

#9



Completed 10-3-03
Raf.

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.: 03-01722 (SBP)	Project # 1003025
Project Name: MERIDIAN BUSINESS PARK	EPC Application No.: Z-92-57
Agent: Claudio Vigil Architects	Phone No.:

Project Number

1003025

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/15/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: • SH DRIVE ENTRANCE LOCATION
 • X-ACCESS EASEMENTS
 • POSSIBLE TIS MITIGATION

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign) Eliminate members, substitute Council
 Planning must record this plat. Please submit the following items: Notes are
 -The original plat and a mylar copy for the County Clerk. rec signed revision Jones
 -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.

#9



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.: 03-01722 (SBP)	Project # 1003025
Project Name: MERIDIAN BUSINESS PARK	EPC Application No.: Z-92-57
Agent: Claudio Vigil Architects	Phone No.:

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/15/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: *• SW DRIVE ENTRANCE LOCATION*
 • X-ACCESS ESTABLISHMENTS
 • POSSIBLE TIS MITIGATION

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign) *Eliminate markers, submit to County*
 Planning must record this plat. Please submit the following items: *with me*
 -The original plat and a mylar copy for the County Clerk.
 -Tax certificate from the County Treasurer. *see below*
 -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 1003025



11-11-03

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 15, 2003 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Carlos Montoya, 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: 12:35 P.M.

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

1. **Project # 1000965**
03DRB-01559 Major-Bulk Land Variance
03DRB-01560 Major-Vacation of Pub Right-of-Way
03DRB-01561 Major-Vacation of Public Easements
03DRB-01562 Minor-Vacation of Private Easements
03DRB-01565 Major-Preliminary Plat Approval
03DRB-01563 Minor-Temp Defer SDWK
03DRB-01564 Minor-Sidewalk Waiver
- 03DRB-01714 Minor-SiteDev Plan BldPermit/EPC
03DRB-01715 Minor-SiteDev Plan Subd/EPC
- BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1-PRD 10 DU/A & Grazing, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03EPC-01105] [*Deferred from 10/15/03*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**
- CONSENSUS PLANNING INC. agent(s) for ASW REALTY PARTNERS request(s) the above action(s) for TRACTS 1, 2, 3, 4, 5, 6A, 6B, A, LANDS OF RAY A GRAHAM III, OVENWEST AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 PRD, C-2, O-1, located on COORS BLVD NW between MONTANO RD NW and NAMASTE RD NW, containing approximately 230 acre(s). [REF: 1000965, 03EPC-01103, 03EPC-01105] [**Juanita Vigil, EPC Case Planner**] [*Deferred from 10/15/03*] (E-12/F-11 & 12) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

2. **Project # 1000997**
03DRB-01576 Major-Vacation of Pub
Right-of-Way
03DRB-01577 Major-Vacation of Public
Easements
03DRB-01579 Major-Vacation of Public
Easements
03DRB-01581 Major-Vacation of Public
Easements
03DRB-01582 Minor-Vacation of Private
Easements

- 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, zoned RA-1
residential and agricultural zone, located on VILLA RIO
CORTE NW, between GABALDON RD NW and
RIVERSIDE DRAIN containing approximately 10 acre(s).
[REF: 03DRB-01410 PPA, 03DRB-01412 TDS] (H-12)
**VACATION WAS APPROVED AS SHOWN ON EXHIBIT
B IN THE PLANNING FILE.**

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) WITH THE SIGNING OF
THE INFRASTRUCTURE LIST DATED 10/15/03 AND
APPROVAL OF THE GRADING PLAN ENGINEER
STAMP DATED 10/9/03 THE PRELIMINARY PLAT WAS
APPROVED WITH THE CONDITION OF FINAL PLAT:
APPROVAL OF DESIGN ELEVATIONS AND CROSS
SECTIONS OF PERIMETER WALLS BY THE DRB
CHAIR. TEMPORARY DEFERRAL OF CONSTRUCTION
OF SIDEWALKS WAS APPROVED ON THE INTERIOR
STREETS AS SHOWN ON EXHIBIT C IN THE
PLANNING FILE.**

3. **Project # 1002971**
03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

03DRB-01692 Minor-SiteDev Plan Subd

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] *[Deferred from 10/15/03]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.**

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] *[Deferred from 10/15/03]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.**

4. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 94 OF TOWN OF ATRISCO GRANT, (to be known as PARKWAY UNIT 10), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 3/19/03 & 7/23/03 & 10/15/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/2004.**

- Project # 1000570**
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01020 Major-Vacation of Public Easements
02DRB-01021 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as PARKWAY, UNIT 10) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] [Deferred from 11/6/02, 1/29/03, 3/19/03, 7/23/03 & 10/15/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/2004.**

5. **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 & 10/8/03]** (H-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: THE FINAL PLAT WILL NOT BE APPROVED WITHOUT ACCEPTABLE EVIDENCE TO UTILITIES DEVELOPMENT SHOWING THAT EXISTING WATER LINE ACROSS PRIVATE PROPERTY HAS BEEN EITHER CONVERTED TO PRIVATE OR CUT AND CAPPED AT 2ND STREET AND MENAUL.**

6. **Project # 1002511**
03DRB-01580 Major-Bulk Land
Variance
03DRB-01578 Minor – Final Plat
approval

WITHDRAWN

ISAACSON AND ARFMAN P.A. agent(s) for KB HOME request(s) the above action(s) for all or a portion of Lot(s) 2A, UNSER DIVERSION CHANNEL CORRIDOR, (to be known as **SUNDANCE SUBDIVISION**) zoned R-LT residential zone, located on the southside of BLUEWATER RD NW between UNSER BLVD NW and 90TH STREET NW containing approximately 29 acre(s). [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860, 03DRB-00861, 03EPC-00316] (K-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1002640**
03DRB-01574 Minor-Amnd Prelim Plat
Approval
03DRB-00724 Major-SiteDev Plan
Subd
03DRB-00725 Minor-Subd Design
(DPM) Variance
03DRB-00726 Minor-Sidewalk
Variance
03DRB-00728 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Block(s) 3, Lot(s) 22-32, Tract(s) 2, NORTH ALBUQUERQUE ACRES, **VISTA DEL AGUILA SUBDIVISION, UNIT 3**, zoned RD (7 DU/AC), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE, containing approximately 11 acre(s). [REF: 03DRB-00723, AP-03EPC-01242] **[REMAND FROM EPC] [Deferred from 10/15/03]** (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

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.

