

6



Completed 3/11/04
PA

DRB CASE ACTION LOG (SITE PLAN B.P. & PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00226 (SBP) AND 04DRB-00227 (P&F)

Project # 1003054

Project Name: RICHFIELD PARK

Agent: Mechenbier Construction

Phone No. 828-1676 (John)

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/3/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: S.P. ADA STALL DIMENSIONS, PARKING BUMPERS
+ ADA RAMP CONFIGURATIONS
OK MA 3-5-04

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): SPBP - Misc comments + infra.
List sentence + ARHD signature
+ SWMD signature

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

Project Number 1003054

6



DRB CASE ACTION LOG (SITE PLAN B.P. & PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00226 (SBP) AND 04DRB-00227 (P&F)**

Project # **1003054**

Project Name: **RICHFIELD PARK**

Agent: **Mechenbier Construction**

Phone No.: **828-1676 (J. H. ...)**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on **3/3/04** by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: S.P. ADA STALL DIMENSIONS, PARKING BUMPERS
+ ADA RAMP CONFIGURATIONS
-
-
-
-
- UTILITIES: _____
-
-
-
- CITY ENGINEER / AMAFCA: _____
-
-
-
- PARKS / CIP: _____
-
-
-
- PLANNING (Last to sign): SPBP - Misc comments + I.L.
sentence + AEHD signature
+ SWMD
-
-

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 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required.** OKAY
 - Copy of recorded plat for Planning.**

Project Number 1003054



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 3, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.

Adjourned: 12:40 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- Project # 1000122**
04DRB-00174 Major-Vacation of Public Easements
04DRB-00173 Minor-Extension of Preliminary Plat
04DRB-00175 Minor-Vacation of Private Easements
KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION**, zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, 03DRB-00184, 00185 and 00186] [Deferred from 3/3/04] (H-12)
DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.

2. **Project # 1003112**
04DRB-00167 Major-Bulk Land Variance
04DRB-00168-Major-Vacation of Public
Easements
04DRB-00166 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994](F-10 & F-11) **BULK LAND VARIANCE WAS APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002711**
04DRB-00171 Major-Preliminary Plat
Approval
04DRB-00172 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] [*Deferred from 3/3/04*] (C-18) **DEFERRED AT AGENT'S REQUEST TO 3/10/04.**

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

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

4. **Project # 1000651**
04DRB-00246 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A1, **TOWN OF ATRISCO GRANT NORTHEAST, UNIT 1**, zoned SU-1 FOR PLANNED DEVELOPMENT AREA C-1 USES, located on REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 02EPC-01672,01673, 02DRB-01946,01947, 03DRB-00190, 03DRB-00285, 03EPC-01927] [**Makita Hill, EPC Case Planner**] [*Deferred from 3/3/04*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**

5. **Project # 1002624**
04DRB-00239 Minor-SiteDev Plan
Subd/EPC
04DRB-00240 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI , agent(s) for NEW DAY YOUTH & FAMILY SERVICES request(s) the above action(s) for all or an Unplatted portion of Section 36, T10N, R3E, **UNPLATTED LAND, NEW DAY SHELTER**, zoned SU-1 special use zone for Short Term Shelter, located on RIDGECREST DR SE, between LOUISIANA BLVD SE and DAKOTA ST SE containing approximately 1 acre(s). [REF: 03AA-00669, 03EPC-00935, 03DRB-01223, 03EPC-02050] **[Juanita Vigil, EPC Case Planner] (M-18) THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR ADA STALLS AND PLACEMENT OF SIDEWALKS ON SITE PLANS.**

- 04DRB-00243 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for NEW DAY YOUTH & FAMILY SERVICES request(s) the above action(s) for all or an Unplatted portion of Section 36, T10N, R3E, **UNPLATTED LAND, NEW DAY SHELTER**, zoned SU-1 special use zone for Short Term Shelter, located on RIDGECREST DR SE, between LOUISIANA BLVD SE and DAKOTA ST SE containing approximately 1 acre(s). [REF: 03AA-00669, 03EPC-00935, 03DRB-01223, 03EPC-02050] (M-18) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

6. ~~Project # 1003054~~
04DRB-00226 Minor-SiteDev Plan
BldPermit
04DRB-00227 Minor-Prelim&Final Plat
Approval

MECHENBIER CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 36 & 37, **RICHFIELD PARK**, zoned IP, located on WASHINGTON NE, between BALLOON MUSEUM DR NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: Z-85-70-1, Z-82-86, DRB-94-339, 03DRB-01804] [*Listed under Project #1003086 in error*] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA STALL DIMENSIONS, PARKING BUMPERS AND ADA RAMP CONFIGURATIONS AND PLANNING FOR MISCELLANEOUS COMMENTS AND INFRASTRUCTURE LIST SENTENCE AND AEHD AND SWMD SIGNATURES. PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003100**
04DRB-00247 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for SKYE INC request(s) the above action(s) for all or a portion of Tract(s) B-1 & C-1, **ADOBE WELLS SUBDIVISION**, zoned SU-1, IP, C-2, R-2 USES, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and IRVING BLVD NW containing approximately 6 acre(s). [REF: 03EPC-01921] [**Debbie Stover, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL AND PLANNING FOR LANDSCAPE PLAN MODIFICATIONS PER D. STOVER'S COMMENTS.**

8. **Project # 1003102**
04DRB-00236 Minor-SiteDev Plan
BldPermit/EPC
- SM & R GROUP request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **ESQUIBEL - PALMER**, zoned SU-1 PRD, located on LA GRIMA DE ORO RD NE, between JUAN TABO NE and MORRIS NE containing approximately 2 acre(s). [REF: V 84-77, Z-85-103, Z-85-102-1, 03EPC-01925, 03EPC-01929] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (F-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**
9. **Project # 1003262**
04DRB-00216 Minor-SiteDev Plan Subd
04DRB-00215 Minor-Prelim&Final Plat
Approval
- TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NW, between SAN MATEO NW and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215] *[Deferred from 2/25/04]* (C-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PREVIOUS SITE PLAN COMMENTS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/3/04 THE PRELIMINARY PLAT WAS APPROVED FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
10. **Project # 1002333**
04DRB-00209 Minor-SiteDev Plan
BldPermit/EPC
- DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] **[Cynthia Borrego, EPC Case Planner]** *[Deferred from 2/25/04 & 3/3/04]* (J-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

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

11. **Project # 1001347**
04DRB-00245 Minor-Final Plat
Approval

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D1B, ALBUQUERQUE SOUTH (to be known as **EL RANCHO GRANDE, UNIT 8B**) zoned R-LT residential zone, located on CARTAGENA / DE ANZADR DR SW, between VALLEY VIEW DR SW and SNOW VISTA BLVD SW containing approximately 10 acre(s). [REF: 03DRB-1133 & 01134, 04DRB-00057, 04DRB-00115] [*Deferred from 3/3/04*] (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

12. **Project # 1002864**
04DRB-00242 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF MASSACHUSETTS GENERAL HOSPITAL, **CANTA CIELO SUBDIVISION**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF: 03DRB-01302, 03DRB-01487, 01488, 01490, 01491] [*Deferred from 3/3/04*] (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

13. **Project # 1002885**
04DRB-00244 Minor-Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC AND JASON & CINDY LYNN DASKALOS, request(s) the above action(s) for all or a portion of Lot(s) 10-24 AND 7-16, Easterly remaining portion of Lot 16, Block(s) 18 & 20, Unit(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 1, TRACT 3, (to be known as **OCOTILLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on HOLBROOK NE, CARMEL NE & HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE containing approximately 24 acre(s). [REF: 03DRB-01354-01356, 02EPC-01353, 03DRB-01980, 01985] *[Deferred from 3/3/04]* (C-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

14. **Project # 1003264**
04DRB-00224 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BILL WADE MOUNTAIN WEST DEV., LLC request(s) the above action(s) for all or a portion of Lot(s) 68, 69 & 72, **BREEZE AT MOUNTAIN GATE**, zoned SU-1 PRD, located on KAYLYN DR SE, between KEESHA JO AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: DRB 98-45, Z-70-60-1, 1000849] (L-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO FIELD LOCATE WATER METER BOXES THAT SERVE AFFECTED LOTS.**

15. **Project # 1002636**
03DRB-01959 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for ROBERT SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 24, **RICE'S DURANES ADDITION NO. 1**, zoned R-2 residential zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and DURANES NW containing approximately 1 acre(s). [REF: 03DRB-01084, 03DRB-00708] [*Deferred from 11/26/03, Final plat was indefinitely deferred 12/03/03*] (H-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. **Project # 1003265**
04DRB-00237 Minor-Sketch Plat or Plan

WILKS CO. agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2-4, Block(s) 3, **SANTA FE ADDITION**, zoned R-1 residential zone, located on BARELAS ST SW, between PACIFIC AVE SW and CROMWELL AVE SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001899**
04DRB-00248 Minor-Sketch Plat or Plan

BRASHER & LORENZ INC agent(s) for GARY TIPTON request(s) the above action(s) for all or a portion of Tract(s) 7, **LA VILLITA SUBDIVISION**, zoned SU-1, PRD, located EAST OF LA VILLITA NE, SOUTH OF CANDELARIA NE and EAST OF TRAMWAY NE containing approximately 2 acre(s). [*Listed under Project #1003268 in error*] (H-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. ADJOURNED: 12:40 P.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003086

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:(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: March 3, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
3/3/04 Comments**

ITEM # 6

PROJECT # 1003054

APPLICATION # 04-00226 & 00227

RE: Lots 36 & 37, Richfield Park/SPBP & MINOR PLAT

1. No problem with the replat. It matches the SPBP submitted. AGIS dxf approval has occurred. Applicant may record the plat. However, Planning needs a recorded copy to close the file.

2. Site plan for building permit comments:

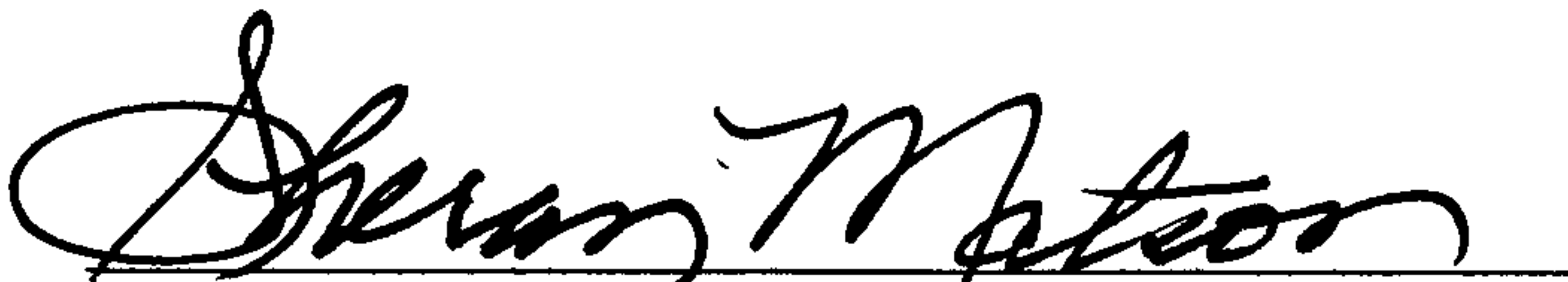
- The site plan should be titled "Site Plan for Building Permit" and the updated signature block should appear on this sheet.
- The square footage of each building as well as the proposed use should appear on the footprint of the building, not just in the notes.
- Keyed Note 5 refers to a CMU wall but points to the edge between 2 parking stalls. Where is the 4' CMU wall planned to be built?
- How high is the CMU wall along the south side of the property? Is it existing?
- Landscape Notes: #4 says that responsibility for landscaping & irrigation maintenance, including abutting public right of way, lies with the property owner of Lot 30A. On the Landscape Plan, the note says this responsibility lies with the property owner. Please correct this discrepancy.
- Actually all the Landscape Notes should appear on the Landscape Plan.
- All buildings must have a 15 foot rear yard setback. These two buildings appear to have only a 5' rear yard setback from the property line.

3. Landscape Plan comments:

- Please substitute other drought tolerant plants for the junipers. Junipers are high allergen plants. Rosemary is one possible substitute.
- Chinese Pistache needs a water use symbol.
- Each landscape bed should have the square footage listed by the bed. There is a footage noted for each bed. However, if this is the square footage, a change in the notes is needed to indicate as such.

4. Monument Sign: The EPC conditions say this sign should not exceed 24 square feet. Even subtracting the underground portion of the sign (16"), the sign appears to exceed this maximum size by over 10 square feet. The height appears to be in compliance with the 6' maximum. Is the sign to be lighted?

5. Lighting: EPC Condition # 13 states that parking lot light fixtures are to be a maximum of 16 feet in height. The site plan lighting is 20' tall.

A handwritten signature in black ink, reading "Sheran Matson". The signature is written in a cursive style with a horizontal line underneath the name.

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

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003054

Subdivision Name: Richfield Park - Lot 37A

Surveyor: Ronald Forstbauer

Company/Agent: Forstbauer Surveying

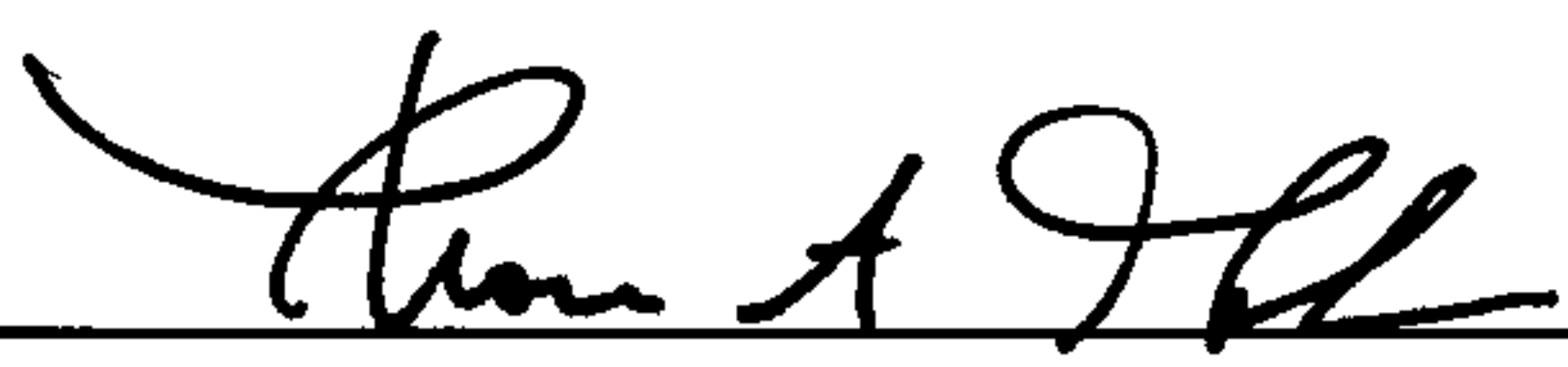
Contact Person: Terese Forstbauer

E-mail: _____ Phone: 268-2112

DXF Received Date: 2/12/2004

Hard-Copy Date: 2/12/2004

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other


Approved

2/12/04
Date

*The dxf file cannot be accepted at this time for the following reason(s):

AGIS Use Only

Copied cov3054 to agiscov on 2/12/2004. Contact person notified on 2/12/2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
October 29, 2003 Comments**

ITEM # 21

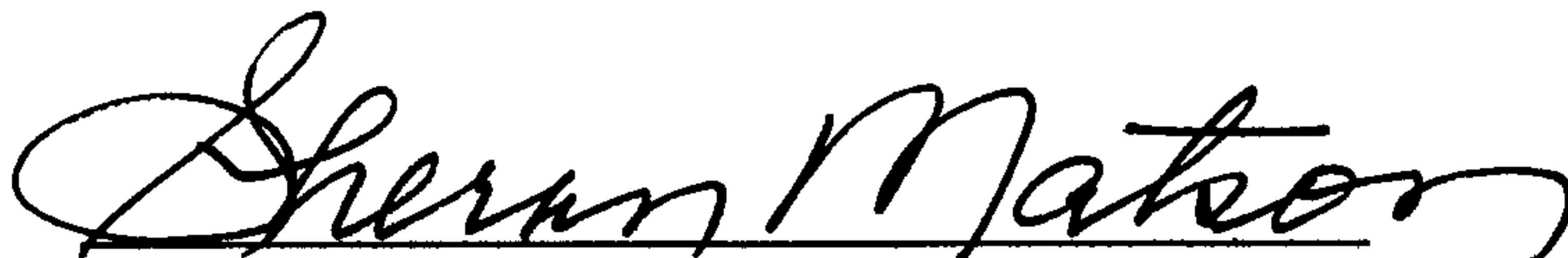
PROJECT # 1003054

APPLICATION # 03DRB-01804

RE: Lots 36 & 37, Richfield Park

This property lies within the North I25 Sector Development Plan boundaries. This plan requires a site development plan for subdivision submitted at the same time as, or prior to, the replatting.

Be sure to follow the DPM and sector plan requirements when developing this site plan.



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: 1003054

AGENDA ITEM NO: 21

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:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; 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 29, 2003

discussed

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003054 Item No. 21 Zone Atlas C-17
DATE ON AGENDA 10-29-03
INFRASTRUCTURE REQUIRED () YES () NO
CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
□	

If you have any questions or comments please call ~~Richard Bourte~~ *L. HILFMAN G. HULLIGOS*
at 924-3990. Meeting notes:
3991

① IS SIDEWALK IN PLACE OR BEING DEFERRED?



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

JOHN MECHENBIER / MECHENBIER
CONST. INC. request(s) a special exception
to Section 14. 16. 2. 19. (E). (3): a
VARIANCE of 10 feet to the 15 foot rear yard
setback area requirement on all or a portion of
Lot(s) 36, Richeild Park Subdivision, zoned
IP and located at 9017 WASHINGTON ST NE
(C-17)

Special Exception No: 03ZHE - 01753
Project No: 1003032
Hearing Date: 11-18-03
Closing of Public Record: 11-18-03
Date of Decision: 12-03-03

STATEMENT OF FACTS: The applicant requests a variance of 10 feet to the 15-foot rear yard setback area requirement. This matter was heard in conjunction with 03ZHE-01754 as it was for a similar request by the same applicant on the adjacent lot.

The applicant, John Mechenbier, testified that this request is to accommodate the replat of Lot #36 and Lot #37 into one contiguous parcel for the development of an office building at this location. He stated that this lot is vacant and is adjacent to Balloon Fiesta Park. Mr. Mechenbier indicated that this lot contains exceptionality due to a 50-foot wide storm drain easement that encumbers the southern half of this parcel and a 10-foot utility easement that runs along the front edge of this property. The applicant testified that the yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

An on-site inspection reveals that this property is exceptional as compared to surrounding parcels in the immediate vicinity in that it is irregular in size and shape. Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, December 18, 2003 in the manner described below:

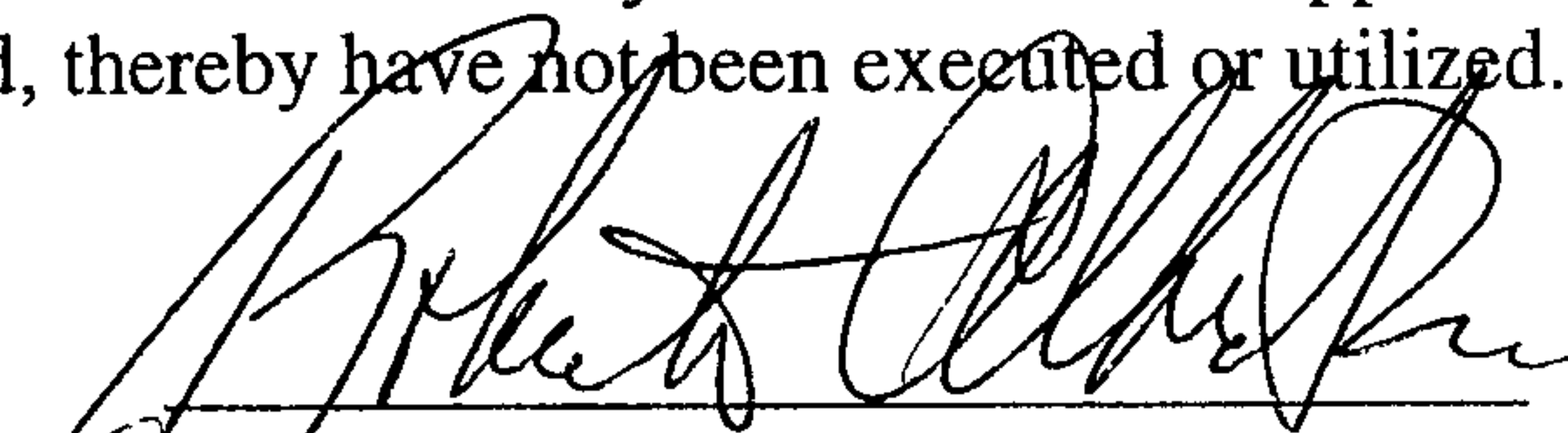
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.


Roberto Albertorio, Esq.
Zoning Hearing Examiner

ZHE Decision
03ZHE-01753 / 1003032
Page 3

cc: Zoning Enforcement (2)
ZHE File
John E. Mechenbier, 8804 Washington NE, Suite A, 87113



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

JOHN MECHENBIER / MECHENBIER
CONST. INC. request(s) a special exception
to Section 14. 16. 2. 19. (E). (3) & (2): a
VARIANCE of 10 feet to the 15 foot rear yard
setback area requirement and a VARIANCE
of 5 feet to the 10 foot side yard setback area
requirement on all or a portion of Lot(s) 37,
Richfield Park Subdivision, zoned IP and
located at 8924 ADAMS ST NE (C-17)

Special Exception No:..... 03ZHE – 01754
Project No:..... 1003086
Hearing Date: 11-18-03
Closing of Public Record: 11-18-03
Date of Decision:..... 12-03-03

STATEMENT OF FACTS: The applicant requests a variance of 10 feet to the 15-foot rear yard setback area requirement and a variance of 5 feet to the 10-foot side yard setback area requirement. This matter was heard in conjunction with 03ZHE-01753 as it was for a similar request by the same applicant on the adjacent lot.

