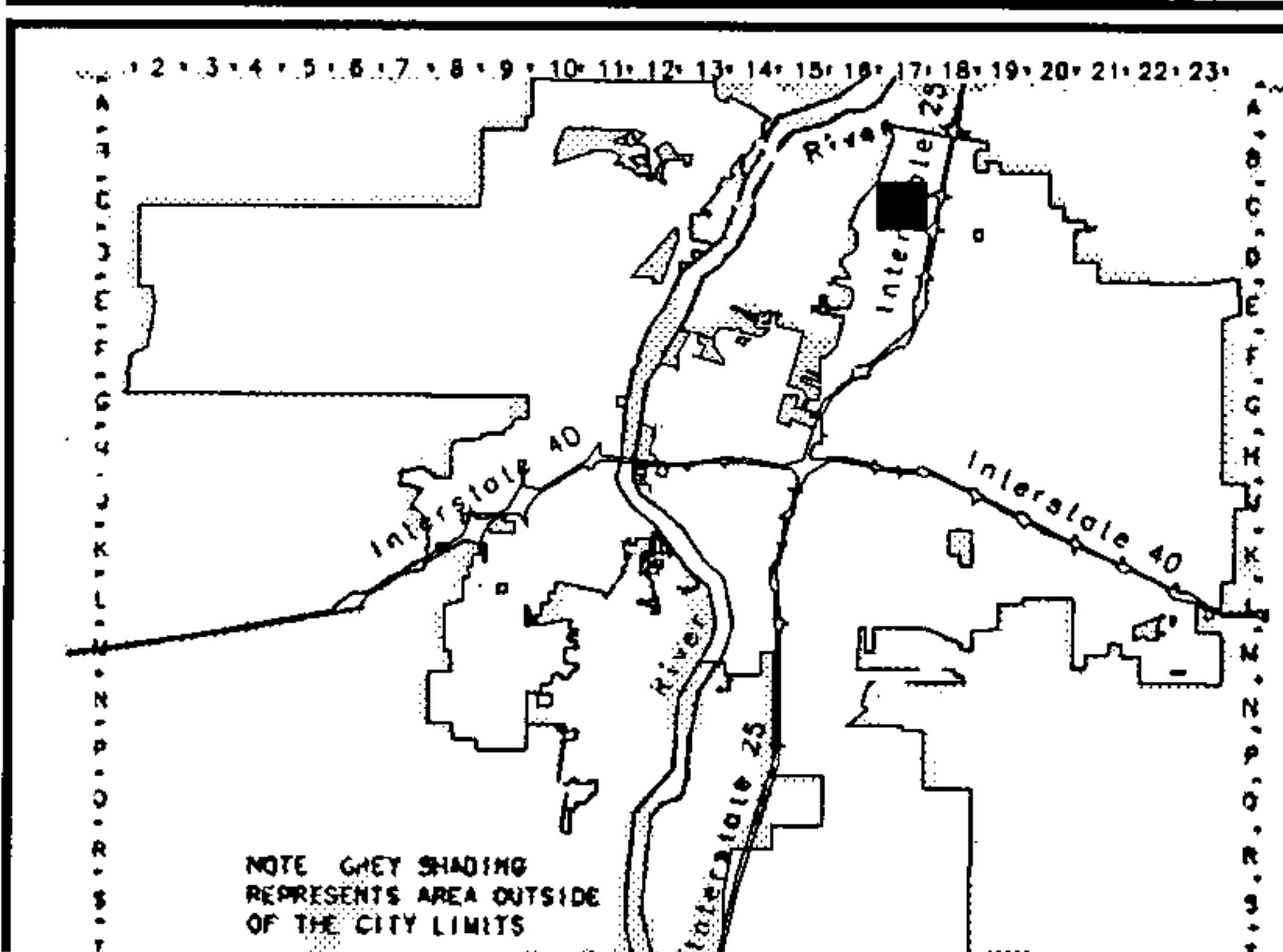