8. **Project # 1002633**

03DRB-01716 Minor-SiteDev Plan
Subd/EPC
03DRB-01718 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01719 Minor-Sketch Plat or
Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9-24, Block(s) 10, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **VENTURA PLACE**) zoned SU-1 Mixed Uses, located on HOLLY AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 11 acre(s). [REF: 03EPC-00693, 03EPC-00694, 03EPC-01323][Carmen Marrone, EPC Case Planner] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/15/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/30/03 THE SITE PLAN FOR SUBDIVISION WS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATER METER (LOCATION & SIZES). SHOW LOT LINES ON UTILITY PLAN AND CITY ENGINEER FOR SIA AND ADD TRAFFIC SIGNAL MODIFICATIONS TO THE SIA. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATER METER (LOCATION & SIZES). SHOW LOT LINES ON UTILITY PLAN AND CITY ENGINEER FOR SIA AND ADD TRAFFIC SIGNAL MODIFICATIONS TO THE SIA. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

03DRB-01717 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC. agent(s) for TRICOR SOUTHWEST CORPORATION request(s) the above action(s) for Lot(s) 15, 16, 17 & 18, Block(s) 10, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **VENTURA PLACE**) zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between VENTURA NE and BARSTOW NE containing approximately 2 acre(s). [REF: 1002633, 03EPC-00706] [Carmen Marrone, EPC Case Planner] (C-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND FOR PARKING STALL SIZES.**

9. **Project # 1003025**
03DRB-01722 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO., request(s) the above action(s) for all or a portion of Lot(s) 14, **MERIDIAN BUSINESS PARK**, zoned IP, located on BLUEWATER RD NW, between UNSER BLVD NW and AIRPORT RD NW containing approximately 3 acre(s). [REF: Z-92-57] (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE SOUTHWEST DRIVE LOCATION AND CROSS ACCESS EASEMENTS AND PLANNING FOR CHANGES TO THE LANDSCAPE PLAN.**

10. **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**] (*Was Indefinitely Deferred 7/30/03 & 10/15/03*) (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

11
12
13
14

11. **Project # 1001765**
03DRB-01695 Minor-Preliminary Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED, **TOWN OF ATRISCO GRANT**, zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between DENNIS CHAVEZ BLVD SW and 118TH ST SW containing approximately 98 acre(s). [Project # changed from 1003017 now void] [*Deferred from 10/15/03*] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/12/03.**

12. **Project # 1003023**
03DRB-01709 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for SKF VENTURE - JERRY SHINKLE request(s) the above action(s) for N1/2-NW1/4-SW1/4-SW1/4-SE1/4, SECTION 33, T11N, R4E, NMPM, Tract(s) A & B, **VISTA OFFICE COMPLEX**, zoned O-1, located on LAGRIMA DE ORO NE, between MORRIS NE and JUAN TABO NE containing approximately 1 acre(s). (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SKETCH SHOWING BIKE LANE ON MORRIS, WESTSIDE OF TRACT A AND PLANNING FOR THE AGIS DXF FILE.**

13. **Project # 1001031**
03DRB-01710 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for UNION PENSION TRANSACTION TRUST 2000-7 NM request(s) the above action(s) for all or a portion of Tract(s) H, **SANDIA SCIENCE & TECHNOLOGY PARK**, zoned IP industrial park zone, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and containing approximately 5 acre(s). [REF: 01DRB-00665, 01DRB-00788, 01DRB-00787] (M-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1001205**
03DRB-01711 Minor-Vacation of
Private Easements

ISAACSON AND ARFMAN, P.A. agent(s) for FULLER HOMES INC. request(s) the above action(s) for all or a portion of Lot(s) 32 & 33, Block(s) B, **PARADISE RIDGE SUBDIVISION**, zoned R-LT, located on MANSFIELD PL NW, between BRUNSWICK PL NW and PRESTIGE CT NW containing approximately 1 acre(s). [REF: 03DRB-00019, DRB-96-350, 01110-00554, 01138-00555, 02DRB-00182, 02DRB-00341] (B-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002581**
03DRB-01507 Minor- 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] [*Was indefinitely deferred 9/17/03*] (L-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002992**
03DRB-01623 Minor-Subd Design
(DPM) Variance

TIERRA WEST, LLC agent(s) for SOUTHWEST CONTRACTORS INC. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW. [Deferred from 10/8/03] (K-9) **A DRIVEWAY VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: THE ENTRANCE SHALL BE SIGNED APPROPRIATELY AS A SERVICE ENTRY FOR DELIVERY VEHICLES. NO PUBLIC PARKING WILL BE ALLOWED ON THE SOUTH SIDE OF THE BUILDING.**

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

17. **Project # 1003011**
03DRB-01672 Minor-Sketch Plat or
Plan

SURV-TEK INC agent(s) for HOFFMANTOWN INC request(s) the above action(s) for all or a portion of Lot(s) A - G, Block(s) 4-A, **INEZ ADDITION**, zoned C-2 community commercial zone, and P, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: ZA-78-240, ZA-90-18] (H-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003022**
03DRB-01708 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29E, **VENTANA RANCH**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 12 acre(s). (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1000592**
03DRB-01685 Minor-Sketch Plat or
Plan

ALFONSO MAESTAS request(s) the above action(s) for all or a portion of Lot(s) A, Block (s) O, **LANDS OF JIM LUCAS**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between GABALDON RD NW and ZICKERT PL NW containing approximately 1 acre(s). [REF: DRB-96-257, 00DRB-00797] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1003024**
03DRB-01720 Minor-Sketch Plat or
Plan

TOWNER ENGINEERING SERVICES agent(s) for PERFORMANCE TOOL AND EQUIPMENT request(s) the above action(s) for all or a portion of Lot(s) 430, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned RD/R-1, (proposed zoning SU-1 CHURCH AND RELATED USES, located on 86TH ST SW AND TOWER RD SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1001901**
03DRB-01700 Minor-Sketch Plat or
Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, VERANDA STREET PROPERTIES, (to be known as **THE VERANDA COMPOUND**) zoned R-2 residential zone, located on VERANDA RD NW, between GLENWOOD RD NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 02DRB-00696, 02DRB-00618, DRB-97-230, V-97-72, ZA-96-445, ZA-95-277] G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003026**
03DRB-01712 Minor-Sketch Plat or
Plan

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS, JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, ALVARADO GARDENS, UNIT 3, (to be known as **LA PLAZA ACEQUIA II SUBDIVISION**) zoned R-LT residential zone, located on CANDELARIA BLVD NW, between RIO GRANDE NW and DURANES LATERAL containing approximately 1 acre(s). [REF: DRB-94-69, Z-86-33] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for October 1, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:35 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
October 15, 2003 Comments**

ITEM # 9

PROJECT # 1003025

APPLICATION # 03DRB-01722

RE: Meridian Business Park/SDPBP

Is the only sign to be building mounted on the façade? If a free standing sign is planned, the elevation is needed on the site plan.