The applicant, John Mechenbier, testified that this request is to accommodate the replat of Lot #36 and Lot #37 into one contiguous parcel for the development of an office building at this location. He stated that this lot is vacant and is adjacent to Balloon Fiesta Park. Mr. Mechenbier indicated that this lot contains exceptionality due to a 50-foot wide storm drain easement that encumbers the southern half of this parcel and a 10-foot utility easement that runs along the front edge of this property. The applicant testified that the yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

AS TO BOTH (2) VARIANCES

An on-site inspection reveals that this property is exceptional as compared to surrounding parcels in the immediate vicinity in that it is irregular in size and shape. Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved. -

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, December 18, 2003 in the manner described below:

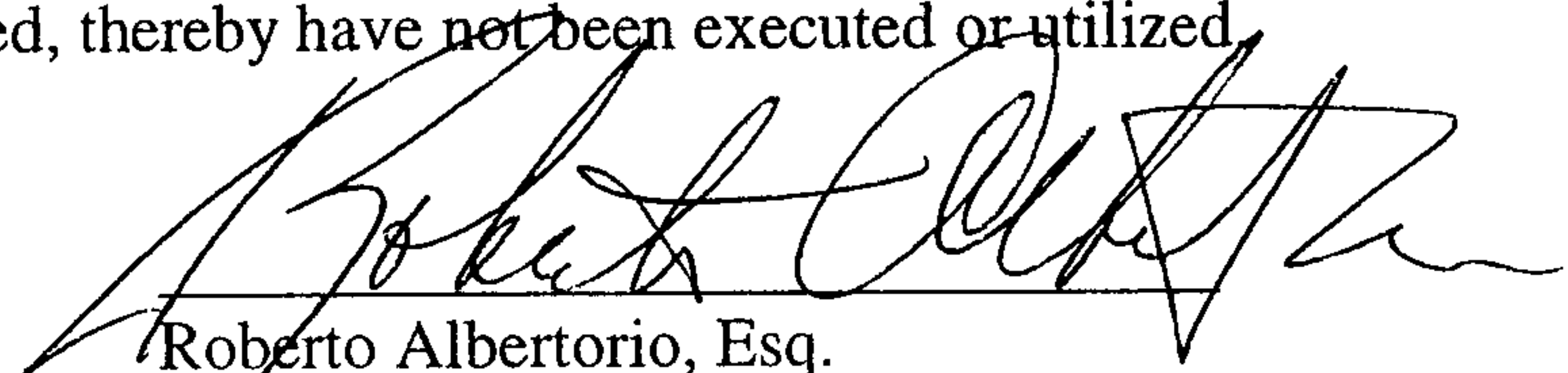
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

ZHE Decision
03ZHE-01754 / 1003086
Page 3

cc: Zoning Enforcement (2)
ZHE File
John E. Mechenbier, 8804 Washington NE, Suite A, 87113

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0954
CONNECTION TEL 98231516
SUBADDRESS
CONNECTION ID
ST. TIME 03/01 14:41
USAGE T 03'04
PGS. 3
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: John Mechenbeier

FAX NUMBER: 823-1516 # PAGES 2 attached.

SENT BY: Sheran Matson, DRB Chair DATE: 3/1/04

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1003054 APPLICATION NO: _____

Planning's comments. Call if you have questions.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
3/3/04 Comments**

ITEM # 6

PROJECT # 1003054

APPLICATION # 04-00226 & 00227

RE: Lots 36 & 37, Richfield Park/SPBP & MINOR PLAT

1. No problem with the replat. It matches the SPBP submitted. AGIS dxf approval has occurred. Applicant may record the plat. However, Planning needs a recorded copy to close the file.

2. Site plan for building permit comments:

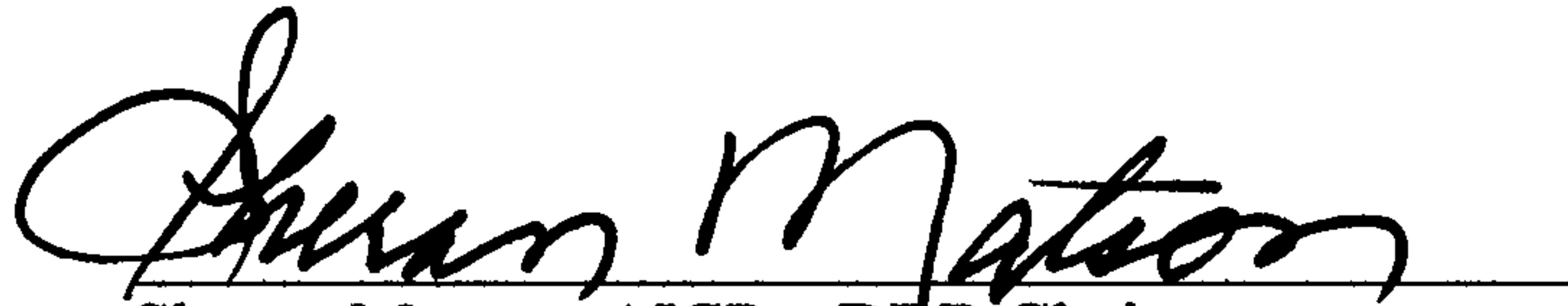
- The site plan should be titled "Site Plan for Building Permit" and the updated signature block should appear on this sheet.
- The square footage of each building as well as the proposed use should appear on the footprint of the building, not just in the notes.
- Keyed Note 5 refers to a CMU wall but points to the edge between 2 parking stalls. Where is the 4' CMU wall planned to be built?
- How high is the CMU wall along the south side of the property? Is it existing?
- Landscape Notes: #4 says that responsibility for landscaping & irrigation maintenance, including abutting public right of way, lies with the property owner of Lot 30A. On the Landscape Plan, the note says this responsibility lies with the property owner. Please correct this discrepancy.
- Actually all the Landscape Notes should appear on the Landscape Plan.
- All buildings must have a 15 foot rear yard setback. These two buildings appear to have only a 5' rear yard setback from the property line.

3. Landscape Plan comments:

- Please substitute other drought tolerant plants for the junipers. Junipers are high allergen plants. Rosemary is one possible substitute.
- Chinese Pistache needs a water use symbol.
- Each landscape bed should have the square footage listed by the bed. There is a footage noted for each bed. However, if this is the square footage, a change in the notes is needed to indicate as such.

4. Monument Sign: The EPC conditions say this sign should not exceed 24 square feet. Even subtracting the underground portion of the sign (16"), the sign appears to exceed this maximum size by over 10 square feet. The height appears to be in compliance with the 6' maximum. Is the sign to be lighted?

5. Lighting: EPC Condition # 13 states that parking lot light fixtures are to be a maximum of 16 feet in height. The site plan lighting is 20' tall.

A handwritten signature in black ink, reading "Sheran Matson", written over a horizontal line.

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

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Mechewbier Construction PHONE: 828 1676
 ADDRESS: 8804 WASHINGTON NE STE A FAX: 823-1516
 CITY: Albq, NM STATE NM ZIP 87113 E-MAIL: Jmechew@mechewbier.com
 Proprietary interest in site: OWNER
 AGENT (if any): NONE PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: BUILDING PERMIT & LOT CONSOLIDATION
Minor Subdivision Prelim/Final Plat Approval /
Site Dev. Plan for Building Permit
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Lots 36 + 37 Block: _____ Unit: _____
 Subdiv. / Addn. Richfield Sub PARK
 Current Zoning: IP Proposed zoning: NO CHANGE
 Zone Atlas page(s): C-17-2 No. of existing lots: 2 (two) No. of proposed lots: 1 (one)
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. #36 1-017-064-290523-10105 MRGCD Map No. 9019
 LOCATION OF PROPERTY BY STREETS: On or Near: INTERSECTION OF ADAM & WASHINGTON
 Between: Balloon Museum Dr NE and Jefferson St NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1003054

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review 2/19/04
 SIGNATURE [Signature] DATE 2/19/04
 (Print) John Mechewbier Applicant Agent

FOR OFFICIAL USE ONLY

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

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00227</u>	<u>P&F</u>	<u>93</u>	<u>\$215</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>04DRB - 00226</u>	<u>SPB</u>	<u>13</u>	<u>\$385</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$20</u>
<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	Hearing date <u>3/3/04</u>	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$620</u>

[Signature] 2/19/04 Project # 1003086
 Planner signature / date

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

John E. Mechenbier
 Applicant name (print)
[Signature]
 Applicant signature / date
 Form revised 3/03, 8/03, and 11/03



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

Application case numbers
4486 - 00227
 - - -
 - - -

[Signature] 2/19/04
 Planner signature / date
Project # 1003086

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 *NO CHANGE*
 - 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 *8th Floor.*
 - 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.

John E Mechenbier
Applicant name (print)
[Signature]
Applicant signature / date



Form revised September 2001

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

Application case numbers
04DRB - 00226

[Signature] 2/19/04
 Planner signature / date
Project # 1003086

City of Albuquerque
Planning Department
Planning Division
P. O. Box 1293, Albuquerque, New Mexico 87103

Date: May 16, 1986

NOTIFICATION OF DECISION

Jack Clifford Company
PO Box 35640, Station D
Albuquerque, N.M. 87176

File: Z-85-70-1
Location: Lots A-1, B, and C, Richfield Park Subdivision, located north of Alameda Boulevard between Jefferson Street, N.E. and the North Diversion Channel, containing approximately 83 acres. (C-17)

On May 15, 1986, the Environmental Planning Commission voted to approve your site development plan for subdivision purposes for the above-referenced property based on the following Findings and subject to the following Conditions.

Findings:

1. This request is made to establish street alignments and design criteria for 68 acres of IP zoned land. The design criteria includes a request for variances from the setbacks required in the IP zone.
2. This IP zoned property will be further subdivided.

Conditions:

1. Direct access to individual lots will not be allowed from Alameda Boulevard.
2. Rights-of-way dedication for Jefferson Street (86-foot right-of-way) are required if necessary.
3. Street improvements must be in accordance with the Traffic Engineer's requirements.
4. Street trees must be provided along Alameda Boulevard and Jefferson Street in accordance with the revised Street Tree Ordinance.
5. A water well site must be reserved on the site. The location must be agreed on by the Utility Development Division.
6. All development on the IP zoned land must be in accordance with the "Design Criteria" established in this report. A note must be placed on the plan sheet stating that design criteria have been established for the development of individual lots with the case number (Z-85-70-1) and the date of approval. The approval of development plans for individual lots will be delegated to the Planning Staff.
7. Site development plans will be required for Tracts B and C.

Design Criteria:

1. Exterior Building Materials and Design

Walls facing on streets must be finished with face brick, stone, glass or their equivalent. Such finishes may be integrated into a high-quality metal wall wherein the painted metal surface area consists of no more than forty percent (40%) of the wall. Exterior walls which do not face streets may be of masonry construction or its equivalent or better, which includes high-quality metal-building construction. Doors which are larger than that customary for pedestrian traffic, such as garage doors or loading doors, shall be placed a minimum of 70 feet from the street.

2. Color

Colors, materials and finishes are to be coordinated on all exterior elevations of the building to achieve total on-site continuity. All roof-mounted mechanical equipment, ductwork and ventilators are to be painted consistent with the color scheme of the building or screened from view. Gutters and downspouts are to be painted to match the surface to which attached. Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling doors and "man" service doors are to be painted consistent with the color scheme of the building.

3. Building Site Coverage

At all times buildings constructed on the site shall contain at least three thousand square feet of floor space (gross) and shall occupy no more than fifty percent (50%) of the total area of the site

4. Setbacks

All buildings shall have a front yard setback of fifteen (15) feet and the area between the back of curb and the property line shall be landscaped. The front yard setback shall remain free of buildings and structures, trash bins, storage and loading area and fences or walls (other than retaining walls). Sites which front on more than one street must satisfy the front yard requirements for all such streets.

All building sites shall have side yards of not less than five (5) feet and no buildings or structures, other than fences, shall be permitted in the side yards, provided, that where buildings on contiguous sites are planned as an integrated architectural unit, side yard requirements may be varied, with the prior approval of the City of Albuquerque.

All building sites shall have rear yards of not less than fifteen (15) feet. No buildings or structures, other than fences, shall be permitted in rear yards. If there are no solid walls or fences along the rear property line, a six-foot landscape buffer is required.

If the side or rear lot line of any lot abuts Alameda Boulevard, a ten-foot, landscaped setback area shall be provided and maintained adjacent to Alameda Boulevard. The landscape setback area will promote an identifiable character along Alameda Boulevard.

5. Landscaped Area

The 15-foot front yard(s) setback and the area between the back of curb and the property line of every site shall be a landscaped area (or greenbelt). This entire area, less the paved accessways, shall be landscaped. To minimize the loss of greenbelt, vehicular accessways through the Landscaped Area shall run perpendicular to the street and shall be no wider than twenty-four (24) feet.

a. Required Landscaped Area

On every site on which a building shall have been placed, the required greenbelt or landscaped area and any other portion of the front yard(s) which is not paved parking area shall be landscaped in accordance with the following guidelines and thereafter shall be maintained in a well-kept condition.

The required greenbelt or landscaped area in its entirety shall be planted with grass together with the quantity of trees specified herein. Shrubs may be used to highlight the greenbelt but cannot reduce the grass area requirement. Southwest landscaping, which uses as ground cover something other than grass, shall not be permitted in the required landscaped area. Southwest landscaping may be utilized only in strips of less than two feet in width adjacent to drive entrances and parking areas and in areas behind the landscaped area. All areas which are planted with grass shall be irrigated by an underground system which is to be shown on the landscape plan.

b. Trees - Front Lot Line(s)

The equivalent of one tree per each thirty (30) lineal feet of front lot line shall be provided. Minimum size shall be 2-inch caliper, measured two (2) feet above ground level. Trees shall be placed at unequal distances from the curb and unequal distances from each other. No two adjacent trees shall be more than fifty (50) feet apart nor less than five (5) feet apart.

c. Unpaved Areas and Expansion Area

All undeveloped sites and all unpaved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of developed sites shall be kept in a weed-free condition. All unimproved areas of development sites shall be screened from view from the front lot line. Screening shall be through the use of an opaque fence or wall at least six (6) feet in height.

6. Loading Areas

Loading areas shall be set back behind the front yard(s) setback of the site and shall not encroach into the side yards or rear yard setbacks. Loading docks shall be screened from view from streets adjacent to the site using solid screening methods and materials.

7. Storage Areas and Service Areas; Refuse Collection Areas

All outdoor storage areas and service yards shall be placed behind the 15-foot front yard setback and be screened from view from streets adjacent to the site through the use of an opaque visual barrier at least six (6) feet in height. No materials, supplies or equipment, including company/owner operated vehicles, shall be stored in any area on the site except behind such barrier.

No refuse collection areas shall be permitted in the front yard setbacks. To the extent permitted by the City of Albuquerque, refuse bins or dumpsters shall be screened from view to a height of six (6) feet.

8. Parking Areas

At all times the Owner of each site shall maintain on that site the number of parking spaces required by the City of Albuquerque. At all times the off-street parking, provided on each site, shall adequately accommodate the parking needs for all employees, customers, visitors, and company vehicles for that site. Parking on public streets shown on the recorded plat(s) of the Property is prohibited.

All off-street parking and access drives and all loading areas must be paved with a year-round surface of asphalt or concrete and properly graded to assure proper drainage in accordance with the approved drainage plan.

9. Drainage Requirements

All construction on and any alterations to any site, upon the completion thereof, shall conform to the requirements contained in the Drainage Report for Richfield Park dated (to be inserted upon completion of the subdivision), prepared by Espey-Huston.

10. Pedestrian Walkways

A pedestrian circulation system from the guest parking areas and employee parking areas to the building (s), shall be provided within the site. There are to be no walkways from the street to the building(s).

11. Sign Standards

Signs shall be integrated with the architectural design of the buildings, in appropriate proportion with the scale of the buildings. Fascia signs shall not protrude above roof lines. The only signs allowed in the landscaped area will be one identification sign (per site) of a maximum size of twenty-four (24) square feet, and signs necessary for the regulation or direction of traffic flows. The maximum height of signs is six (6) feet above average finished grade. Internal lighting of individual letters (only) and face lighting of signs are permitted.

12. Utilities

All utility lines and associated facilities furnishing service to the property shall be installed and maintained underground.

13. Lighting

Parking lot fixtures are to have an overall maximum height of sixteen (16) feet. Walkway lighting fixtures are to have an overall maximum height of twelve (12) feet. Security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded. The shields are to be painted to match the surface to which attached.

14. Maintenance

Each undeveloped site, and the grounds, buildings and improvements of each developed site shall be kept in a safe, clean, wholesome condition, and all unpaved areas shall be maintained in a weed-free condition.

Each owner or tenant shall remove, at his own expense, any rubbish or trash which may collect on his site. Such trash shall not be disposed of on the premises by burning in open fires or incinerators.

15. Proposed development, adjacent to residential uses, will utilize properly designed sound and visual attenuation barriers, at least 8-feet high (i.e. berms and walls) to minimize impacts to residents.

16. Development plans for individual lots within the subdivision will be in compliance with these design criteria and will be reviewed and approved by the Planning Staff of the City of Albuquerque.

17. Any of the design criteria which is not in harmony with existing City Ordinances will be considered null and void.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 5/30/86 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

December 24, 2003

City of Albuquerque
Chairperson Development Review Board
600 2nd Street, NW
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit

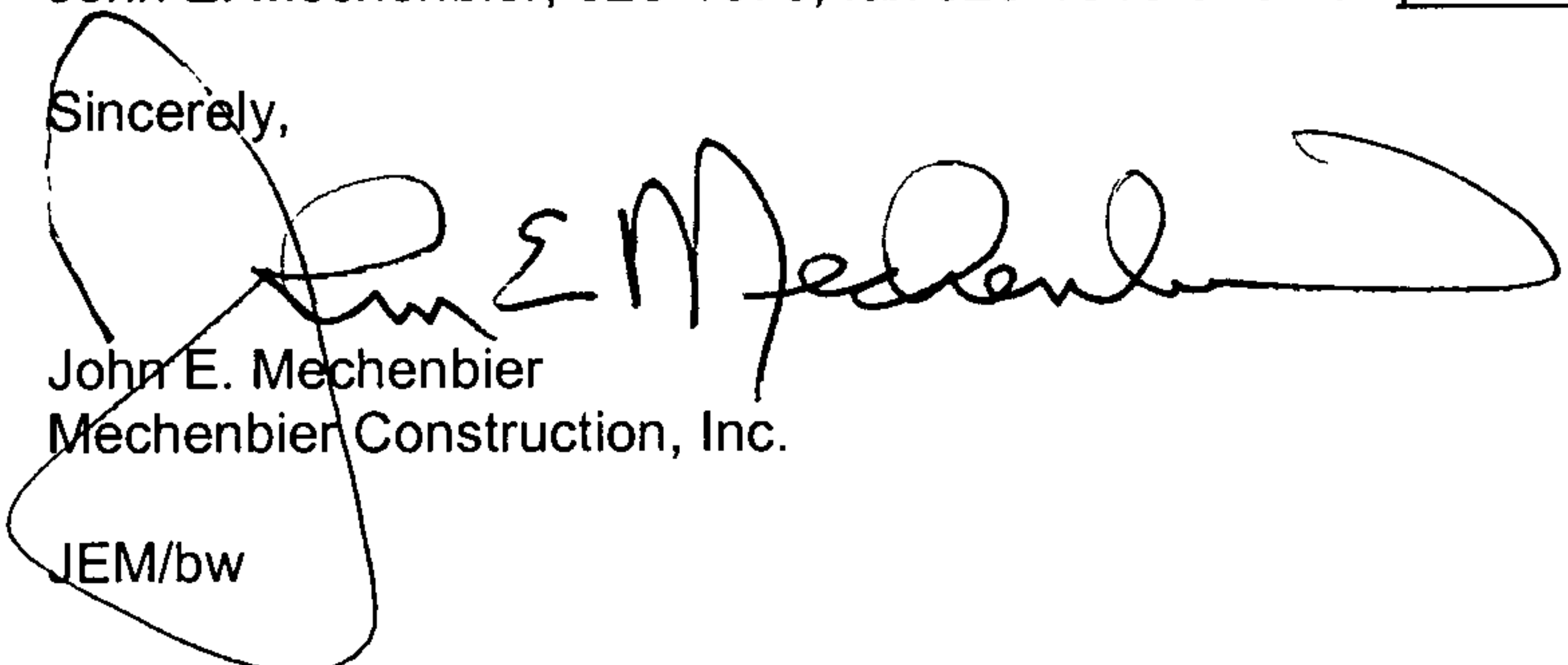
Dear Chairperson:

Mechenbier Construction, Inc. is requesting site development plan approval for a building permit and a replat in consolidating two lots. The subject lots are lots #36 and #37 of Richfield Park Subdivision.

Mechenbier Construction, Inc. has recently secured and been granted a variance in respect to the rear and side yard set backs of the aforementioned lots based upon the inherent exceptional hardship of a 50' wide easement platted in the southern one half of these lots and the lots are irregular in size and shape.

Your consideration for approval is hereby requested. Additional questions may be directed to John E. Mechenbier, 828-1676, fax 823-1516 or email jmechenbier@mechenbier.com.

Sincerely,


John E. Mechenbier
Mechenbier Construction, Inc.

JEM/bw

Doc: GC2003 – City Abq letter 12-24-03

December 24, 2003

City of Albuquerque
Chairperson Development Review Board
600 2nd Street, NW
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit