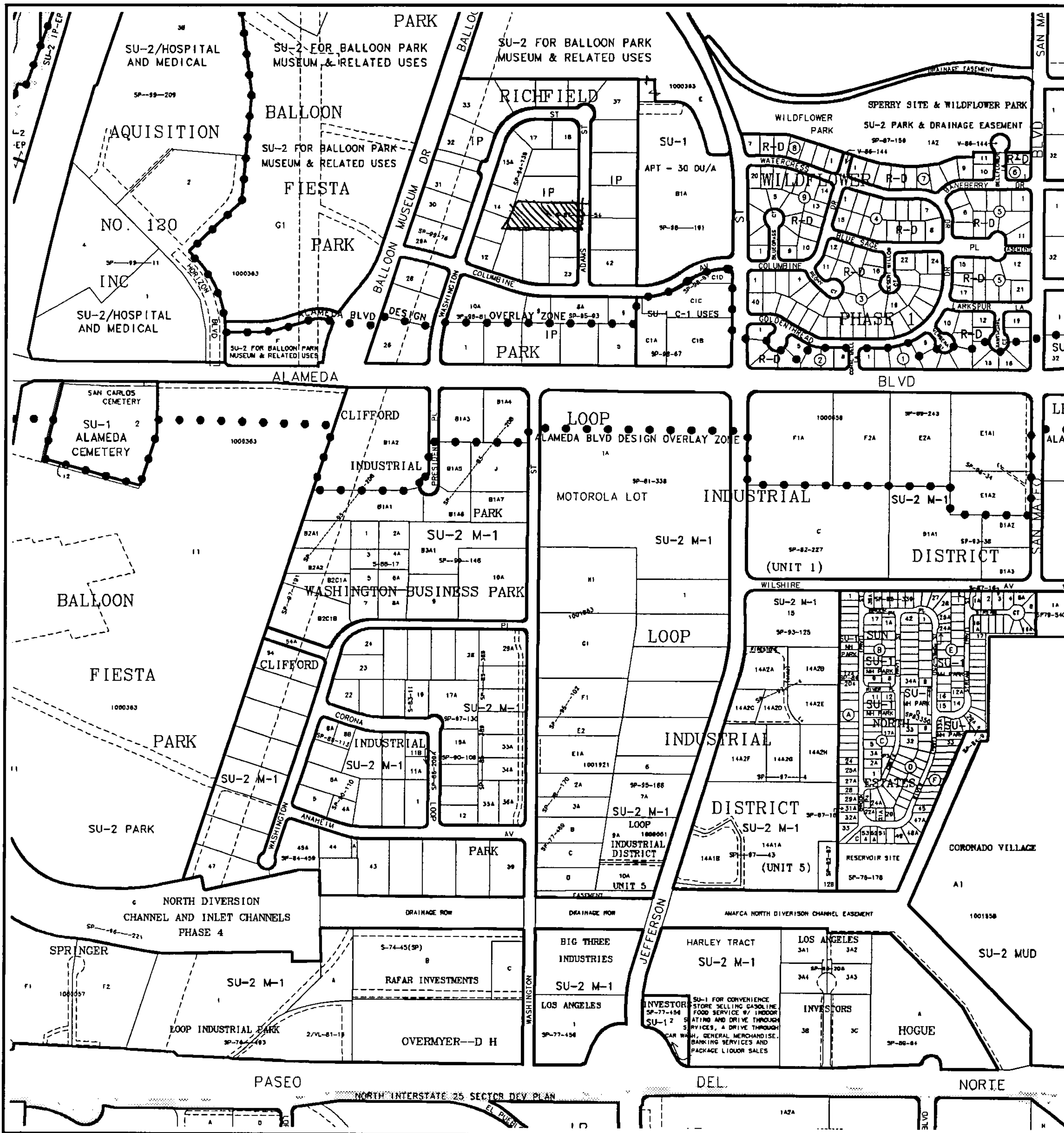