Junipers are no longer permitted on landscape plans due to their high allergen content. Creeping rosemary is sometimes a good alternative.

Austrian Pines are a high water use tree according to the City's Plant List. Please consider another lower water usage alternative.

Where is the sod planned? Sod is on the legend but I didn't see it on the Landscape Plan. Even though the Master Plan talks about 30% sod, it is a huge use of water and, hopefully, unnecessary.

Be sure the site plan mylar has the correct signature block.

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



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1298 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003025

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

ENGINEERING COMMENTS:

No adverse comments.

*Delegation to planning trans
signed Site plan*

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 15, 2003

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB- 1003025 Item No. 9 Zone Atlas K-10

DATE ON AGENDA

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

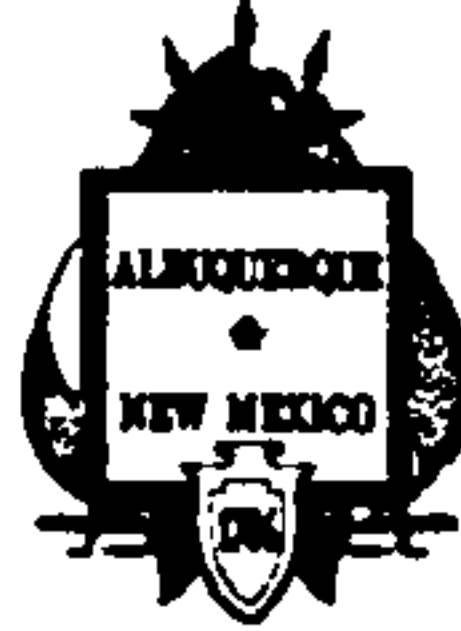
TYPE OF APPROVAL REQUESTED:

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

No.	Comment
□	

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

- ① *(SEE) X-ACCESS AGREEMENTS FOR INTERNAL CIRCULATION AND LOADING DOCKS*
- ② *COMPLY WITH DPM ON PARKING STALL TILES USE OF BUMPERS AGAINST DLDS.*
- ③ *DISTANCE FROM PROPERTY LINE FOR ENTRANCE @ SW CORNER (WHAT IS WIDTH?)*
- ④ *WIDTH OF SIDEWALK?*
- ⑤ *CONTRIBUTION OF TCS REQUIREMENTS? (SIGNAL @ INTER/ LOS VENTAS)*



SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input checked="" type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	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: <u>George Brunacini Construction Co.</u>	PHONE: <u>505.833.2928</u>
ADDRESS: <u>P.O. Box 6363</u>	FAX: <u>505.833.2925</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87197</u>	E-MAIL: _____
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Claudio Vigil Architects</u>	PHONE: <u>505.842.1113</u>
ADDRESS: <u>1801 Rio Grande Blvd NW</u>	FAX: <u>505.842.1330</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87104</u>	E-MAIL: <u>cvarch@aol.com</u>

DESCRIPTION OF REQUEST: Site development plan for building permit for office warehouse

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 14 Block: _____ Unit: _____

Subdiv. / Addn. Meridian Business Park

Current Zoning: IP Proposed zoning: _____

Zone Atlas page(s): K-10-Z No. of existing lots: na No. of proposed lots: na

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

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

UPC No. 101005724043220104 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Bluewater Road
Between: Unser Blvd and Airport Road

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-92-57

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

SIGNATURE _____ DATE Oct. 07, 2003

(Print) Joseph Hughes Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03 DRB- - 01722</u>	<u>SDP & BP</u>		<u>\$ 385.00</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	_____	_____	_____	\$ _____
<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				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Oct. 15, 2003</u>			<u>\$ 385.00</u>

Makita Hill 10/7/03 Project # 1003025
Planner signature / date

Arthur

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.

JOSEPH HUGHES
 Applicant name (print)
[Signature] OCTOBER 7 2003
 Applicant signature / date