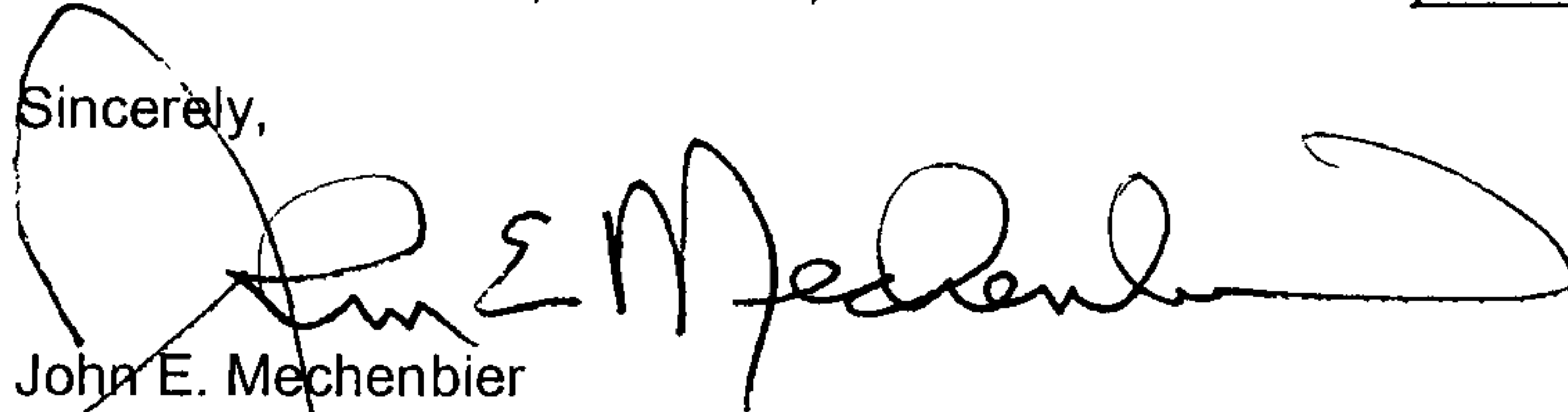
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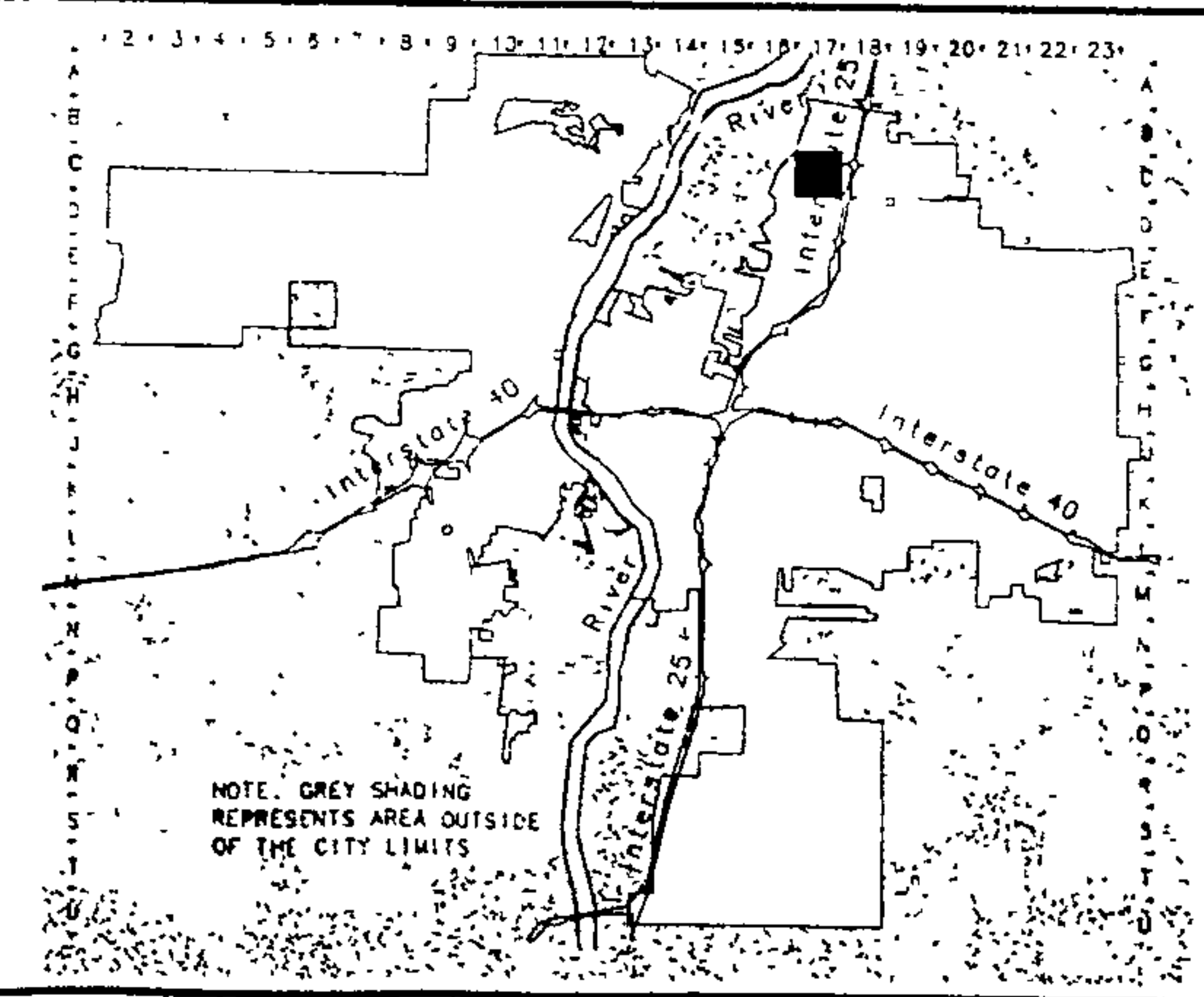
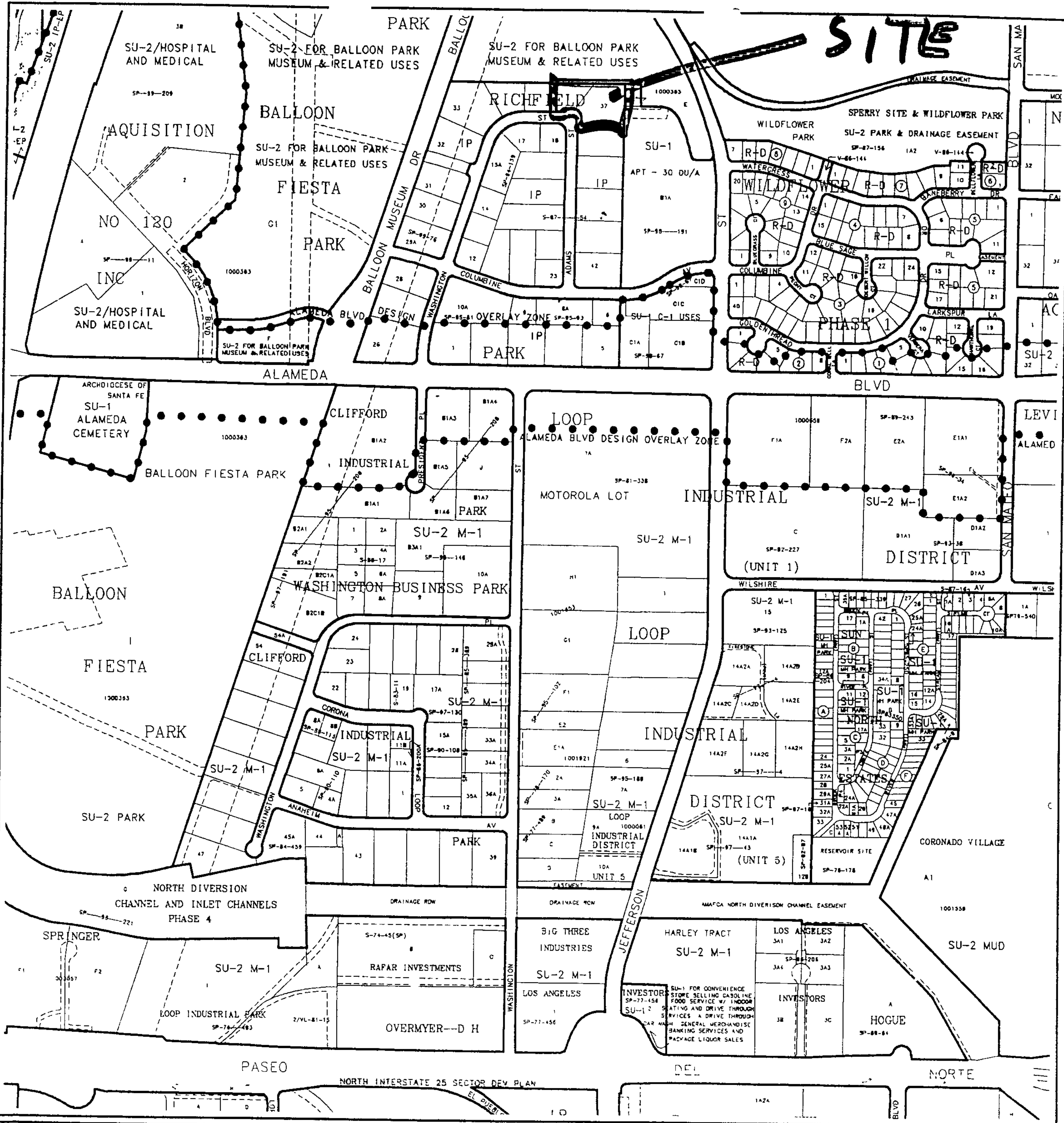
Sincerely,



John E. Mechenbier
Mechenbier Construction, Inc.

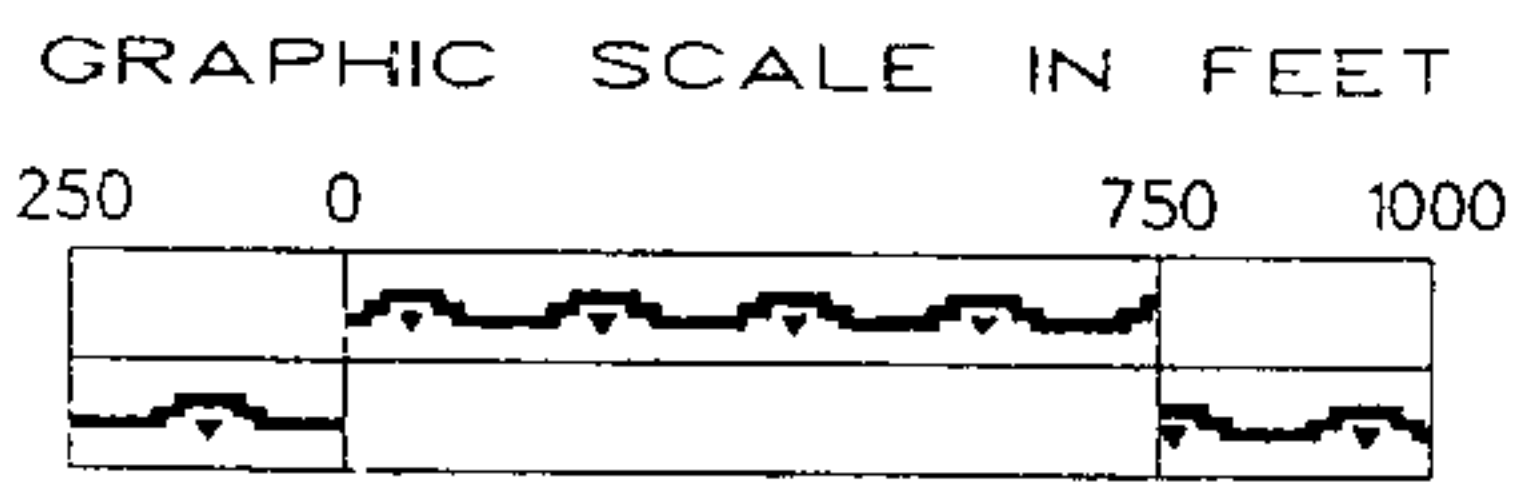
JEM/bw

Doc: GC2003 – City Abq letter 12-24-03



CITY OF
Albuquerque
 Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

C-17-Z

Map Amended through January 21, 2003

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

PAID RECEIPT

APPLICANT NAME Mechenbier Const
 AGENT same/owner
 ADDRESS 8804 Washington NE Ste A
 PROJECT & APP # 1003086 04DRB-00226/00227
 PROJECT NAME Richfield Park

\$ 20- 469099/4916000 Conflict Management Fee
 \$ 600- 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 620- TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

02/19/2004 3:23PM LOC: ANNX
 RECEIPT# 00019337 WSH 006 TRANSH 0029
 Account 441006 Fund 0110
 Activity 4983000 TRSEJA
 Trans Amt \$620.00
 J24 Misc \$600.00
 CK \$620.00
 CHANGE \$0.00

02/19/2004 3:23PM LOC: ANNX
 RECEIPT# 00019336 WSH 006 TRANSH 0029
 Account 469099 Fund 0110
 Activity 4916000 TRSEJA
 Trans Amt \$620.00
 J24 Misc \$20.00

Thank You

Thank You

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.

Applicant or Agent Signature / Date

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

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

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

Accompanying Material

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

TO BE TO FIT IN CAR. DED 8 1/2" x 11"

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)

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

3. Streets and Circulation

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised. 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

- 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

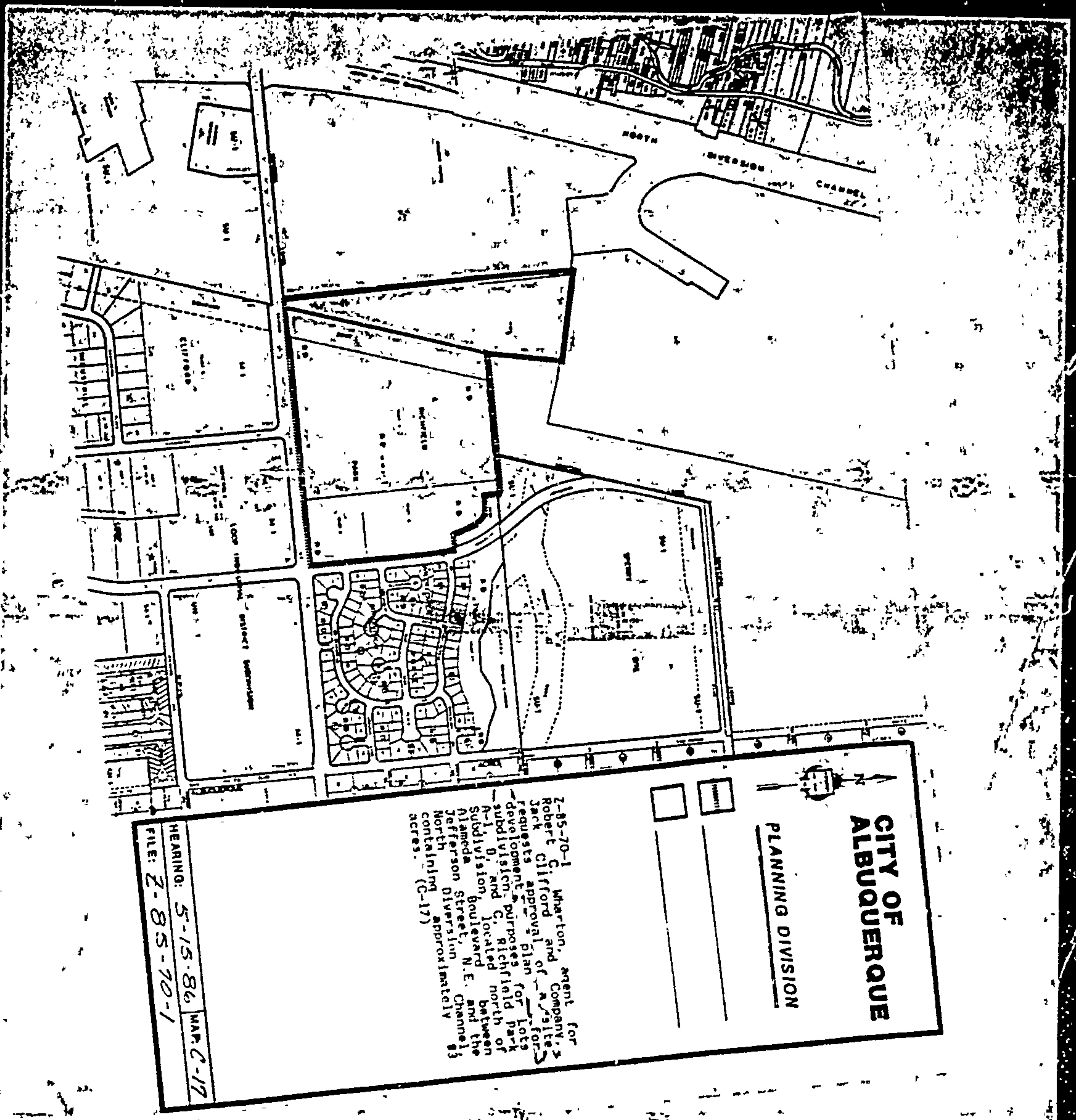
- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
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

2179



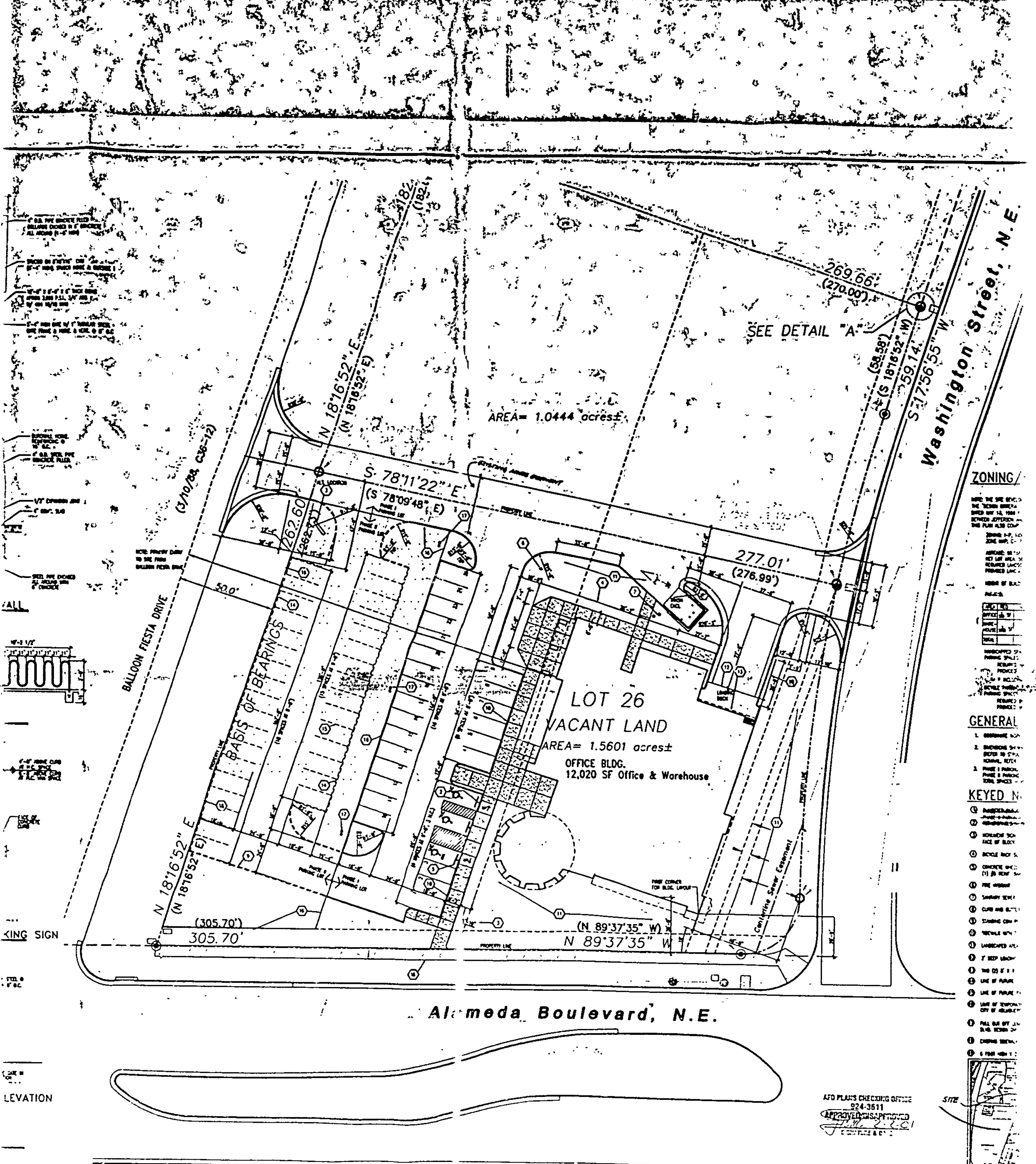
**CITY OF
ALBUQUERQUE**

PLANNING DIVISION

7-85-70-1 Wharton, agent for Robert Clifford and Company, requests approval of a site development proposal for lots subdivided and located north of subdivision boulevard between Alameda Street, W. E. Channel, Jefferson Street, approximately North containing approximately 17 acres. (C-17)

HEARING: 5-15-86 MAP C-17
FILE: Z-85-70-1

PROJ 1003054



ZONING

- NOTE: THE USE OF THIS ZONING MAP IS SUBJECT TO THE ZONING ORDINANCE OF THE CITY OF ALAMEDA, CALIFORNIA, AS AMENDED FROM TIME TO TIME. THE PLAN ALSO COMPLETES THE REQUIREMENTS OF THE ZONING MAP ACT.
1. ZONING MAP NO. 10
2. ZONING MAP NO. 11
3. ZONING MAP NO. 12
4. ZONING MAP NO. 13
5. ZONING MAP NO. 14
6. ZONING MAP NO. 15
7. ZONING MAP NO. 16
8. ZONING MAP NO. 17
9. ZONING MAP NO. 18
10. ZONING MAP NO. 19
11. ZONING MAP NO. 20
12. ZONING MAP NO. 21
13. ZONING MAP NO. 22
14. ZONING MAP NO. 23
15. ZONING MAP NO. 24

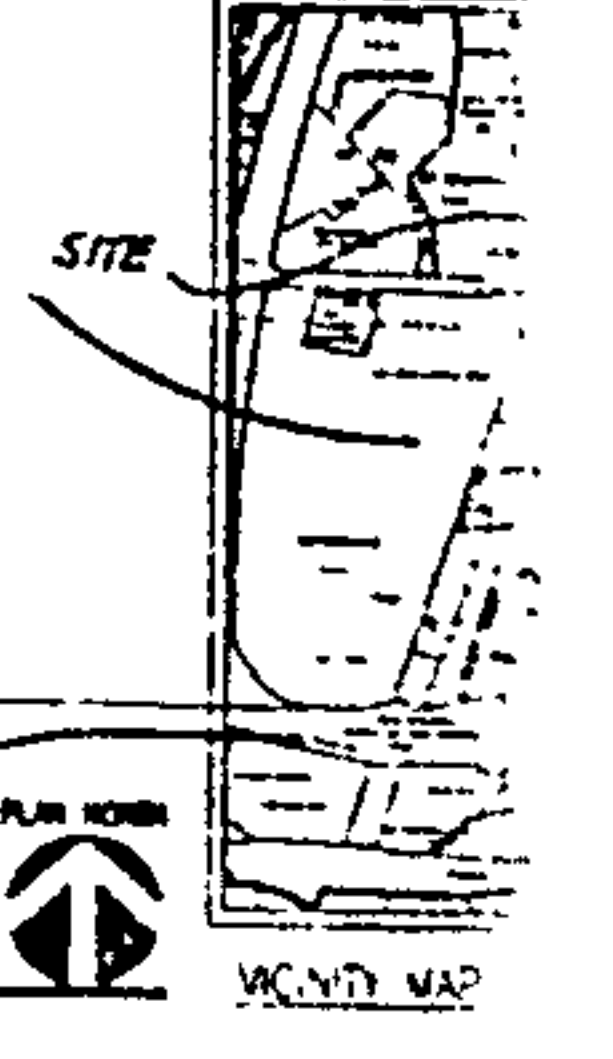
GENERAL

1. GENERAL NOTE
2. DIMENSIONS SHOWN ARE TO CENTER UNLESS OTHERWISE NOTED
3. PARKING SPACES SHOWN ARE TO BE PROVIDED IN ACCORDANCE WITH THE CITY OF ALAMEDA ZONING ORDINANCE

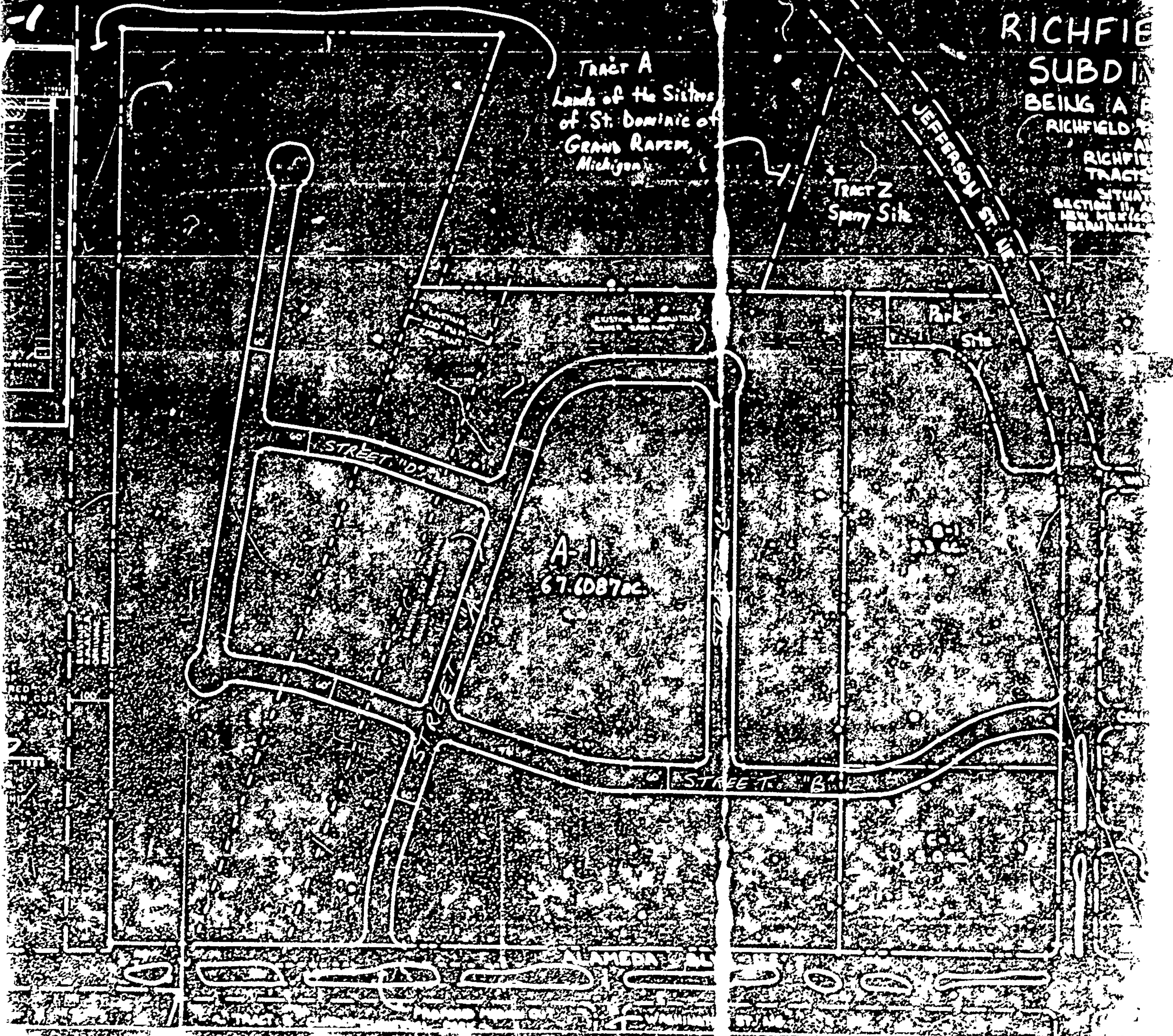
KEYED NOTES

1. UNDEVELOPED SPACE
2. UNDEVELOPED SPACE
3. UNDEVELOPED SPACE
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6. UNDEVELOPED SPACE
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24. UNDEVELOPED SPACE

AFD PLANS CHECKING OFFICE
924-3511
APPROVED AND APPROVED
JUL 2 2001
CITY OF ALAMEDA



A1 SITE PLAN
1" = 20'-0"



Tract A
Lands of the Sisters
of St. Dominic of
Grand Rapids,
Michigan

Tract Z
Sperry Site

JEFFERSON ST. III

RICHFIELD
SUBDIVISION
BEING A PART OF
RICHFIELD TRACTS
SITUATED IN
SECTION 11, T. 14 N.,
R. 10 W.,
NEW MEXICO

A-1
67.6087ac.