Form revised September 2001

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

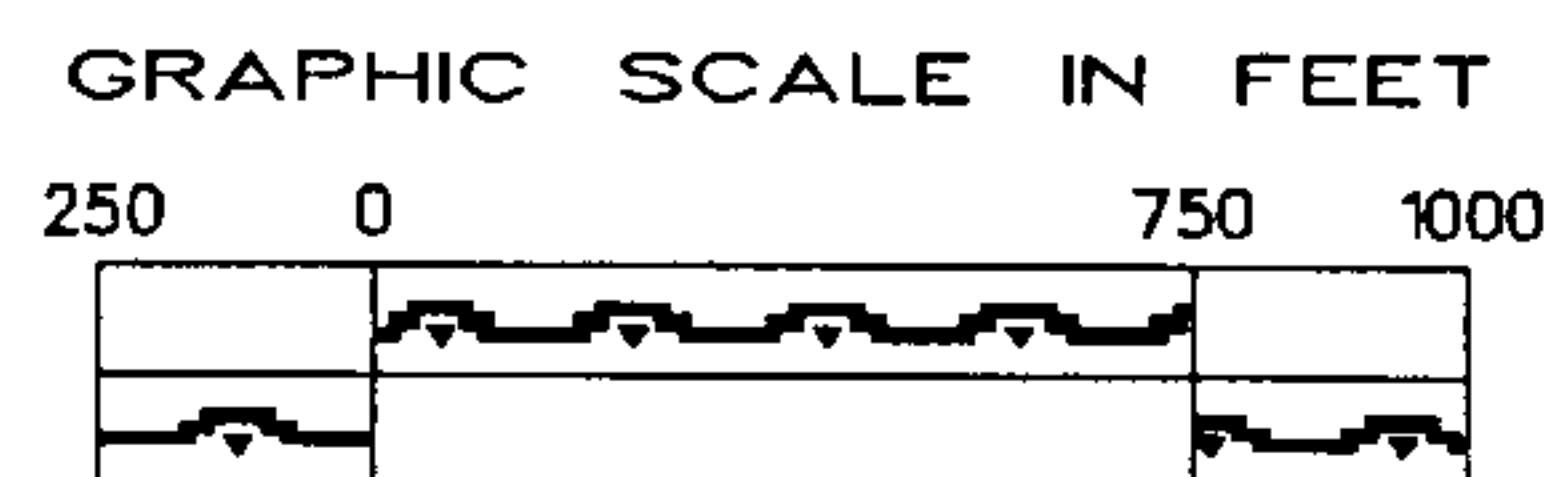
Application case numbers
03DRB- 61548

JAN 9/16/03
Planner signature / date
Project # 100 2964



CITY OF
Albuquerque
 Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

C-17-Z

Map Amended through July 31, 2003

Letter of Request

The property located at 8909 Adams NE is zoned IP. The proposed building for this site is 11,201 square feet of professional office and warehouse spaces, which are permissive uses in an IP zone. There are three individual tenant spaces proposed for this building. The zoning code requires thirty-one parking spaces for these uses, and forty-four are provided including four handicap accessible spaces.

This project is located behind the Design Center at Alameda and Jefferson in an area that consists of office buildings for contractors, engineers and other professional trades. The site is fairly deep and narrow at the street, and the building has been located to take advantage of this by placing it along the north property line and configuring it to take to complement the narrow site.

The building has been designed to integrate with the contemporary feel of the other buildings in the area. The building has a large curved wall that is narrower at the street and widens as it moves deeper into the site. This was done to, again, address the configuration of the site by allowing the building to become wider as the site gets deeper.

The southern façade of the building consists of large areas of glass with metal entry canopies. A large glass atrium cuts through the building to take advantage of the site's southern exposure, and provide interest from the street.

In addition, the site will have significant landscaping throughout the site that exceeds the City's requirements, complements the building, and addresses the sloping site.