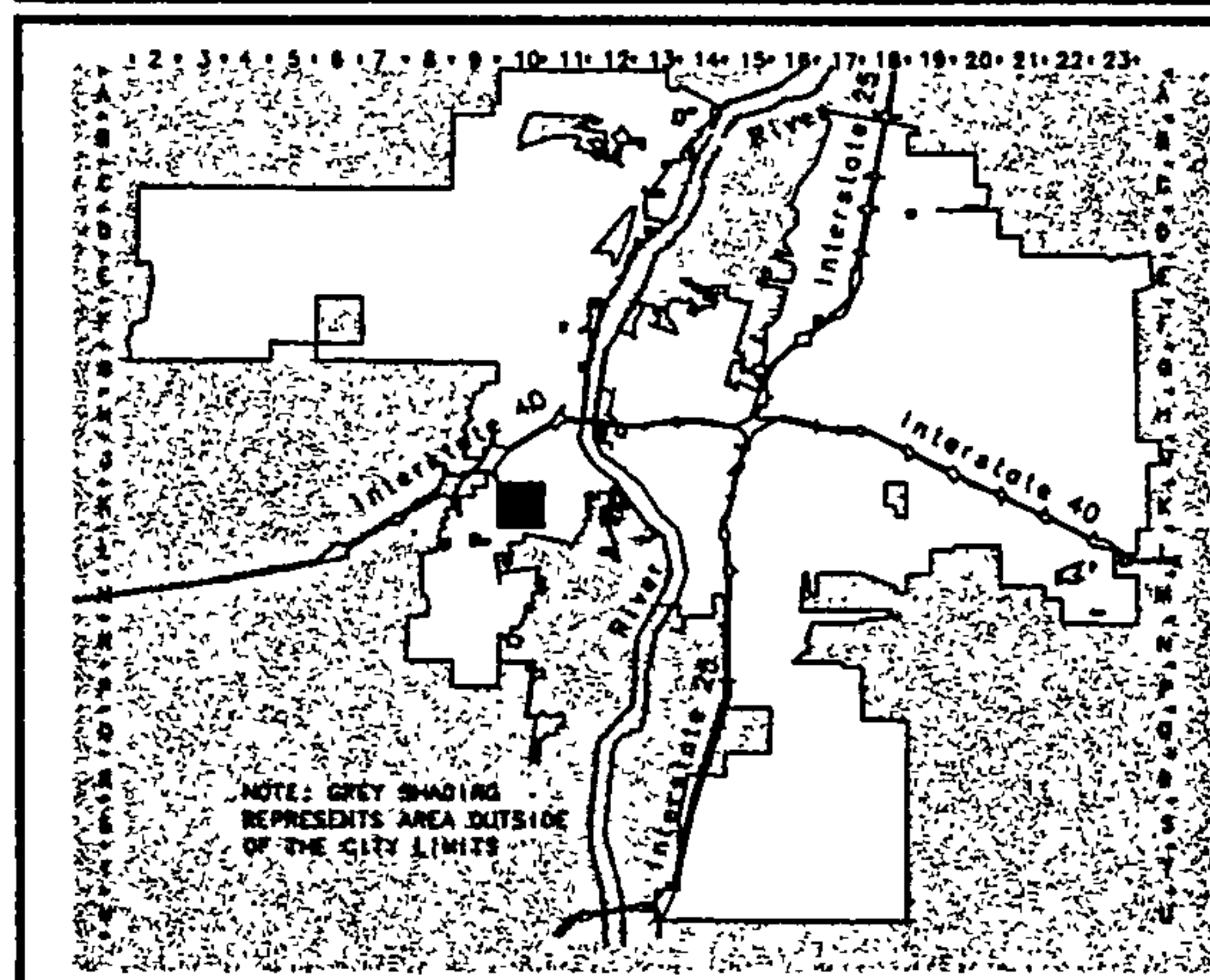
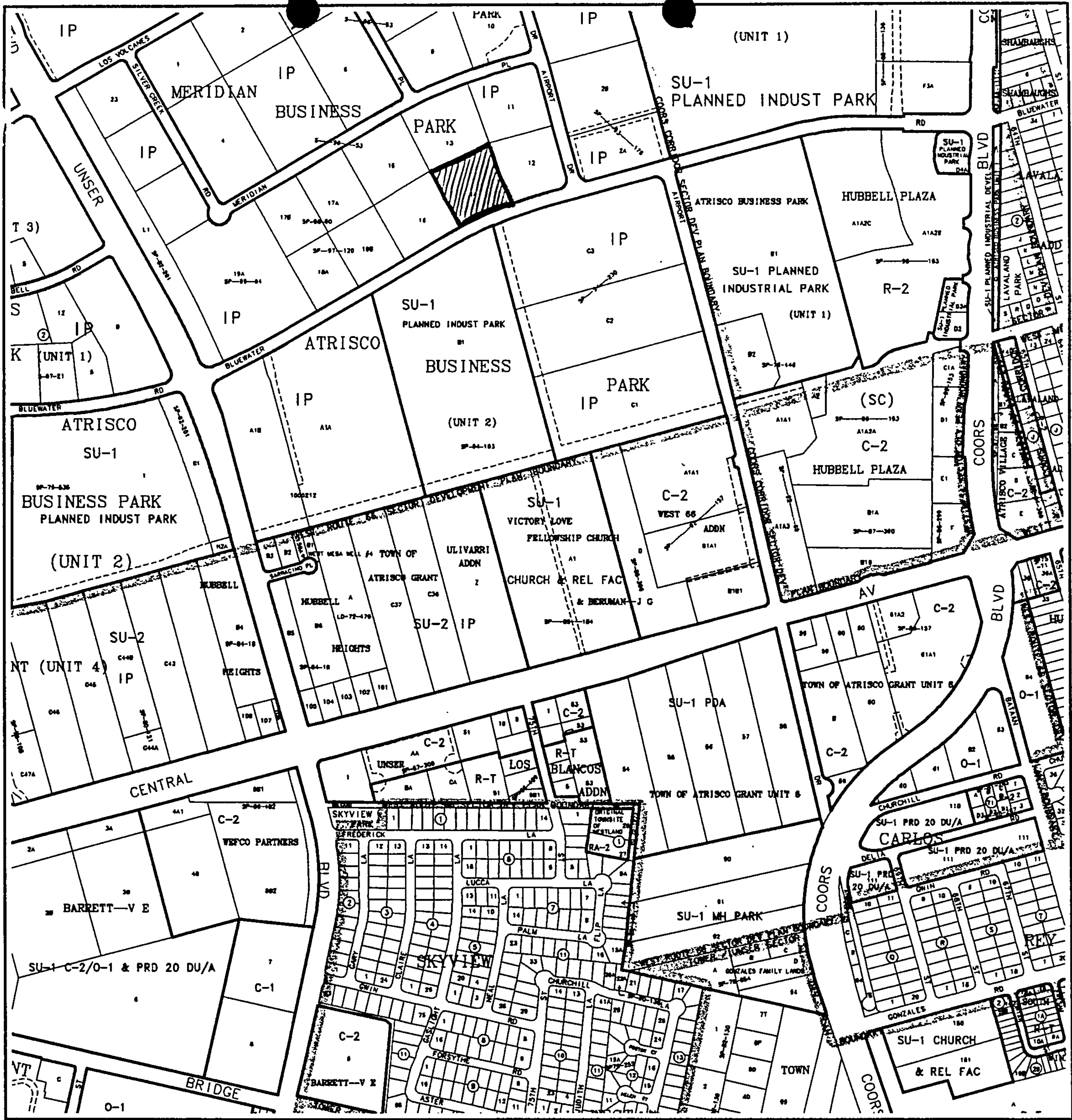