Park
Site

B-1
3.3 ac.

STREET 'D'

STREET 'B'

AMERICAN

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City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN Supplemental form **P**

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

ZONING & PLANNING Supplemental form **Z**

- Annexation
- 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/Subdivision Regulations)

APPEAL / PROTEST of... Supplemental form **A**

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

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

APPLICANT INFORMATION:

NAME: AMERICUS LLC *ATTN: JOHN MECHENBIER* PHONE: 828-1676
 ADDRESS: 8804 WASHINGTON ST NE, STE A FAX: _____
 CITY: ALBU STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112
 ADDRESS: 4116 LOMAS BL NE FAX: 268-2032
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOL.COM

DESCRIPTION OF REQUEST: consolidate lots 36 + 37 into 1 tract (SKETCH PLAT)

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

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

Lot or Tract No. 36 & 37 Block: _____ Unit: _____
 Subdiv. Adn. 1 RICHFIELD PARK
 Current Zoning: IP Proposed zoning: _____
 Zone Atlas page(s): C-17 No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 1.5561 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101706429052310106; 101706430752010107 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS (On or Near: Washington / ADAMS ST NE
 Between: JEFFERSON ST. and NORTH DIVERSION CHANNEL

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB-94-339
Z-82-86

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

SIGNATURE TERESE FORSTBAUER DATE 10/21/03
 (Print) TERESE FORSTBAUER, FORSTBAUER SURVEYING LLC Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01804</u>	<u>Sketch</u>	<u>3(3)</u>	<u>\$ NA</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"/> E.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ NA</u>

Hearing date October 29th '03

B. Barber 10/21/03
 Planner signature / date

Project # 1003054

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

FORSTBAUER SURVEYING LLC by TERESE FORSTBAUER
Applicant name (print)

TERESE FORSTBAUER
Applicant signature / date

10/21/03
Applicant signature / date

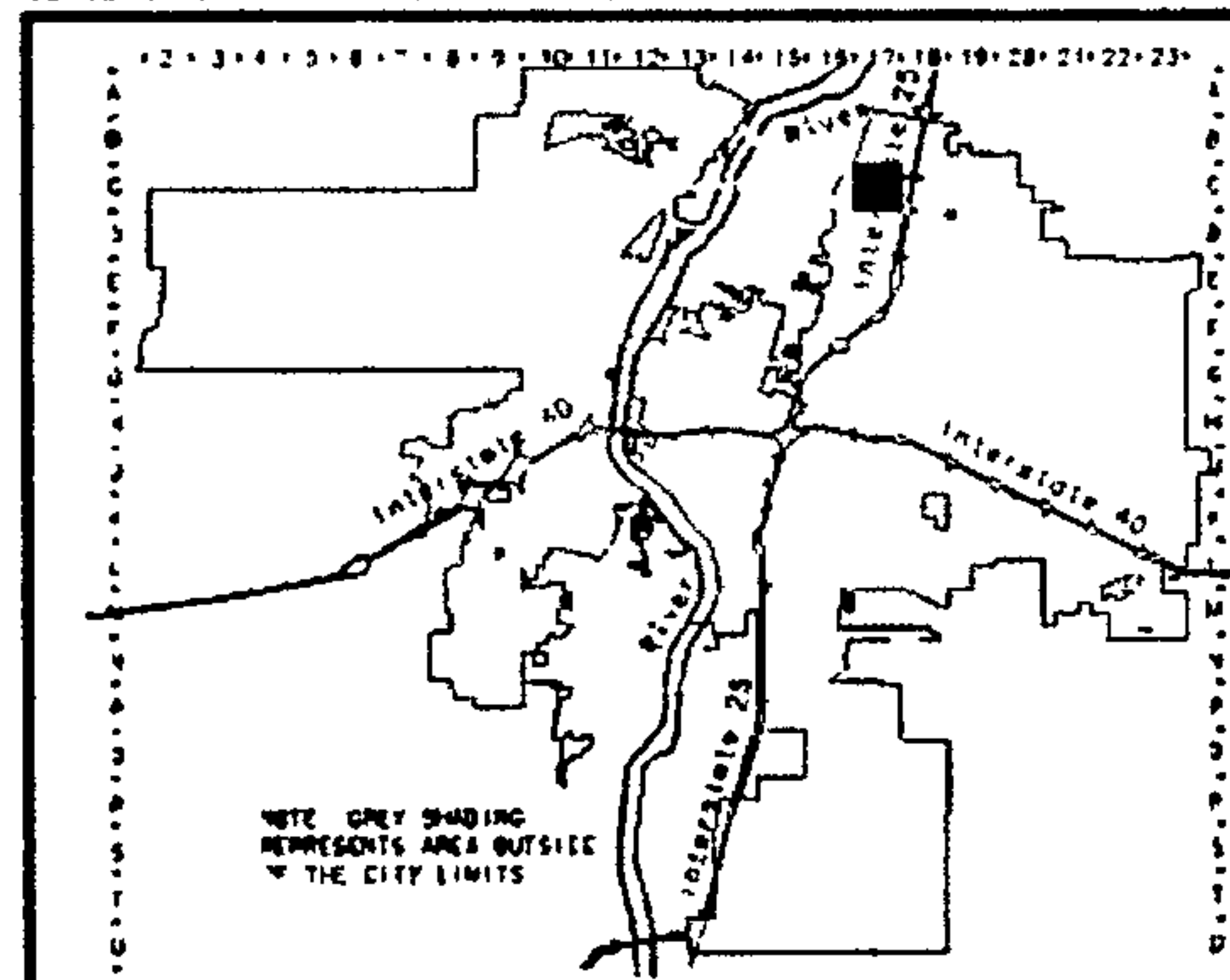
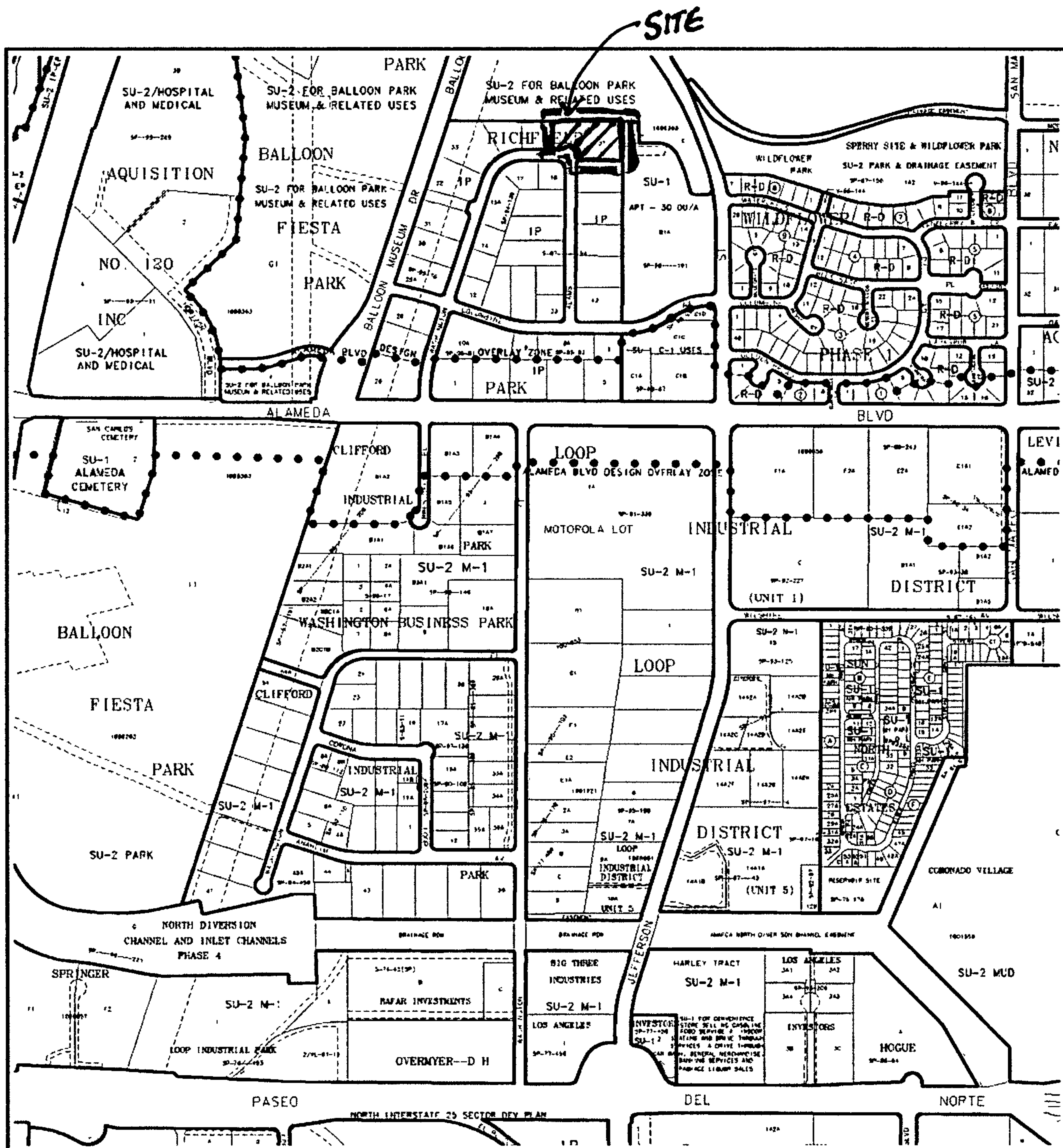


Form revised MARCH 2003

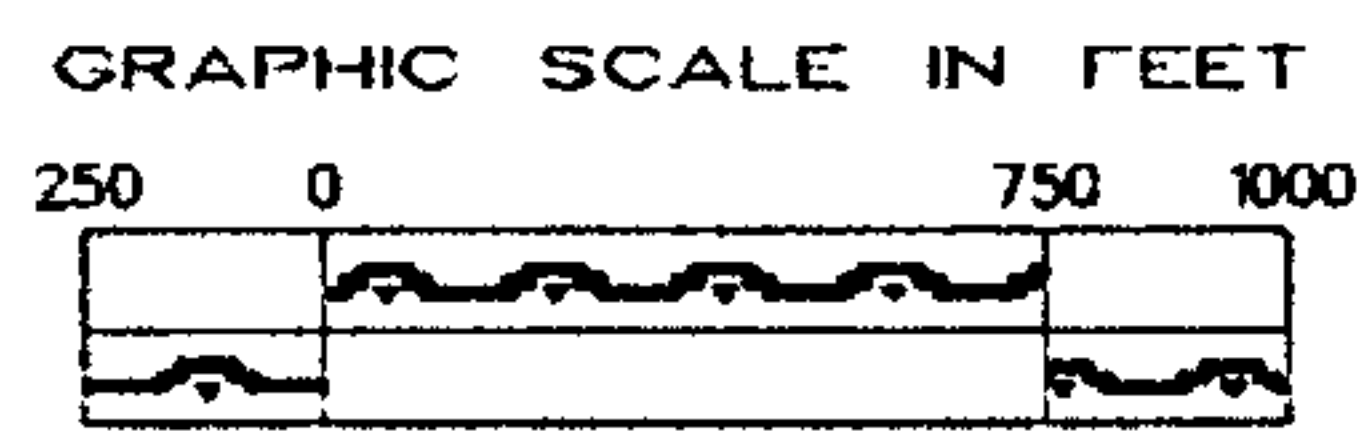
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB - 01804

Bolbert 10/21/03
Planner signature / date

Project # 100 3054



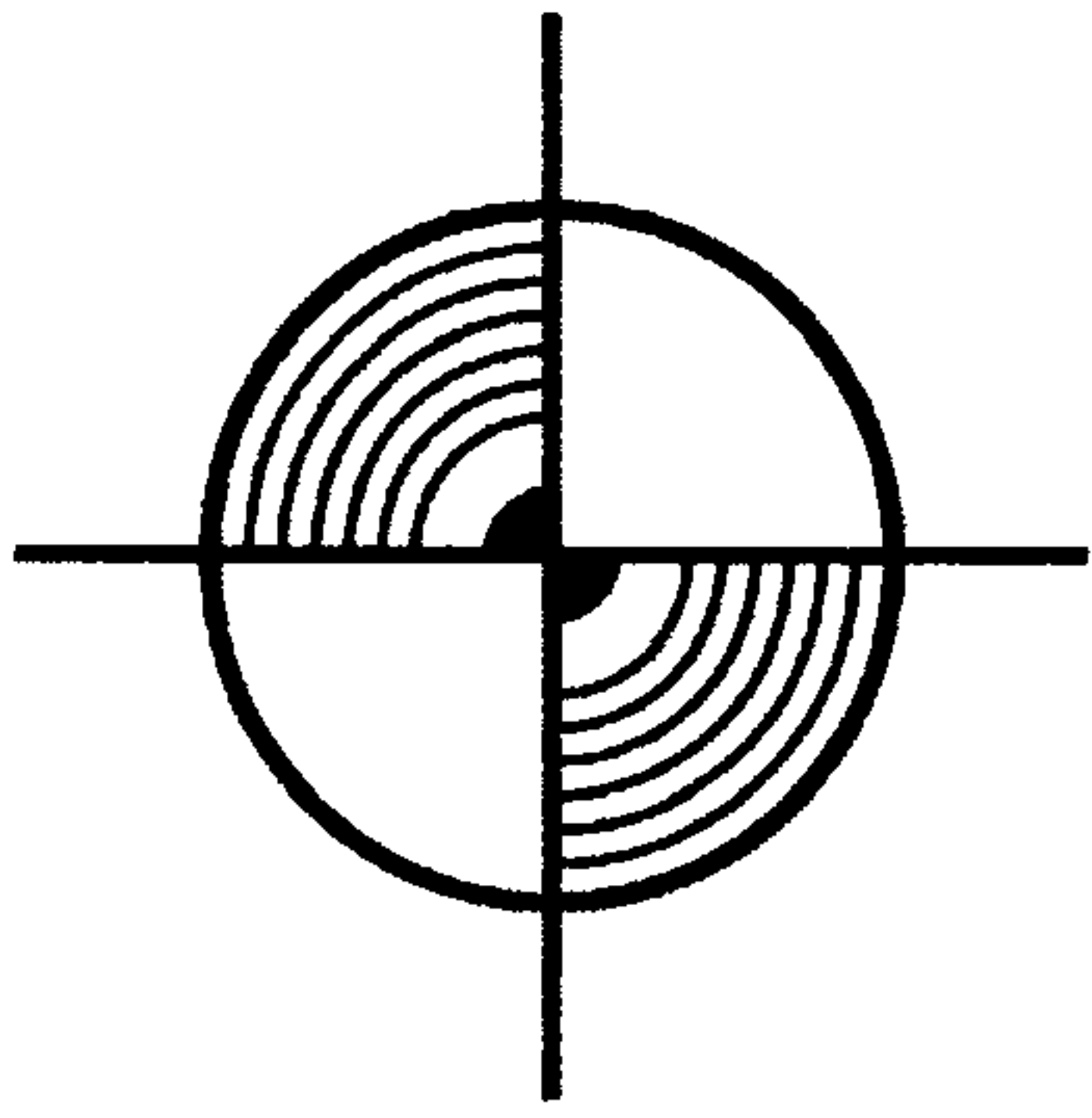
CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page

C-17-Z

Map Amended through July 31, 2003



**Forstbauer
Surveying
Company, LLC**

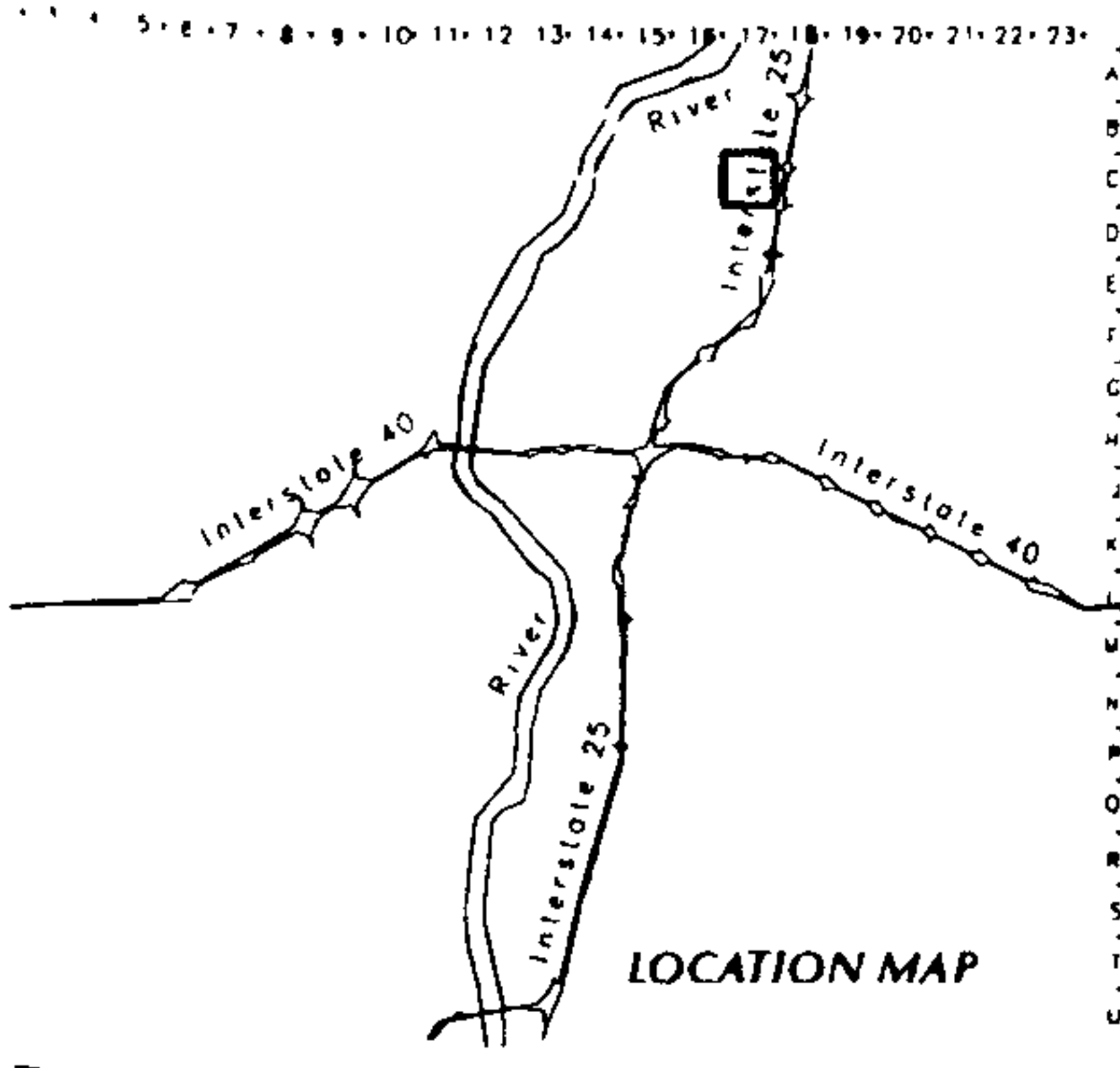
*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

October 20, 2003

To: Development Review Board

Re: Lots 36 & 37, Richfield Park Subdivision

Forstbauer Surveying LLC requests DRB review and comments regarding proposed consolidation of Lots 36 & 37, Richfield Park Subdivision into one tract as shown on the attached sketch. It is anticipated that the proposed lot consolidation will be needed for potential development.