We are requesting DRB approval of this project, as this planning process is required for any project in an IP zone.

D. G. H. 9.16.03

Sector plan is North 1.25. Per this plan, page 52, all I-P zones must be approved by DRB.



VI. SITE DEVELOPMENT PLANS/ MASTER DEVELOPMENT PLANS/ DESIGN STANDARDS

A. Site Development Plans

Site development plans are required for all non-residential properties in the Alameda Design Overlay Zone.

Any site development plan submitted shall be accompanied by:

1. A transportation impact analysis which analyzes (a) the transportation network in the Sector Plan area as projected to a time horizon acceptable to the City, assuming that the site remains in its present use and configuration, (b) the impact of changes to the network that may result from the proposed land uses, and (c) proposals to mitigate any negative impact on the network; and
2. A transportation study which demonstrates the engineering, legal and economic feasibility of the proposed traffic access and circulation for the site.
3. An analysis of the feasibility of phasing of the development and proposals for phasing if determined to be feasible.
4. Specific proposals for use of landscape buffering, open space, or other methods to minimize visual and noise conflicts among between the proposed and adjacent land uses, proposals that will comply with design standards as specified in the design standards of this plan (except not necessarily the setback requirements).
5. A report or agreement with mobile home park tenants on what notice, financial assistance for relocation, and any other assistance the owners are providing or will provide for tenants renting or leasing space for mobile homes on the site and who must move as a result of any redevelopment of the site.

B. Balloon Fiesta Park Master Development Plan:

1. The Balloon Fiesta Park Master Development Plan shall include a master plan drawing of planned land uses and general site configuration as well as design guidelines for uniform park facility signage, streetscape, architectural character/style, and landscape; performance standards for park lighting, noise/sound, water use, dust control; traffic and air quality study; safety and security; and drainage plan.
2. Additionally park operations/maintenance, and governance issues shall be addressed as a chapter of the overall Master Development Plan
3. Any individual park element needing review prior to the completion of the overall Master Development Plan shall follow a similar review process as the overall Master Development Plan including completion of the applicable plan elements listed above, subject to City Council approval and within a public hearing process. Consistency with

north -25 sector development plan

City of Albuquerque
Planning Department
January 1998



September 15, 2003

To Whom it May Concern:

As the owner of the property at 8909 Adams, I authorize Mullen Heller Architecture as my agent for the City of Albuquerque planning process submittals.

Sincerely,
Avalon Investments



Scott Whittington

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

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

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

D. A. M.

9.16.03

Applicant or Agent Signature / Date

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

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

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

Accompanying Material

- A. 82" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines
8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

B. Proposed Development

1. Structural

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

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 31 provided: 44
Handicapped spaces required: 4 provided: 4
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required:
provided:
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

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

4. Utilities

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

5. Phasing NA

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

SHEET #2 - LANDSCAPING PLAN

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

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

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

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

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

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

Avalon Inv.

AGENT

Mullen Heller

ADDRESS

PROJECT NO.

~~1001087~~ 1002964
SP/BA

APPLICATION NO.

\$ 385. 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 385. Total amount due

MULLEN HELLER ARCHITECTURE, P.C.

1104 HERMOSA SE
ALBUQUERQUE, NM 87108

2084

PAY TO THE ORDER OF

City of Albuquerque

DATE 9.16.03

95-78/1070
897

three hundred eighty five & no/100

\$ 385.00

DOLLARS



Compass Bank

Albuquerque, New Mexico

FOR _____

B. A. M.

⑈002084⑈ ⑆107000783⑆ 0085522469⑈

CITY OF ALBUQUERQUE
TREASURY DIVISION

09/16/2003 11:58AM LOC: ANNY
X
RECEIPT# 00012873 W# 006 TRANS# 0028
Account 441006 Fund 0110
Activity 4983000
Trans Amt \$385.00
024 Misc 10/28/02 \$485.00
CK \$385.00
CHANGE \$0.00