Form revised September 2001

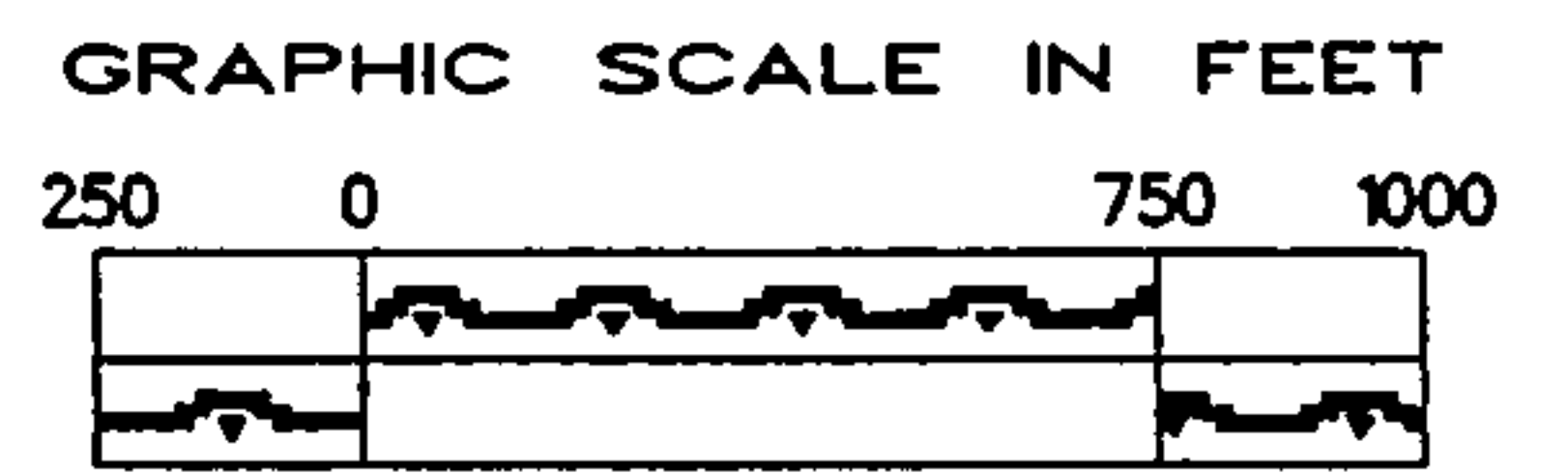
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
03023 - 01722
 - -
 - -

Malita Hill 10/7/03
 Planner signature / date
Project # 1003025



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2000



Zone Atlas Page

K-10-Z

Map Amended through July 28, 2000

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 UNACCURATE 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.

 OCT 07, 2003
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

NA 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 (clearly identify)
8. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening; indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- 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: 42 provided: 64
 Handicapped spaces required: 2 provided: 2
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 4
 provided: 4
 - NA 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - NA 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
 - NA 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - UA 3. Location of traffic signs and signals related to the functioning of the proposal
 - NA 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
 - NA 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

- NA 2. Pedestrian trails and linkages
- NA 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 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.

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.

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER 1K-10-2

REFERRAL # _____

SITE ADDRESS 7301 BLUEWATER NW

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 1496

SQUARE FOOTAGE - LARGEST BUILDING _____

TYPE CONSTRUCTION TEN STORY

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 10/3/03

FIRE DEPARTMENT INSPECTOR: Joseph Jeno

RECEIVED BY: J. Art Blewett TELEPHONE: 842-1113

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL YELLOW - FILE



CLAUDIO VIGIL ARCHITECTS

October 3, 2003
Ms. Sheran Matson, DRB Chair
Design Review Board, Planning Department
City of Albuquerque
PO Box 1293

RE: Meridian Lot 14
Site Development Plan for Building Permit

Dear Ms. Sheran Matson and Review Board Members:

This is a Site Development Plan for Building Permit application for an unadvertised Design Review Meeting. The proposed project will provide office and warehouse storage space for a automobile specialty glass supply and distribution company.

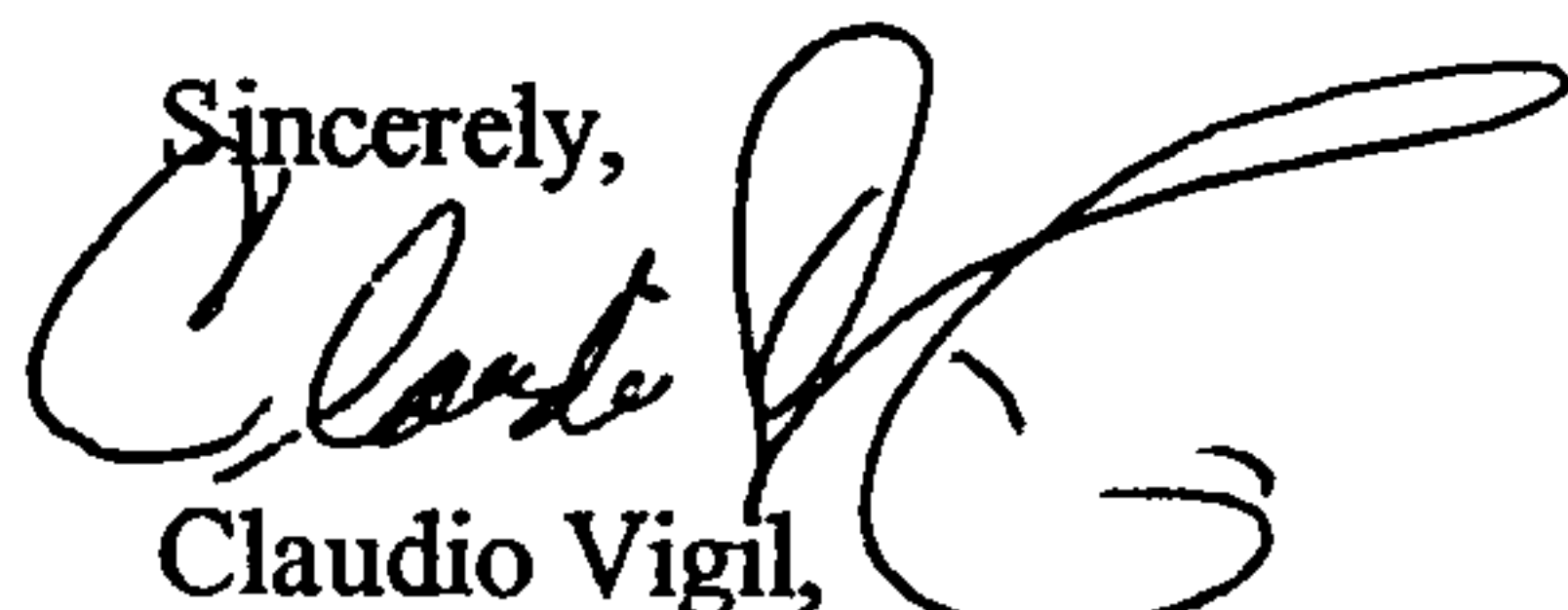
The proposed building, zoned for Industrial Park, will provide a total of 43, 200 gross usable square feet of which 10% of the square feet would be used for administrative and clerical services. The remaining square feet would provide space for receiving, temporarily storing, and redistributing product within the local metropolitan area.