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

Scale is Approximately 1" = 750'

Source of data: City of Albuquerque Environmental Health Dept

— Municipal Limits

Special LANDFILL Map

C-17

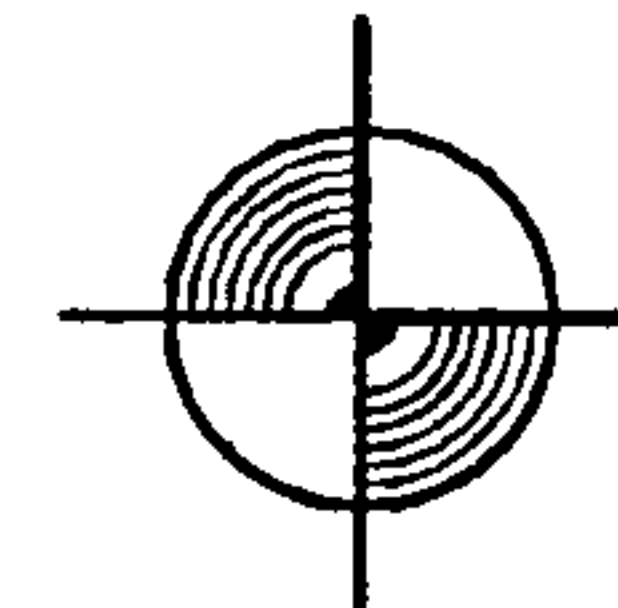
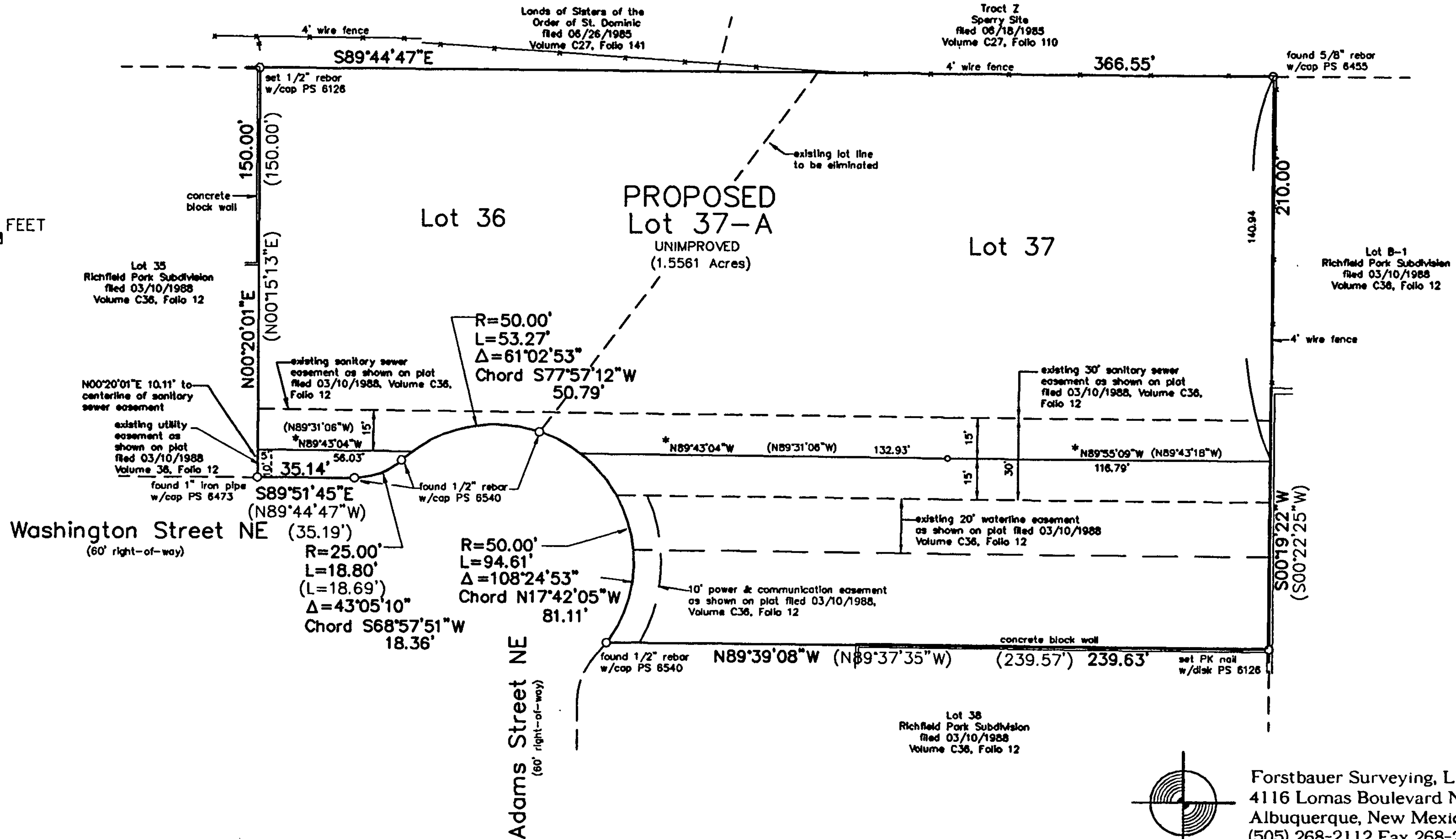
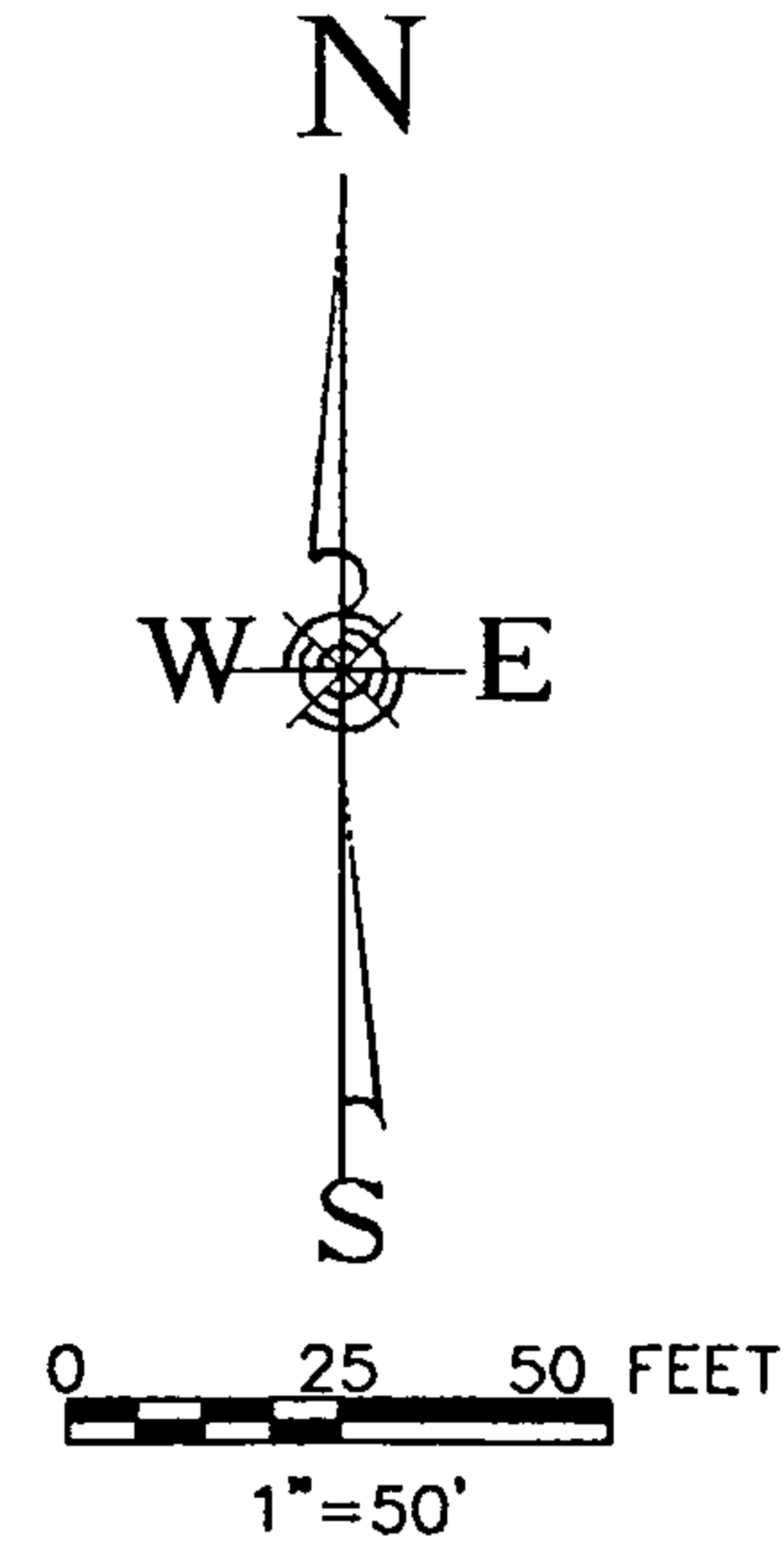
August 22, 2003

1003054

Sketch Plat Proposed Lot 37-A Richfield Park Subdivision

Being a Replat of
Lot 36 & Lot 37
Richfield Park Subdivision
within Projected Section 14, T.11N., R.3E., N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
November 2003

THE PURPOSE OF THIS PLAT IS TO ELIMINATE
THE LOT LINE BETWEEN LOTS 36 & 37
TO CREATE ONE (1) LOT.

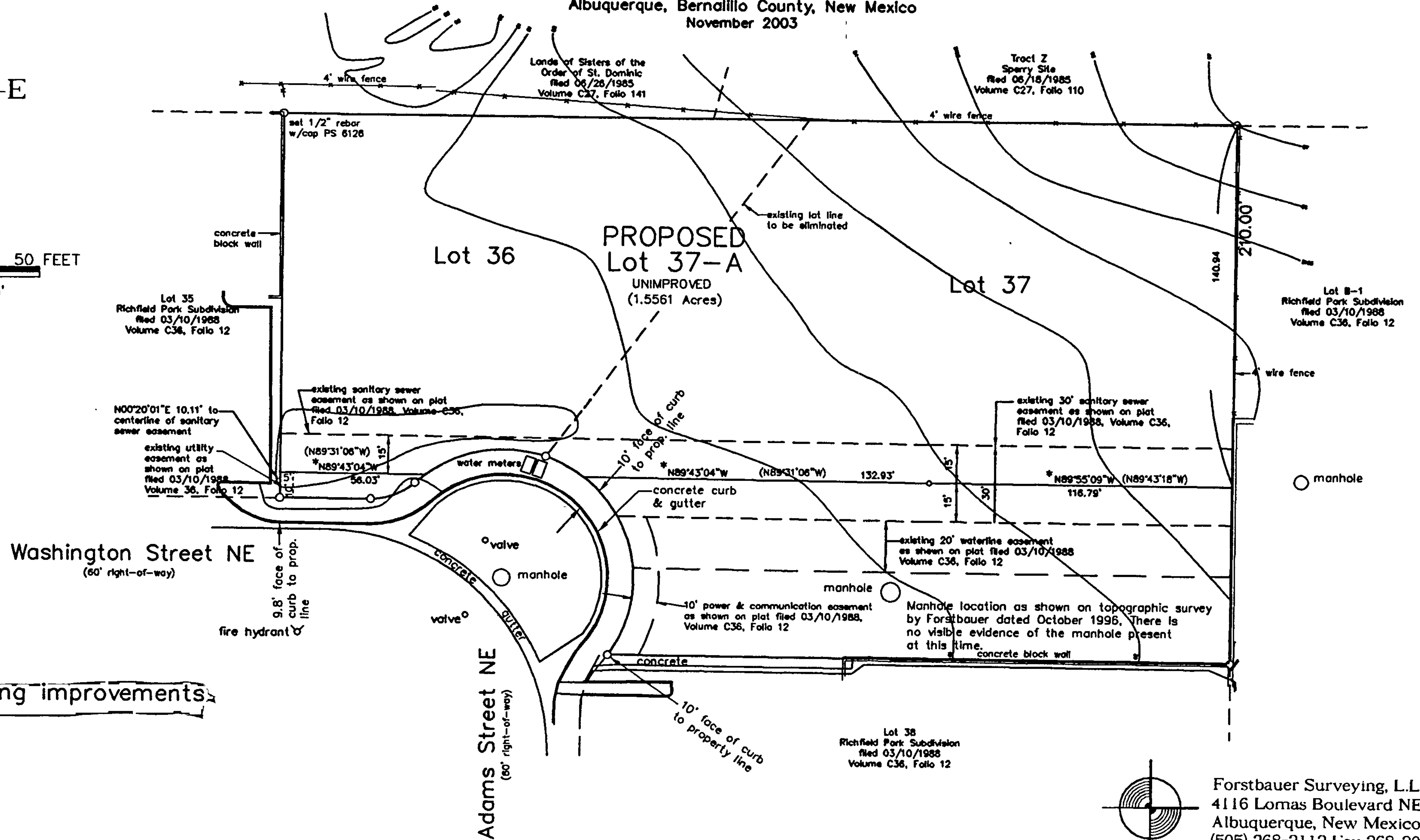
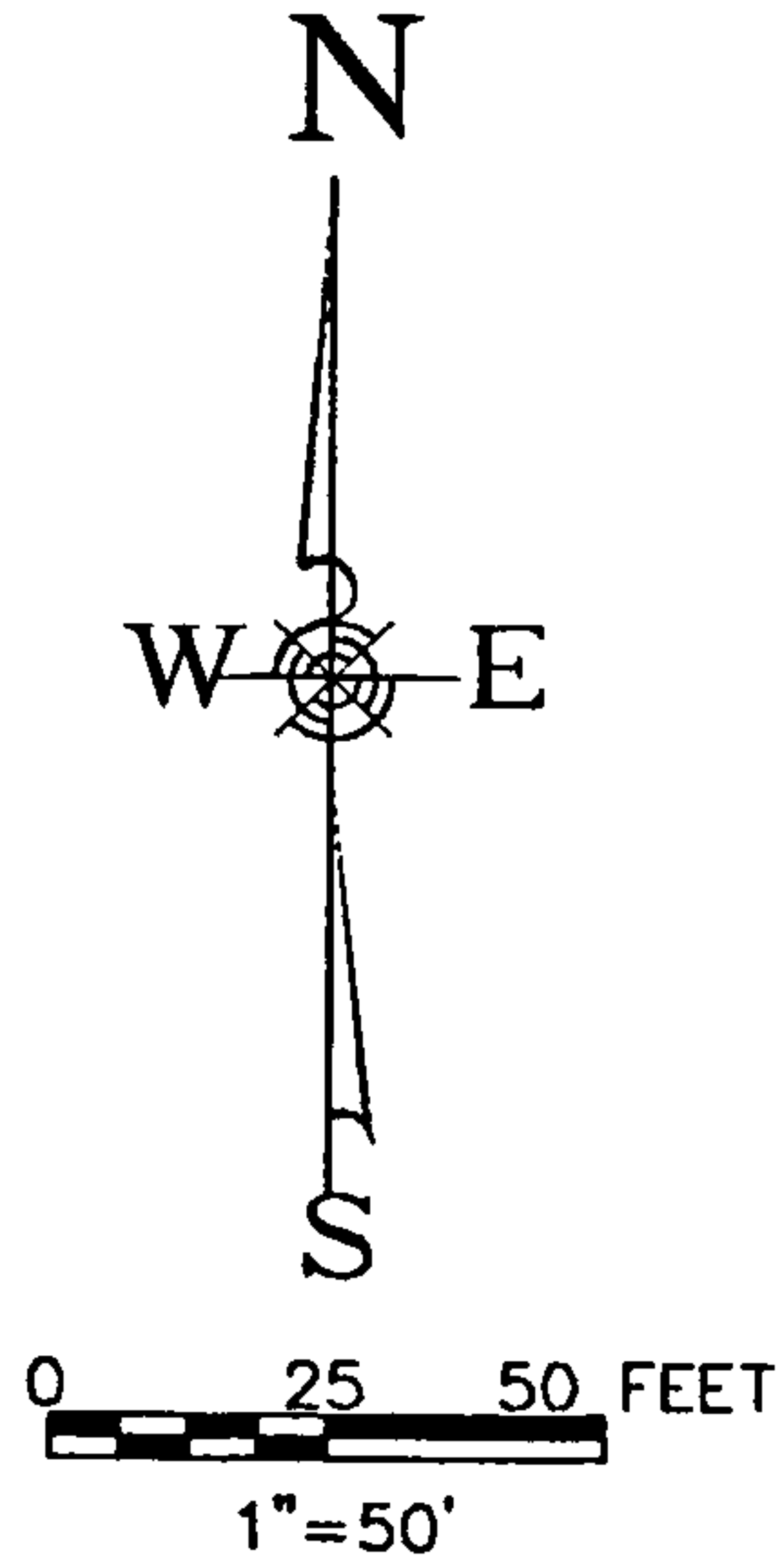


Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

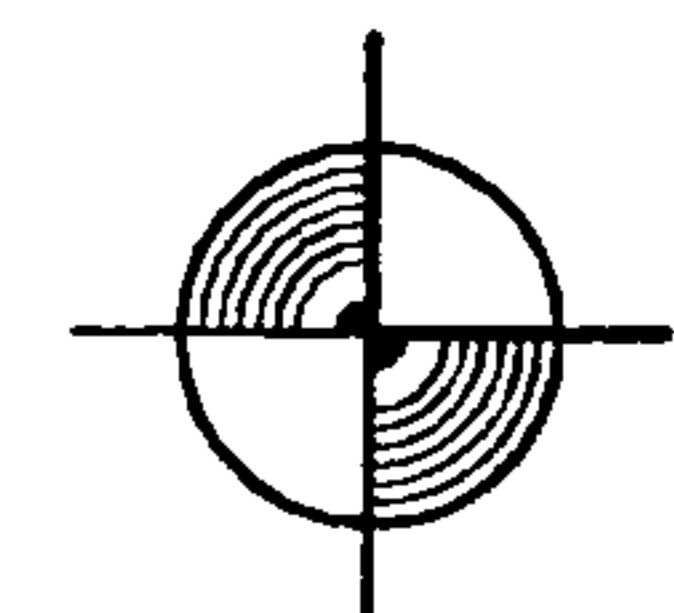
Sketch Plat
Proposed Lot 37-A
Richfield Park Subdivision

Being a Replat of
Lot 36 & Lot 37
Richfield Park Subdivision
 within Projected Section 14, T.11N., R.3E., N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 November 2003

THE PURPOSE OF THIS PLAT IS TO ELIMINATE
 THE LOT LINE BETWEEN LOTS 36 & 37
 TO CREATE ONE (1) LOT.



Existing improvements



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

PROJ #1003054

Z-85-70-1

COA PLANNING
APPROVED SITE PLANS

RICHFIELD PARK SUBDIVISION

BEING A REPLAT OF
RICHFIELD PARK TRACT A-1
AND
RICHFIELD PARK
TRACTS B & C

SITUATE WITHIN
SECTION 11, AND 14 T.1N. 18.3E.
NEW MEXICO PRINCIPAL MERIDIAN
BERNALILLO COUNTY, NEW MEXICO

TRACT A
Lands of the Sisters
of St. Dominic of
GRAND RAPIDS,
Michigan

TRACT Z
Sperry Site

JEFFERSON ST. NE.

Park
Site

- Tony A. [Signature] 7-1-86
- N.A.
- Robert [Signature] 7-1-86
- Frank J. [Signature] 7/2/86
- Frank J. [Signature] 7/4/86
- N.A.
- James [Signature] 7-1-86
- Rick [Signature] 7-1-86

WATERCROSS DR. 1/36

A-1
67.6087 ac.

B-1
9.3 ac.

EXISTING 200' P.W.M.
EASEMENT

EXISTING 50' SANITARY
SEWER EASEMENT

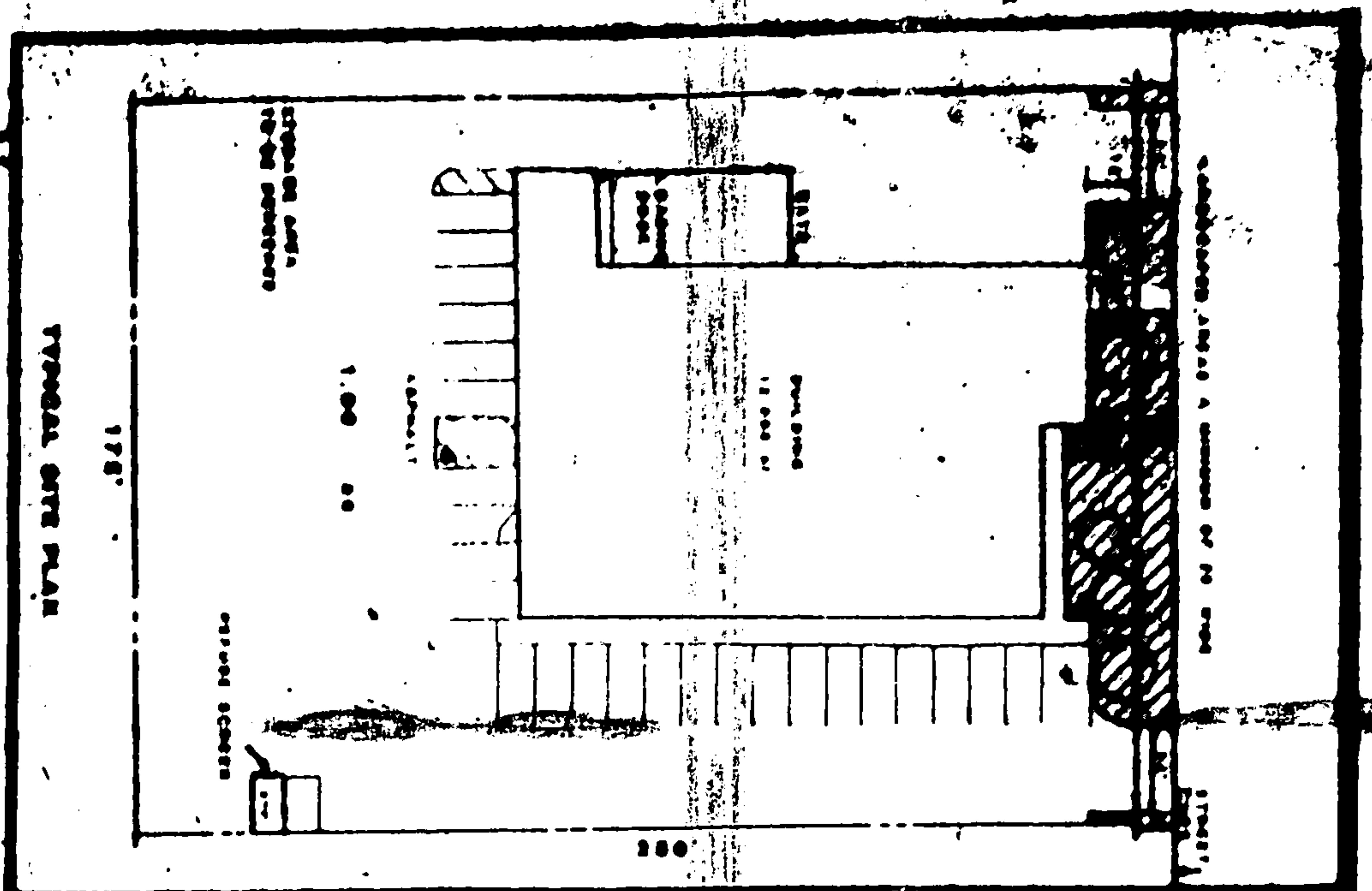
EXISTING 50' SANITARY
SEWER EASEMENT

6'

6'

6'

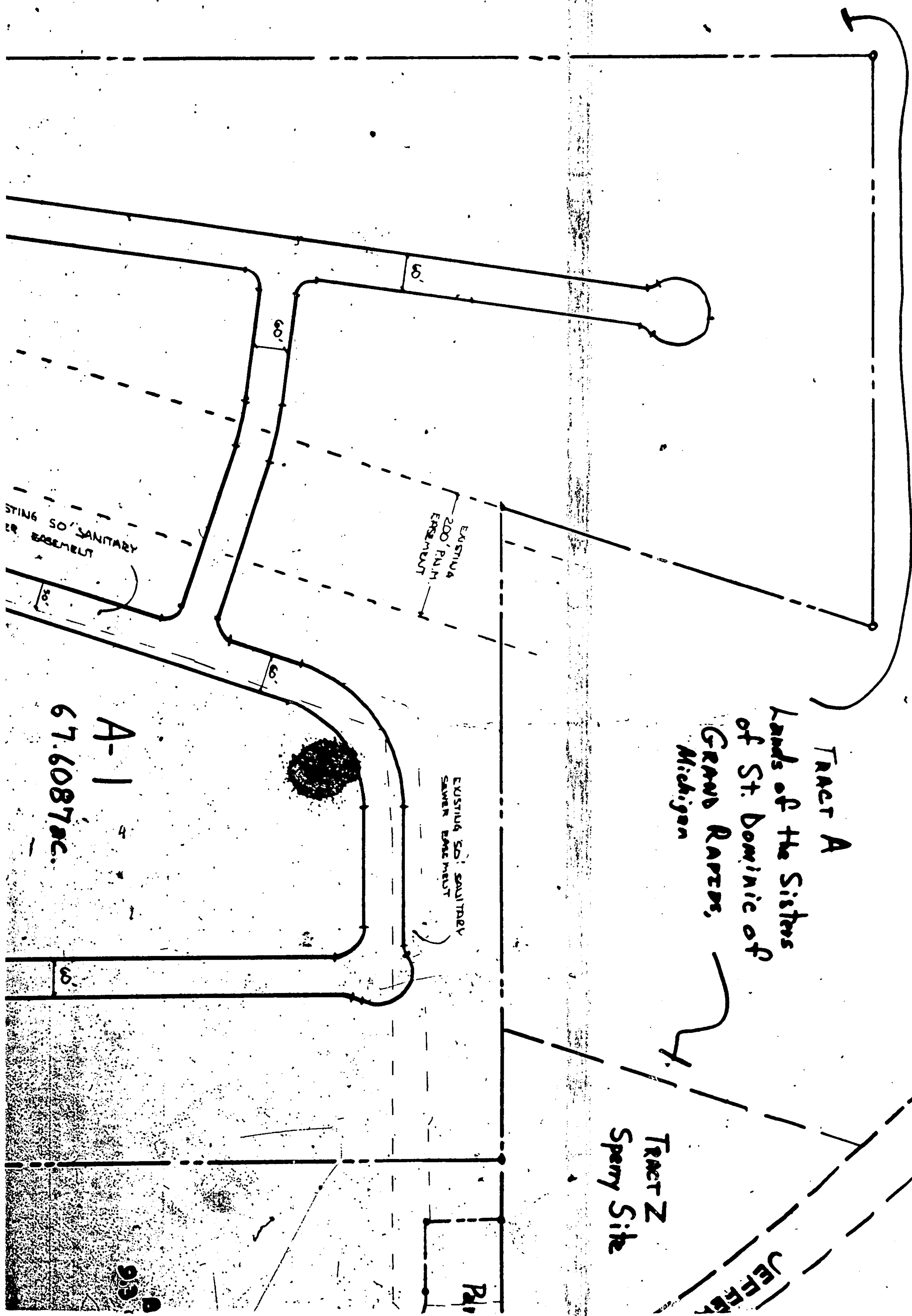
60'