The proposed buildings' exterior architecture incorporates tilt-up concrete building technology with elegant cast-in recessed shadow reveals patterned along the four elevations. An entrance feature would provide street visibility and identify the building, and a two-toned paint scheme using a darker earth toned base and contrasting lighter earth tone with white accent quoins would serve to break the scale and monotony of the building facade. The proposed building site of 2.52 acres would be heavily landscaped to provide erosion control for both wind and water, as well as provide a unique southwestern environment both water efficient and self-sustaining. The parking layout would provide easy access to the building entrance. The traffic circulation layout would be conducive to large truck circulation for the loading docks located only at the backside of the building. Two access points at either end of the site, and the cross docking with Lot 13 to the north, would allow site access to the business from both Bluewater Road and Meridian Place without impeding local traffic patterns on either street.

We believe the proposed architecture of the building, its landscaping, and traffic circulation serve to maintain the continuity and unity as set by the original Meridian Business Park Master

Development Plan including the landscape standards, plant palette, building setbacks, sidewalk and bikeways, parking, lighting, street-scape and signage. If approved, the proposed project would provide an attractive site development within the context of the Meridian Business Park and the West Side developing community.

Sincerely,



Claudio Vigil,

p.o. box 6363
albuquerque
new mexico
87197

abrunacini@brunacini.com
www.brunacini.com

ph (505)835-2928
fax (505)835-2925

9
18

October 03, 2003

Claudio Vigil
Claudio Vigil Architects
1305 Tijeras NW
Albuquerque, NM 87102

Dear Claudio Vigil,

SUBJECT: PROJECT -MERIDIAN 14- LOT 14 MERIDIAN BUSINESS PARK

Let this letter authorize Claudio Vigil Architects (CVA) to serve as my agent for the above referenced project. CVA shall be a consultant for the following fields; architecture, civil engineering, and structural engineering.

Sincerely,



Angelo Brunacini

OFFERED FOR SALE BY

GARRETT GROUP, INC.
P. O. BOX 10285
ALBUQUERQUE, NM 87184
505-897-8599 TELEPHONE
505-897-8597 FACSIMILE

NINO TRUJILLO
2329 WISCO
ALBUQ
505-29.
505-2'

ATRISCO BUSINESS

MASTER DEVELOPMENT PLAN FOR IP USE

Bob
or Rick
Paalon

924-3889
Krystal

EPC Case No. Z-92-57

Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.
2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.
3. A minimum 20 foot landscaped buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading, service, trash or storage areas may be located adjacent to the residential zoning. Employee parking or building surfaces are the only appropriate uses adjacent to residential development and zoning.

DECLARATION OF RECIPROCAL EASEMENTS
FOR COMMON ACCESS

THIS DECLARATION is entered into effective the 29th day of October, 2003, by
MERIDIAN REALTY LTD. CO., a New Mexico limited liability company ("MERIDIAN").

MERIDIAN is the owner of the following described real property located in the County
of Bernalillo, State of New Mexico, to wit:

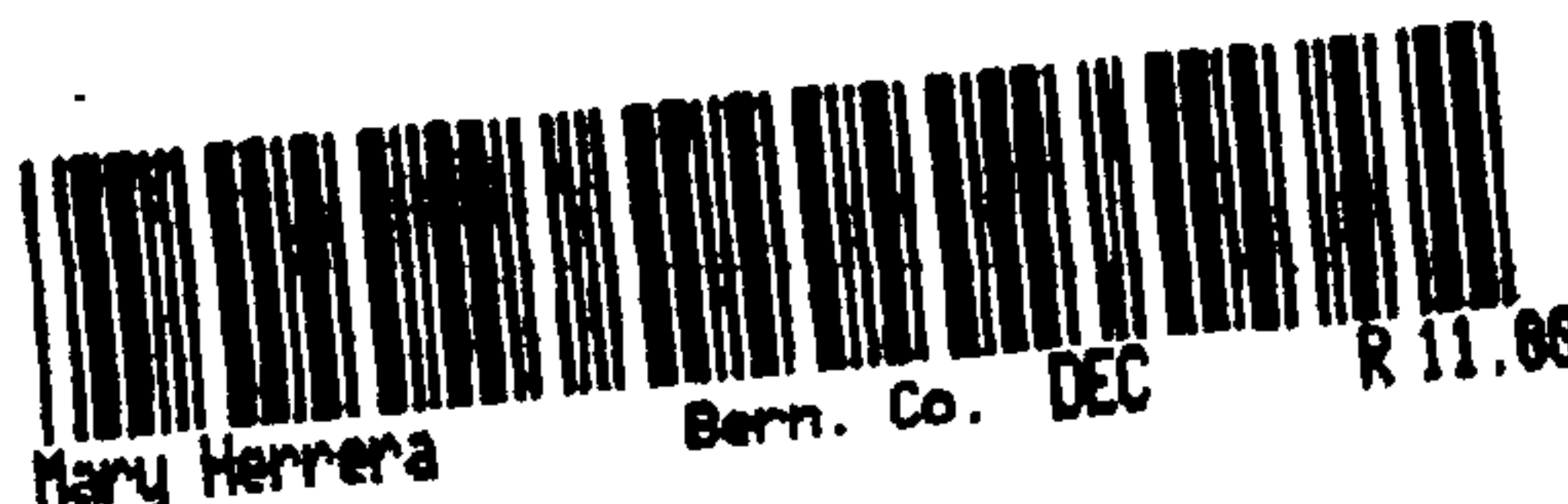
Lot Fourteen (14) and Lot Sixteen (16) Meridian Business Park, as the
same is shown and designated on the plat thereof filed in the Office of the
County Clerk of Bernalillo County, New Mexico on May 16, 1997 in
Volume 97C, folio 157, as Document No. 97-049625.
("Lot 14" and "Lot 16").

MERIDIAN desires to create a common access easement between Lot 14 and Lot 16
providing access, from a single access point on Bluewater Road, to said Lots for the benefit of
each of them.

NOW THEREFORE:

1. An Easement for a common access in favor of Lot 14 is created over a strip of
land being the southern seventy feet (70') of the eastern fifteen feet (15') of Lot 16.
2. An Easement for a common access in favor of Lot 16 is created over a strip of
land being the southern seventy feet (70') of the western thirty feet (30') of Lot 14.
3. MERIDIAN hereby intends to create a forty-five foot by seventy foot (45' x 70')
common access for the benefit of both Lots.
4. The easements created hereby are superior and paramount to the rights of
MERIDIAN and this Declaration shall run with the land.
5. Maintenance of the easement areas on each Lot shall be the responsibility of the
owner of said Lot.

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P.O. BOX 100
ALBUQUERQUE
NEW MEXICO
87102

ALBUQUERQUE
NEW MEXICO

505-274-1222
505-274-2925

October 16, 2003

Richard Dourte
City Of Albuquerque

Dear Richard Dourte:

SUBJECT: PROJECT NUMBER 1003025

Following are my responses to your comments on the above referenced project number:

1. Comment #1 - SW Drive location---I've included a revised site plan moving this drive to the east. As you can see it really doesn't work. We have this same situation on two other lots out here and the large tractor trailer rigs have a hard time getting in and out. I'm not clear what the reasoning is for moving the entrance because no portion encroaches onto lot 16 to the west.
2. Comment #2 - X-access easement---I've included the recorded access and drainage easement with lot 13.
3. Comment #3 - Possible TIS Mitigation - I've included the copy of Release of Letter Of Understanding.

Please call me to discuss comment #1.

Sincerely,



Angelo Brutacini

**DECLARATION OF RECIPROCAL ACCESS
AND DRAINAGE EASEMENTS**

WHEREAS, BRUNACINI DEVELOPMENT, LTD. CO., a New Mexico limited liability company ("BRUNACINI") is the owner of the following described real property located in the County of Bernalillo, State of New Mexico, to-wit:

Lot 13, Meridian Business Park, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 16, 1997 in Volume 97C, folio 157, as Document No. 97-049625.

("Lot 13"); and

WHEREAS, MERIDIAN REALTY LTD. CO., a New Mexico limited liability company ("MERIDIAN") is the owner of the following described real property located in the County of Bernalillo, State of New Mexico, to-wit:

Lot 14, Meridian Business Park, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 16, 1997 in Volume 97C, folio 157, as Document No. 97-049625.

("Lot 14"); and

WHEREAS BRUNACINI and MERIDIAN desire to provide for reciprocal access and drainage easements on the Lots.

NOW, THEREFORE:

1. BRUNACINI and MERIDIAN hereby declare that each Lot is subject to reciprocal non-exclusive perpetual easements over, through and across the "Access Areas" (as hereinafter defined) located on each Lot for the purposes of access, ingress, egress and movement by vehicular and pedestrian traffic for the benefit of the other Lot.

2. The "Access Areas" are the portions of each Lot designated and used by the respective owners thereof from time to time for vehicular and pedestrian ingress and egress.



3. BRUNACINI and MERIDIAN hereby declare that each Lot is subject to reciprocal non-exclusive perpetual easements for drainage over, through and across the Access Areas located on each Lot for the benefit of the other Lot.

4. The Access Areas on each Lot may be relocated from time to time by the respective owners thereof provided the Access Areas are reasonably accessible for ingress and egress to and from the Lots and for drainage for the Lots.

5. Except during construction, repairs, maintenance and replacements, the Access Areas shall not be blocked, nor shall any barriers or other obstructions be placed within or adjoining the Access Areas to prevent the reasonable ingress, egress or drainage within said Access Areas.

6. The owner of each Lot shall maintain the Access Areas on said owner's Lot in good repair, with such maintenance to include, but not be limited to, lighting, signage, removal of snow, ice, rubbish and debris, and the surfacing, resurfacing and striping of said Access Areas.

7. The owner of each Lot agrees to maintain general commercial liability insurance in an amount of not less than \$1,000,000.00 single limit, naming the owner(s) of the other Lot as additional insured(s) for claims related to this Declaration, and said policies shall provide for not less than thirty (30) days prior written notice to each other owner of any cancellation or change in said policies. Each such policy shall further include provisions which deny to the insurer acquisition by subrogation of rights of recovery against the other owner(s) to the extent that such provisions may be effective without making it impossible to obtain insurance coverage from responsible companies qualified to do business in the State of New Mexico. Each owner hereby waives all rights of recovery against the other owner(s) for loss or injury against which the waiving party is or may be protected by insurance containing said provisions.



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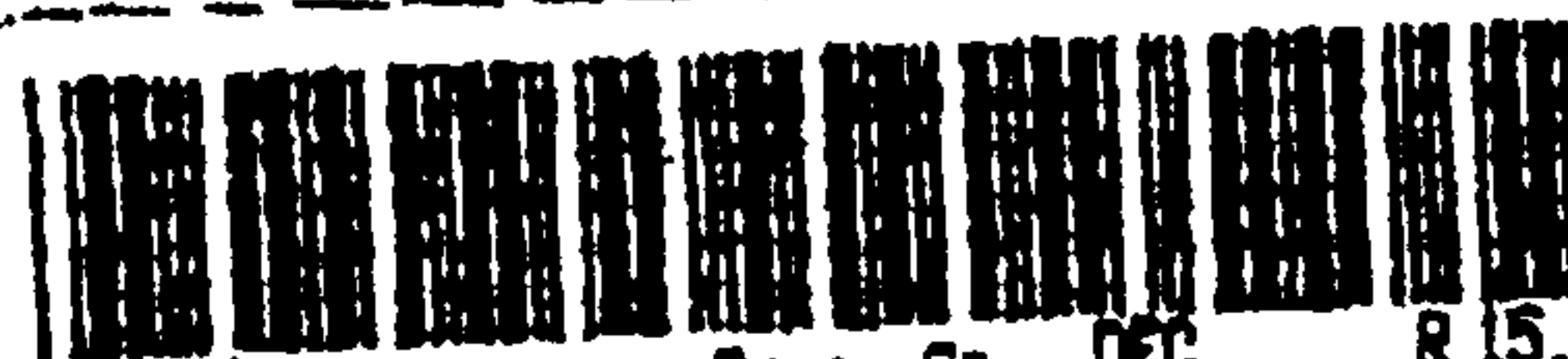
8. In the event the owner of either Lot fails to maintain the Access Areas on said owner's Lot in compliance with this Declaration, the other Lot's owner may serve written notice on the defaulting Lot owner, and if said defaulting Lot owner does not cure said default within thirty (30) days of the receipt of said notice, the non-defaulting Lot's owner shall have the right to undertake the repairs, maintenance and/or replacements required within the Access Areas and the defaulting Lot owner shall reimburse the other Lot's owner for said expenses, plus interest at 18% per annum from the date of each expenditure until repaid. Further, if either Lot owner pays maintenance, repair or replacement expenses for a defaulting Lot owner pursuant to the provisions of this paragraph, the non-defaulting Lot owner shall have the right to file a lien against the defaulting owner's Lot for the amount of said expenditures, and said lien shall be subject to foreclosure in the same manner as mortgages and judgment liens.

9. In the event the owner of either Lot is required to enforce the provisions of this Declaration by judicial proceedings, the prevailing party shall be entitled to reasonable attorneys' fees and court costs from the non-prevailing party.