CLEARCUT ZONING

1. Tract B-1: SA-1 for Apartments
2. Southernly S/O ACE TRACT C-1: SA-1 for C-1

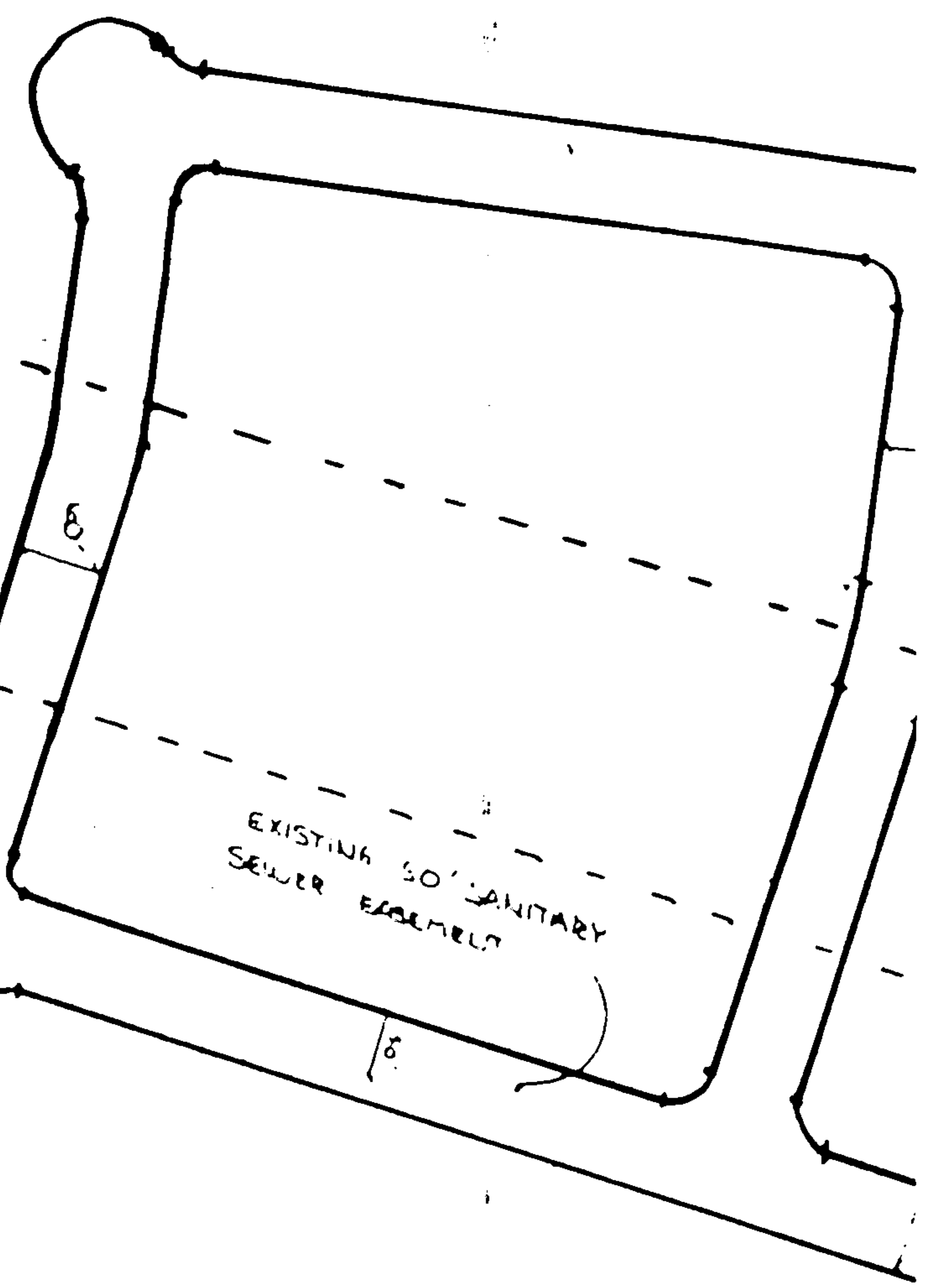
NOTE: THIS SITE PLAN FOR CONSTRUCTION SHALL BE PREPARED BY THE ARCHITECT.



Tract A
Lands of the Sisters
of St. Dominic of
Grand Rapids,
Michigan

Tract Z
Sperry Site

A-1
67.6087 ac.



A-1
67.6087 ac.

B-1
9.3 ac.

C-1
5.0 ac.

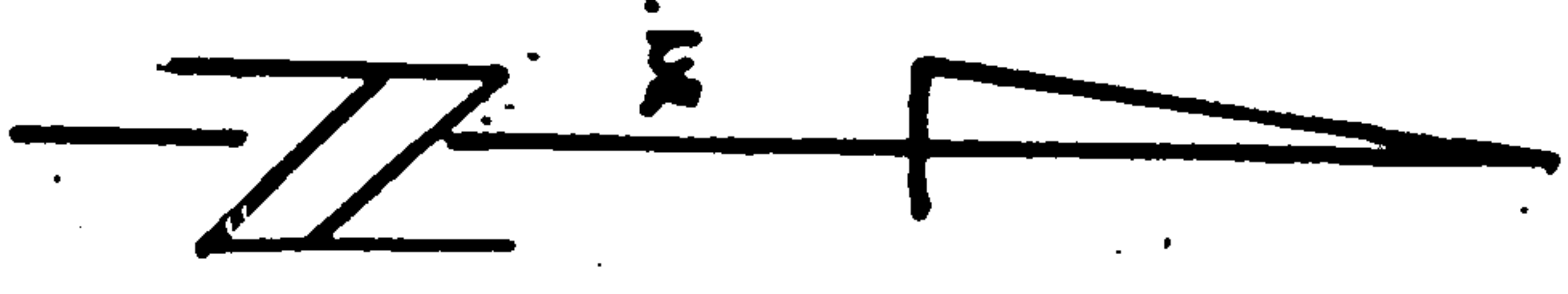
TRACT 9 CURVED SEWER MAIN
PROPOSED MEDIAN CUT

ALAMEDA BLVD. W.
WASHINGTON ST. AVE.

WATERCRESS DR. W.E.

COLUMBINE DR. W.E.

GOLDEN THREAD
DR. W.E.

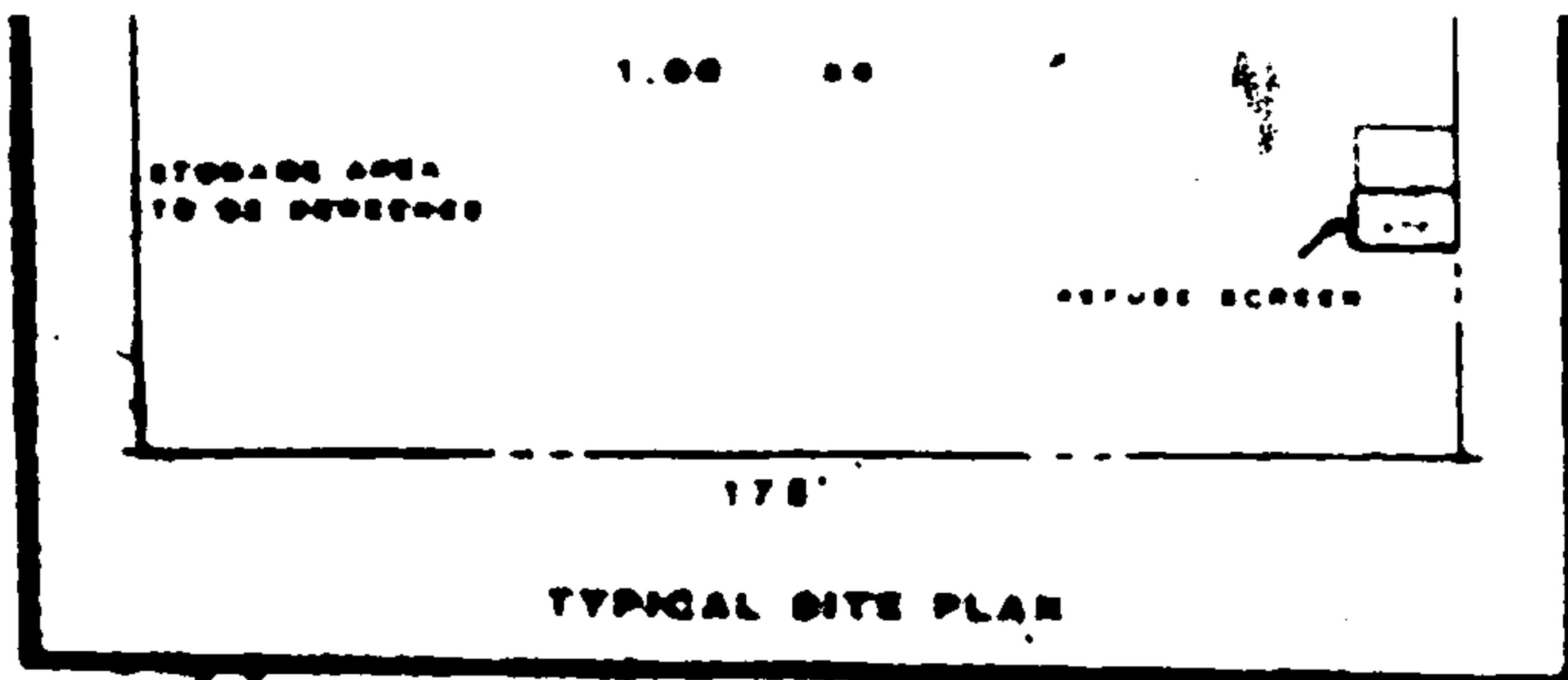


SCALE 1" = 100'

85-70-1

Z-85-70-1





CURRENT ZONING

- 1 TRACT B-1: SU-1 For Apartments
- 2 Southernly 5.0 Acre Tract C-1: SU-1 For C-1

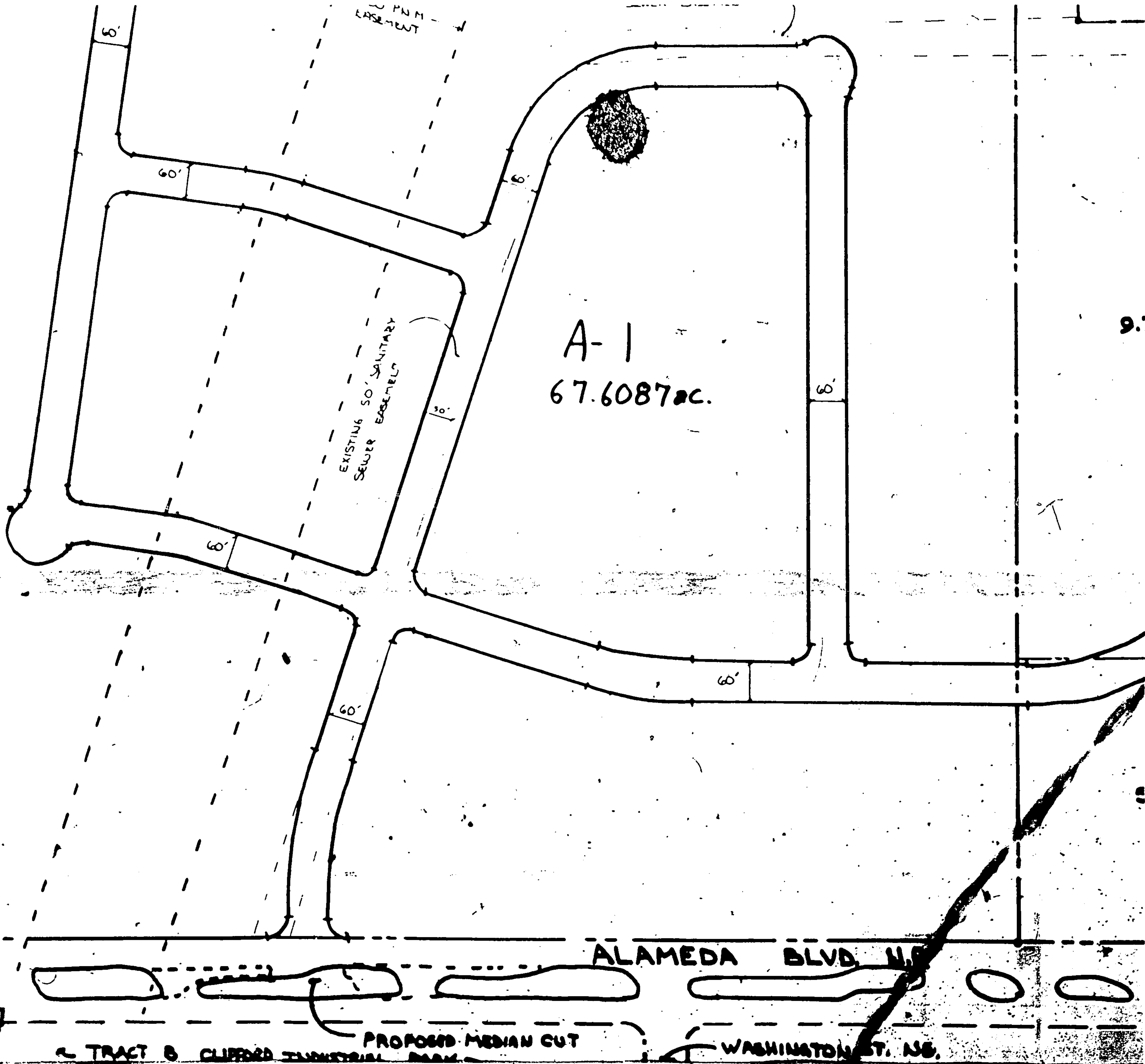
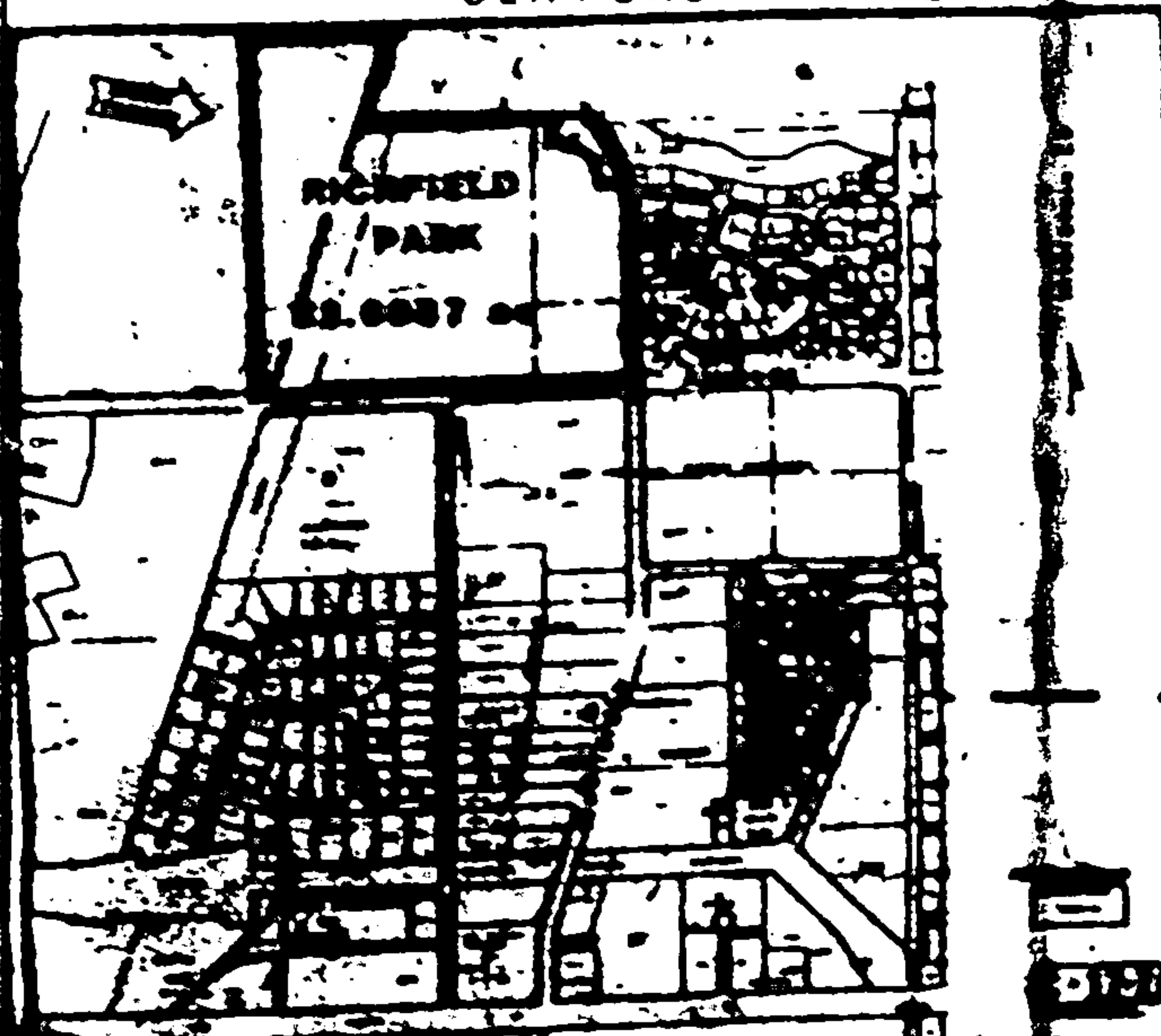
NOTE: THIS SITE PLAN MAY REQUIRE 99% PRELIMINARY PLAN APPROVAL

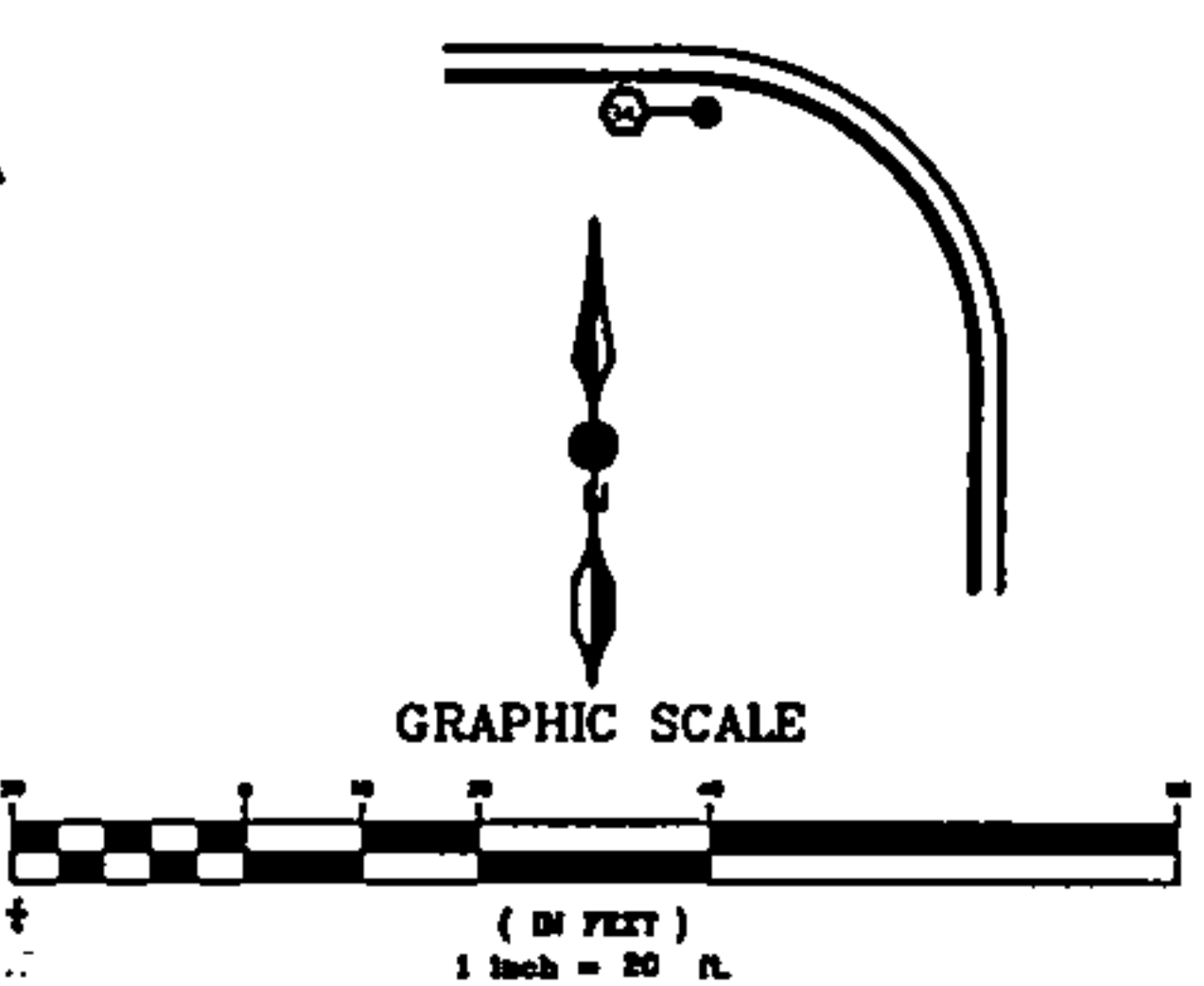
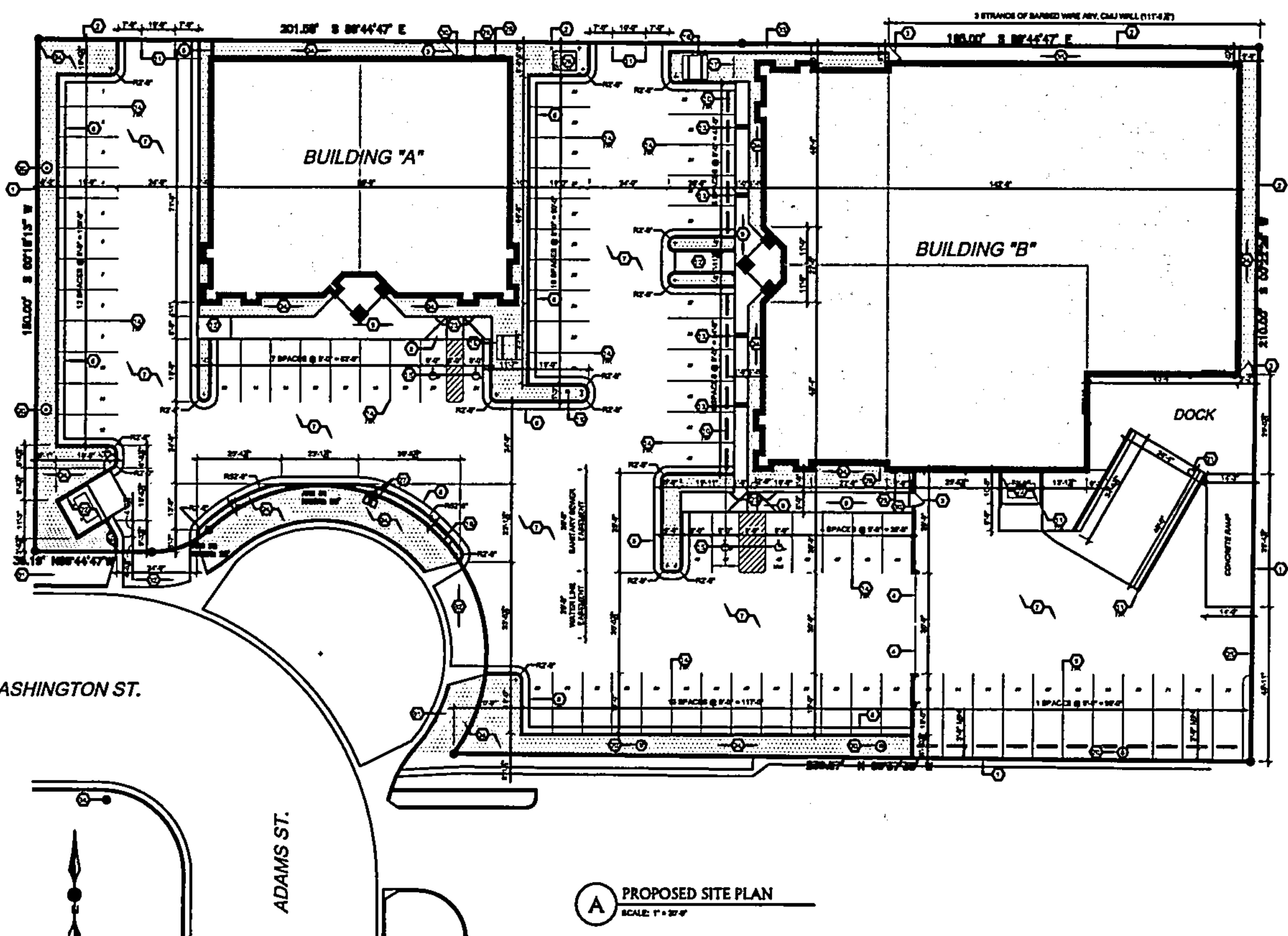
THE OWNERS OF TRACT B CLIFFORD INDUSTRIAL PARK, BEING CLIFFORD PARTNERSHIP, HEREBY AGREE TO THE ALTERED ACCESS SHOWN BY THE MEDIAN CUT CHANGES ON THIS DRAWING

Robert C. Wharton

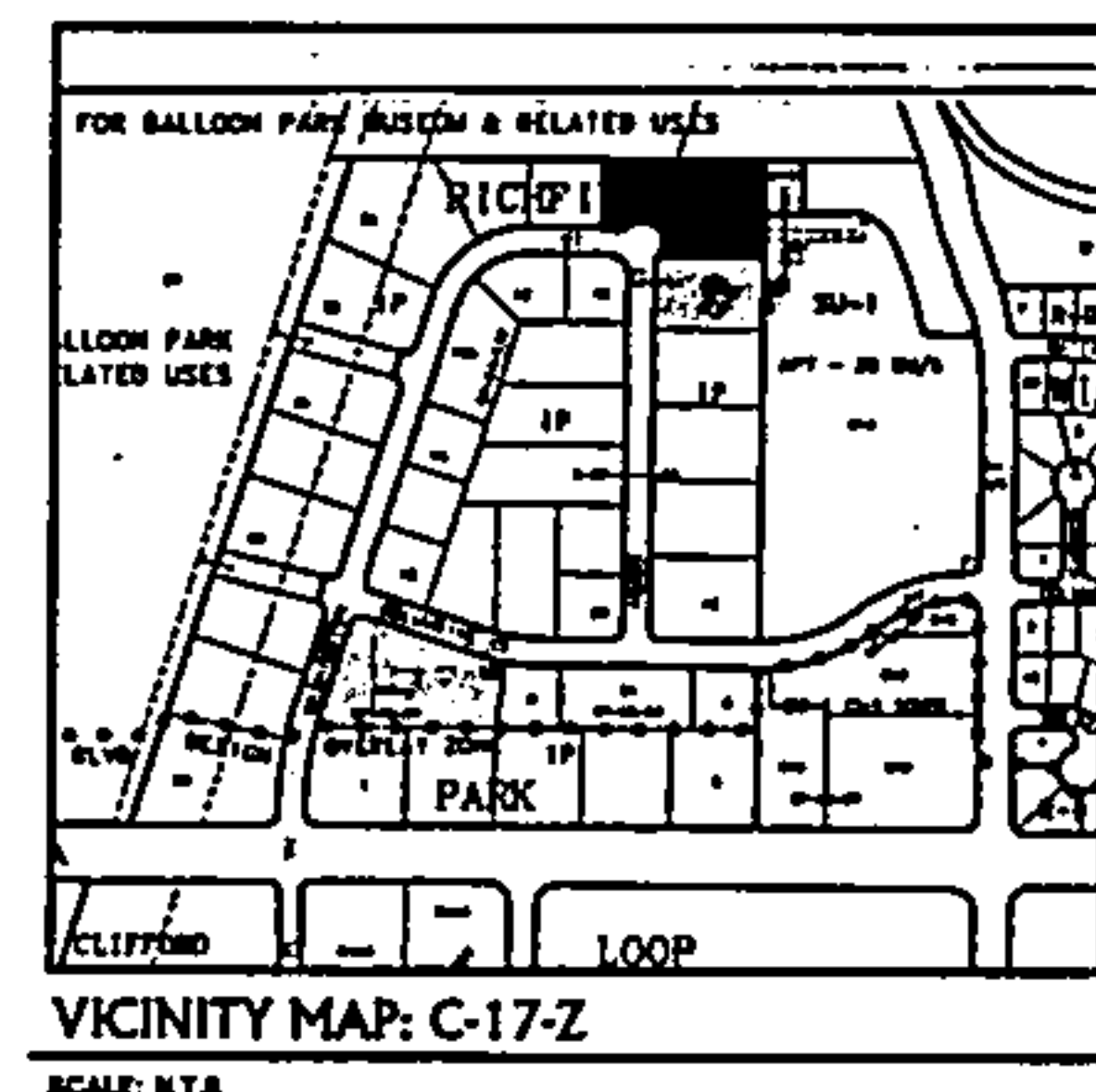
MAY 2, 1986

ROBERT C. WHARTON
SR. VICE PRESIDENT
CLIFFORD PARTNERSHIP





A PROPOSED SITE PLAN
SCALE: 1" = 20'



KEYED NOTES:

- 1) EXISTING CURB WALL.
- 2) 6" CURB BLOCK WALL 18 COURSES HIGH (6" F).
- 3) 2" X 4" WROUGHT IRON GATE. REFER TO DETAIL 2000.
- 4) ROLLING WROUGHT IRON GATE.
- 5) 6" CURB BLOCK WALL 6 COURSES HIGH (6" F).
- 6) STANDARD CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL.
- 7) ASPHALT PAVING @ DRIVEWAYS, 2" ASPHALT PAVING @ PARKING STALLS.
- 8) CURB RAMP PER CITY STANDARDS, 36" WIDE MIN, 1:12 MAX SLOPE, 1:18 SIDE SLOPE.
- 9) 4" THICK CONCRETE SIDEWALK, REFER TO PLAN FOR WIDTH.
- 10) CONCRETE PARKING BUMPER SET 2'-0" FROM CURB.
- 11) 6" STEEL COLLARS, FILLED MICROCONCRETE. REFER TO DETAIL 2000.
- 12) CONCRETE RAMP 1:20 MAX SLOPE.
- 13) SIDEWALK TRENCH DRAIN. REFER TO DETAIL 2000.
- 14) PARKING STALL STRIPING.
- 15) PAINTED HANDICAPPED PARKING SYMBOL.
- 16) PICNIC TABLE LOCATION.
- 17) BIKE RACK LOCATION. REFER TO DETAIL 2000.
- 18) MONUMENT SIGN. REFER TO DETAIL 2000.
- 19) FLAGPOLE LOCATION, 36" HIGH WROUGHT ALUMINUM FINN.
- 20) POLE LIGHT. REFER TO ELECTRICAL SITE PLAN & DETAIL 2000.
- 21) GUMP PUMP LOCATION.
- 22) GUMPSTER ENCLOSURE LOCATION. REFER TO DETAIL 2000.
- 23) HANDICAP SIGNAGE. REFER TO DETAIL 2000.
- 24) LANDSCAPE AREA REFER TO LANDSCAPE PLAN.
- 25) PROPERTY LINE.
- 26) PMS TRANSFORMER PAD LOCATION.
- 27) WATER METER LOCATION.
- 28) GAS METER LOCATION. REFER TO EXTERIOR ELEVATIONS.
- 29) ELECTRIC METER LOCATION. REFER TO EXTERIOR ELEVATIONS.
- 30) TELEPHONE OBSERVATION PANEL LOCATION.
- 31) SEWER TAP LOCATION.
- 32) CONCRETE DRIVEPAD.
- 33) 2" X 4" WIDE CONC. TRENCH. REFER TO DETAIL 2000.
- 34) FIRE HYDRANT LOCATION.
- 35) CONCRETE DRAINAGE SWEEP.

LANDSCAPE & PARKING CALCULATIONS

LOT 20A	
LANDSCAPE REQUIREMENTS:	
TOTAL SITE AREA:	67,788 SQ. FT.
BUILDING AREA A:	6,380 SQ. FT.
BUILDING AREA B:	16,842 SQ. FT.
RECORDED AREA:	11,899 SQ. FT.
OFFSITE AREA:	1,212 SQ. FT.
NET SITE AREA:	32,469 SQ. FT.
LANDSCAPE PROVIDED (15% OF NET SITE AREA):	4,870 SQ. FT.
LANDSCAPE PROVIDED:	8,822 SQ. FT.
PARKING REQUIREMENTS:	
OFFICE BUILDING A (2000)	8,173 SQ. FT. = 31
OFFICE BUILDING B (2000)	4,128 SQ. FT. = 15
WAREHOUSE BUILDING B (2000)	11,291 SQ. FT. = 39
TOTAL REQUIRED:	55
TOTAL PROVIDED:	73
HANDICAPPED REQUIRED:	4
HANDICAPPED PROVIDED:	(1 VAN SPACE) 4
BICYCLE SPACES REQUIRED:	4
BICYCLE SPACES PROVIDED:	4

LANDSCAPE NOTES

- 1) ALL PLANTING IMPROVEMENTS ARE TO BE WATERED BY MEANS OF A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH SPRAY HEADS, STREAM BURIED LINE, AND FLOOD BURIED LINE. THE SOURCE OF IRRIGATION WATER SHALL BE CITY OF ALBUQUERQUE WATER SYSTEM.
- 2) ALL PLANTING AND IRRIGATION IMPROVEMENTS ARE TO BE MAINTAINED BY THE OWNER.
- 3) LANDSCAPING TO CONFORM BY COA LANDSCAPE ORDINANCE.
- 4) LANDSCAPE AND IRRIGATION MAINTENANCE, INCLUDING THE ADJUTING PUBLIC RIGHT OF WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF LOTS 20A, BLOCK 2, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES AND ITS ASSOCIATED AND/OR TRANSFERS.

BUILDING & SITE DATA

PROJECT: OFFICE WAREHOUSE (SHELL)
 ADDRESS: 8918 ADAMS ST., N.E., (RUTTERS A-D) ALBUQUERQUE, NEW MEXICO 87113
 LEGAL DESCRIPTION: LOTS 20A & 20B 2ND ELD SUBDIVISION
 EXISTING ZONING: P
 ZONE MAP: C-17-Z

PROJECT NUMBER: _____

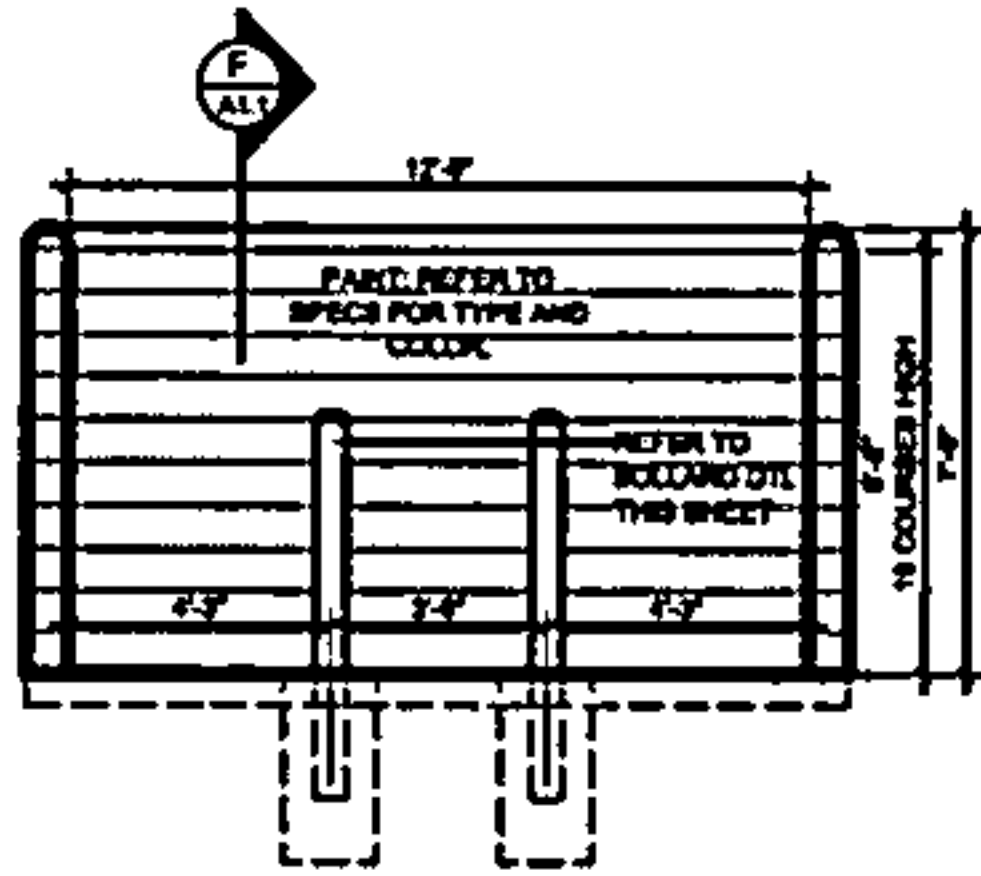
APPLICATION NUMBER: _____
 THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED _____ AND THAT THE PROVISIONS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

SITE DEVELOPMENT PLAN

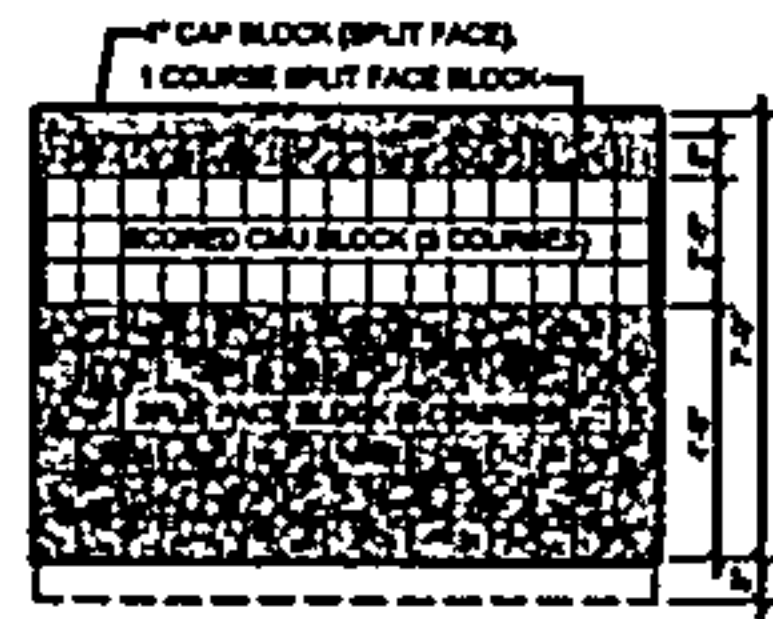
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
SOLID WASTE MANAGEMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
APPROVAL AND CONDITIONAL ACCEPTANCE, AS SECURED BY THE DEVELOPMENT PROCESS MANUAL.	
CITY PLANNER, PLANNING DEPARTMENT	DATE

SITE PLAN

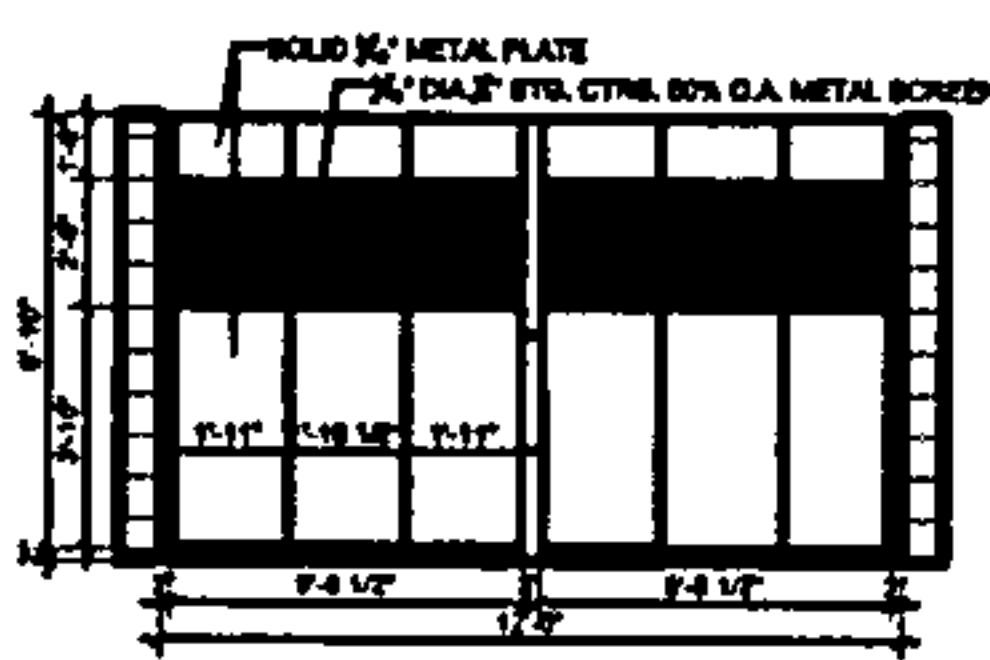
THIS DOCUMENT IS THE PROPERTY OF THE CITY OF ALBUQUERQUE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE CITY OF ALBUQUERQUE.



X DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



X ENCLOSURE COURSING
SCALE: 1/4" = 1'-0"



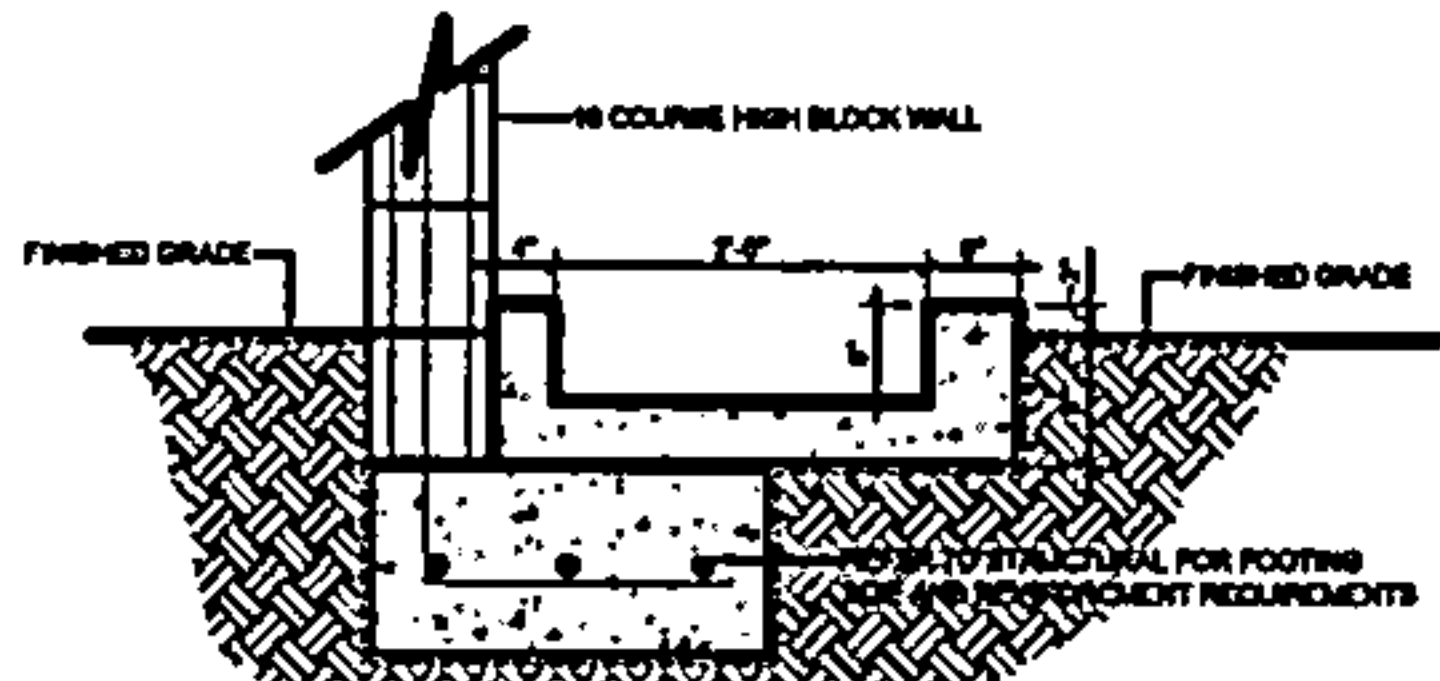
X GATE ENCLOSURE
SCALE: 1/4" = 1'-0"