10. Notices given pursuant to the provisions of this Declaration which are necessary to carry out the provisions of this Declaration shall be in writing and delivered personally to the person to whom notice is to be given, or mailed, postage prepaid, addressed to the person.

11. To the extent, if at all, §56-7-1 N.M.S.A. 1978 as amended invalidates any indemnity, hold harmless or insurance provision of this Declaration, the remaining indemnity, hold harmless and insurance provisions shall remain in full force and effect.

12. This Declaration shall be binding upon the undersigned, their successors and assigns in all respects, and shall be deemed to run with the land forever.



IN WITNESS WHEREOF, the undersigned has executed this Declaration effective the 6th day of October, 2003.

BRUNACINI DEVELOPMENT, LTD. CO.,
a New Mexico limited liability company

By: [Signature]
Its: Member

MERIDIAN REALTY LTD. CO.,
a New Mexico limited liability company

By: [Signature]
Its: Member

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Oct. 6, 2003, by J. Angelo Brunacini, Member of BRUNACINI DEVELOPMENT, LTD. CO., a New Mexico limited liability company.

Frances R. Candela
NOTARY PUBLIC

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Oct 6, 2003, by J. Angelo Brunacini, Member of MERIDIAN REALTY LTD. CO., a New Mexico limited liability company.

Frances R. Candela
NOTARY PUBLIC

MY COMMISSION EXPIRES:
3/26/2007

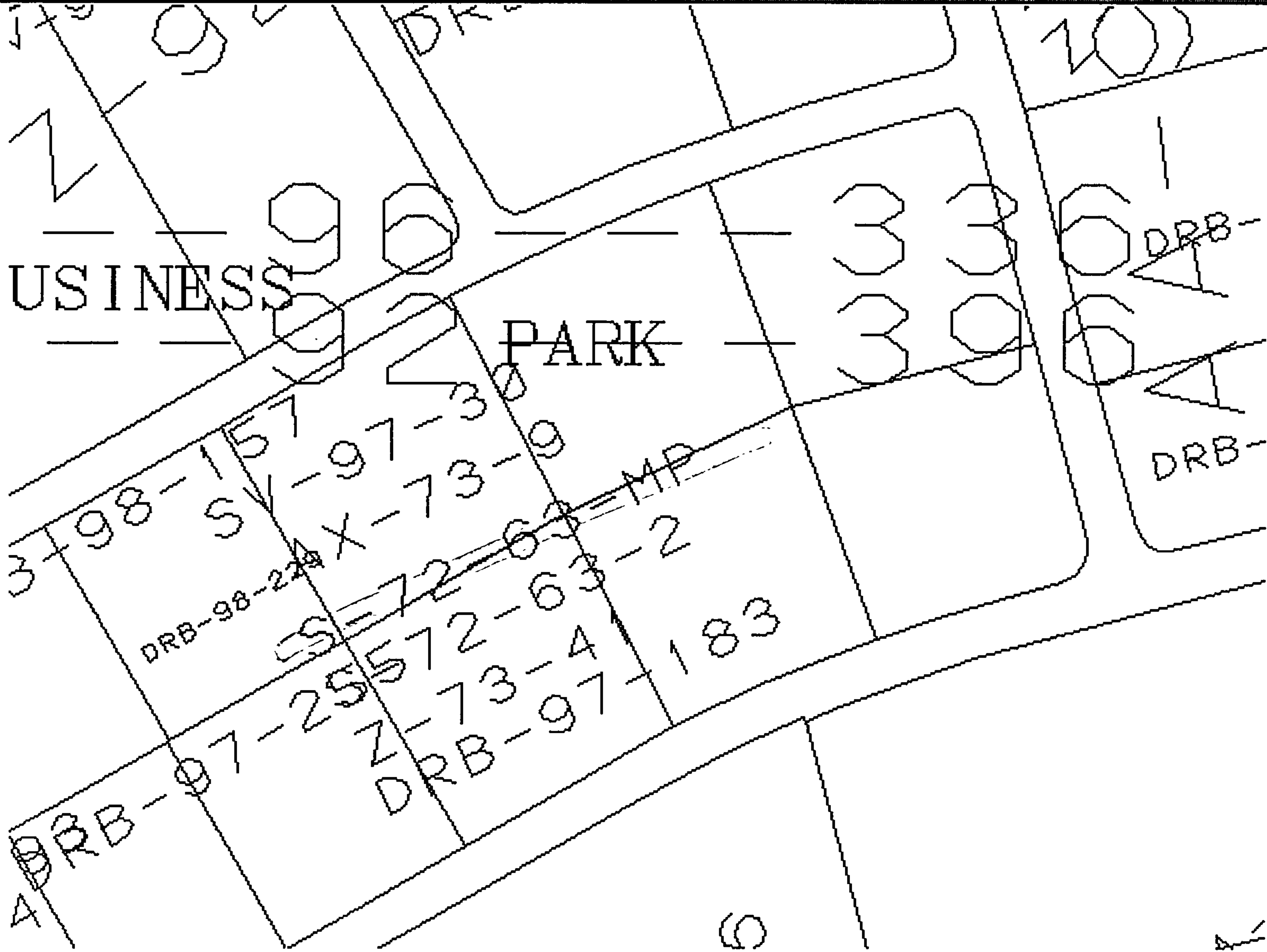


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dist: 0.34994



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

George Brunacini Construction

AGENT

Claudia Vigil Architects

ADDRESS

1801 Rio Grande Blvd. NW

PROJECT NO.

1003025

APPLICATION NO.

03023 01722

\$ 385.⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 0 441018 / 4971000 (Notification)

\$ 385.⁰⁰ Total amount due

1180

BRUNACINI DEVELOPMENT LTD. CO.
PO BOX 6363
ALBUQUERQUE, NM 87197
(505) 833-2928

BANK OF ALBUQUERQUE
ALBUQUERQUE, NEW MEXICO
95-660-1070

Three hundred eighty five dollars and no/100
PAY TO THE ORDER OF *City of Albuquerque*

DATE 10/07/2003 AMOUNT 385.⁰⁰
10-10-03
Treasury Division

10/07/2003 12:18PM LOC: ANN

X
REF ID: A0017
w08 007 TRANSH 0026
und 0110

⑈001180⑈ ⑆107006606⑆ 78272 ⑆3210⑈ \$385.00
⑆04⑆ ⑆115⑆ \$385.00
CHANGE \$0.00

Details on back. Security Features Included.