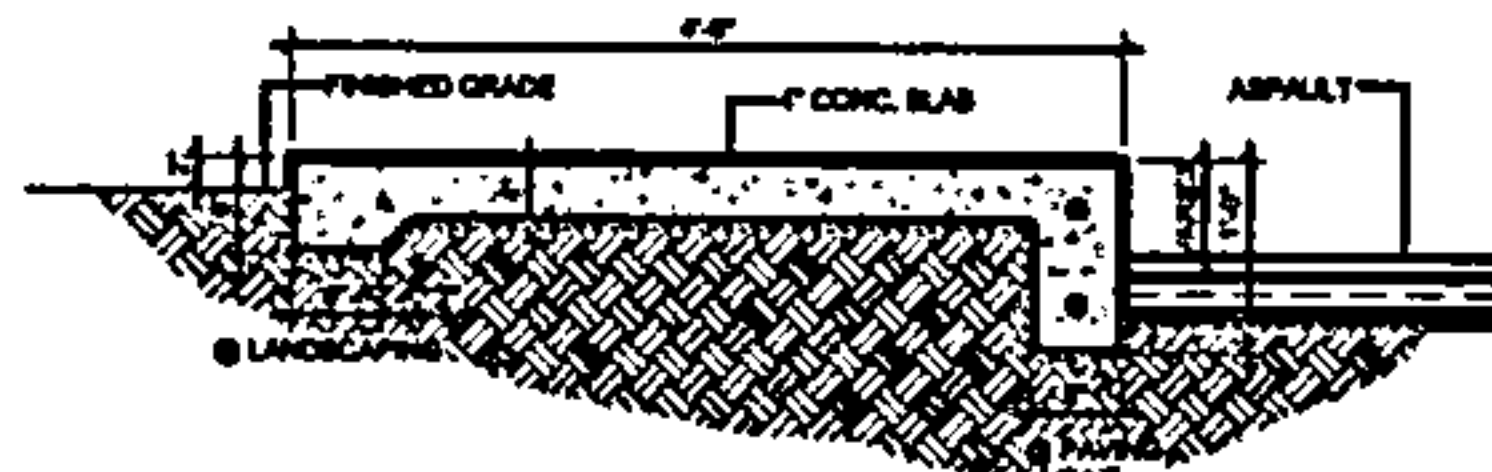
X TRUCK WELL SECTION
SCALE: 1/4" = 1'-0"



X SIDEWALK TRENCH DRAIN
SCALE: 1/4" = 1'-0"

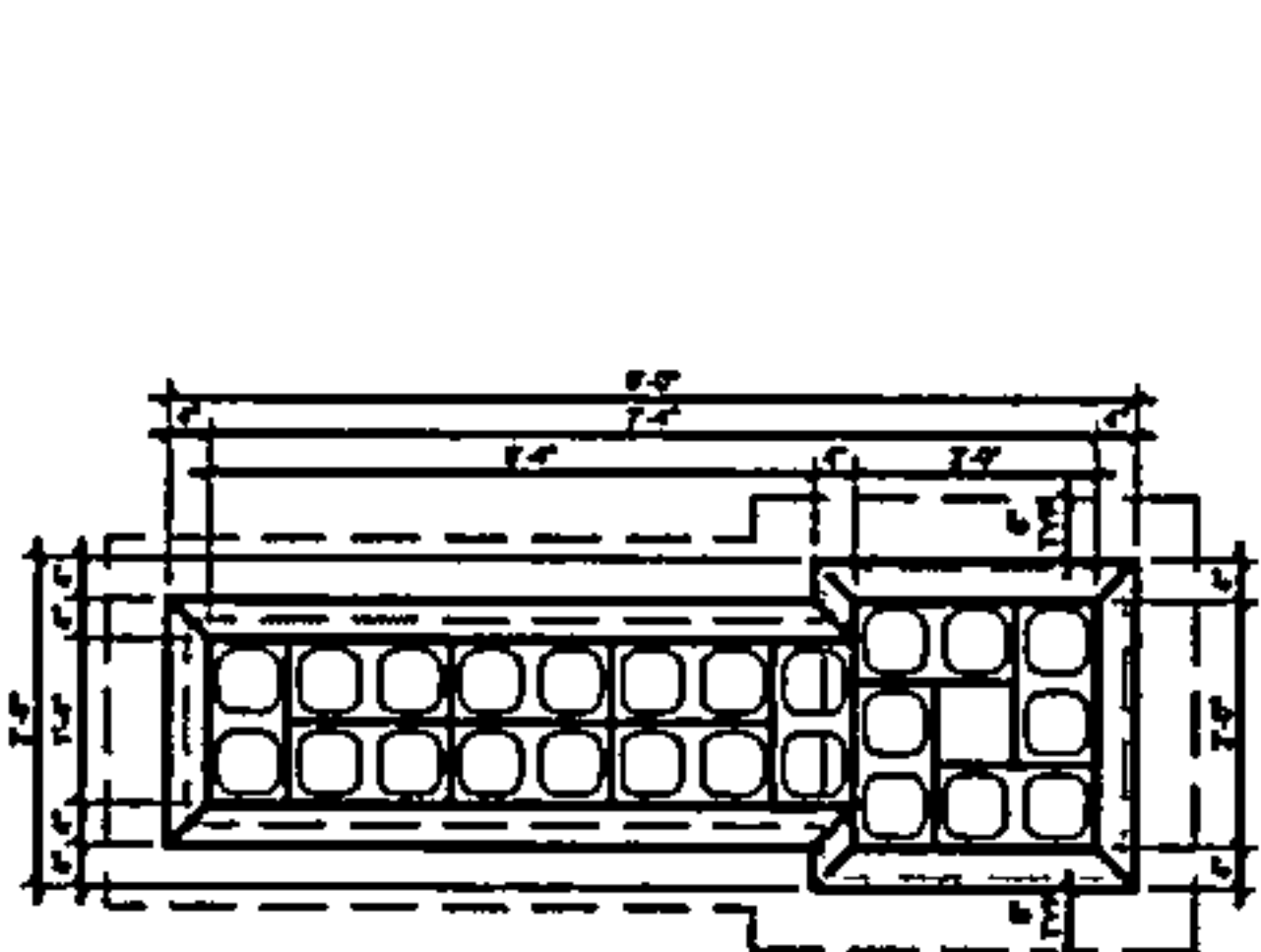


X TRENCH DRAIN
SCALE: 3/4" = 1'-0"

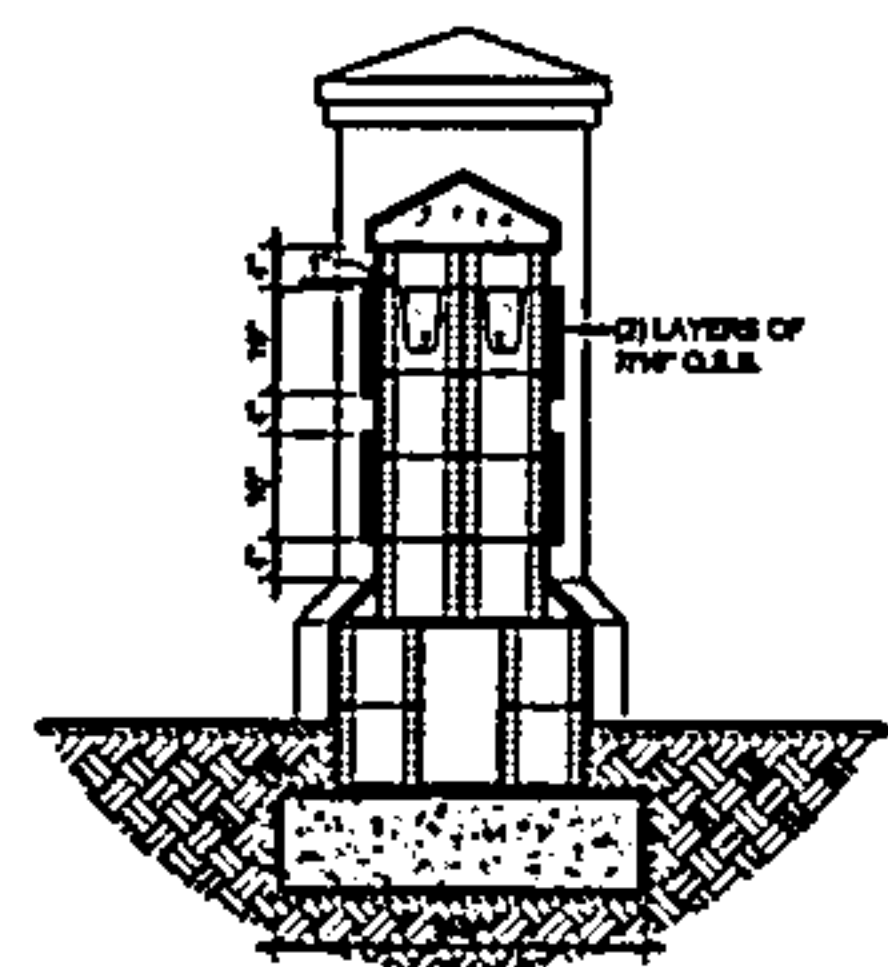


X SIDEWALK SECTION
SCALE: 1/4" = 1'-0"

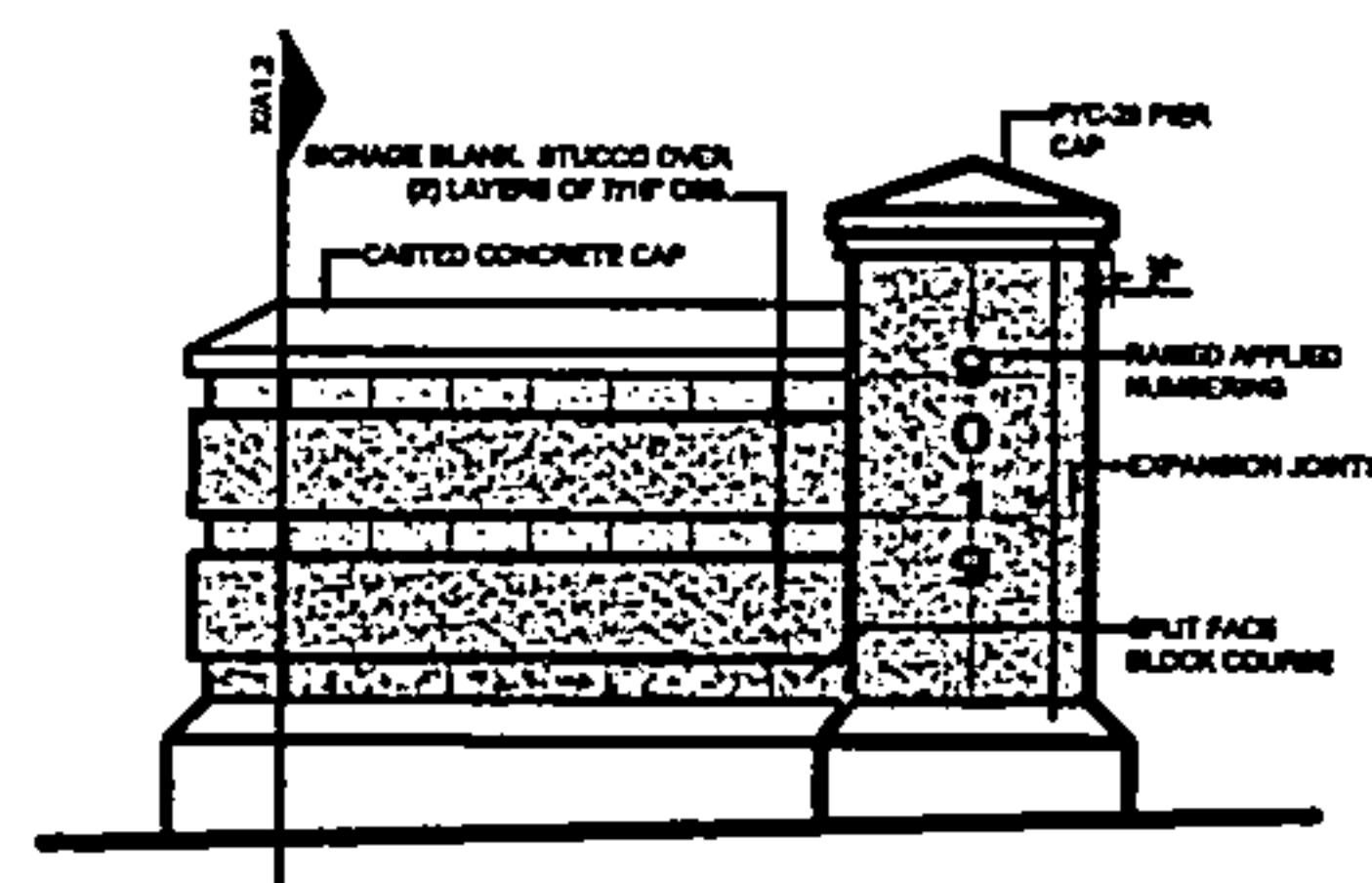
X TRUCK WELL SECTION
SCALE: 1/4" = 1'-0"



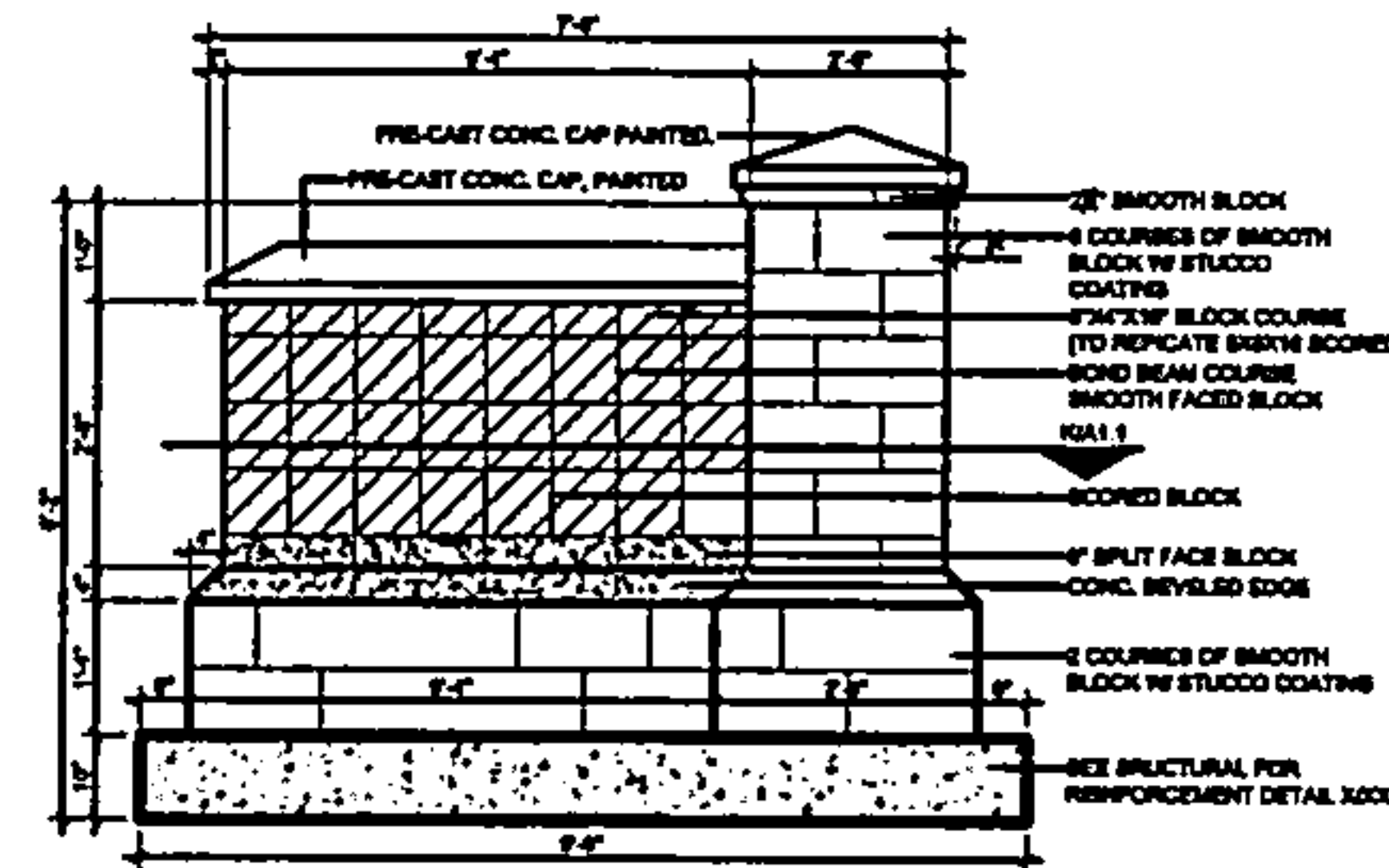
X MONUMENT SIGN (PLAN)
SCALE: 1/2" = 1'-0"



X MONUMENT SIGN (SECTION)
SCALE: 1/2" = 1'-0"



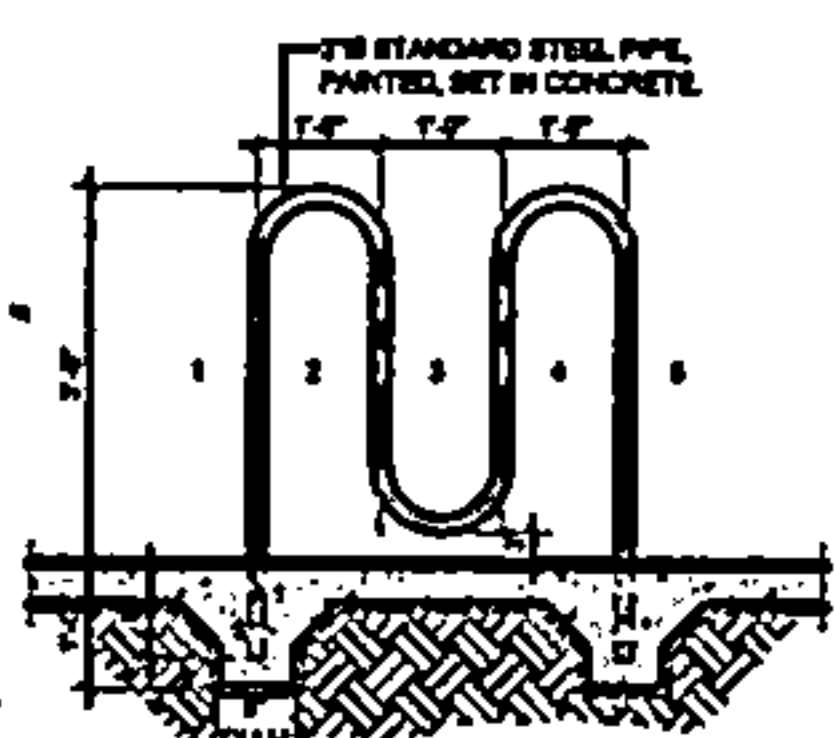
X MONUMENT SIGN (ELEVATION)
SCALE: 1/2" = 1'-0"



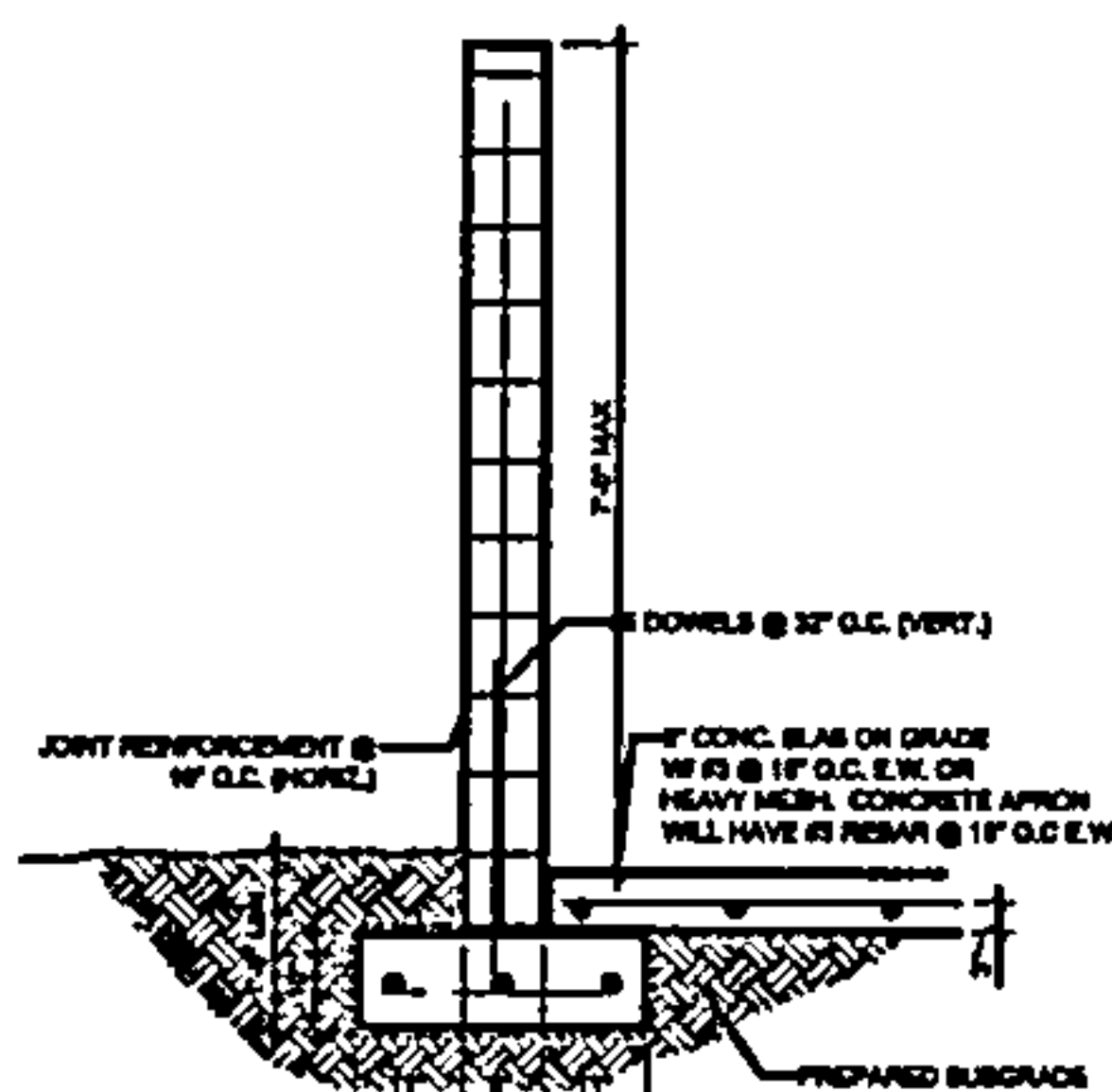
X MONUMENT SIGN (COURSING)
SCALE: 1/2" = 1'-0"

CMU TYPE LEGEND

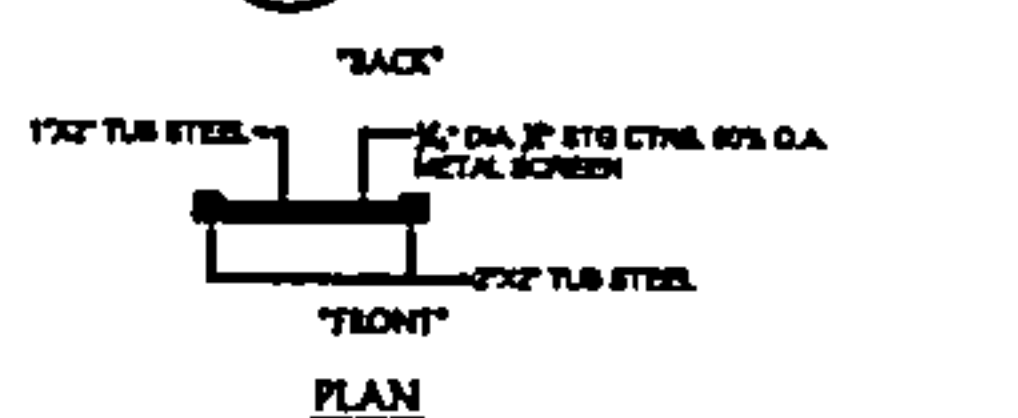
[Smooth Face Block]	SMOOTH FACE BLOCK
[Smooth Scored Block]	SMOOTH SCORED BLOCK
[Split Face Block]	SPLIT FACE BLOCK



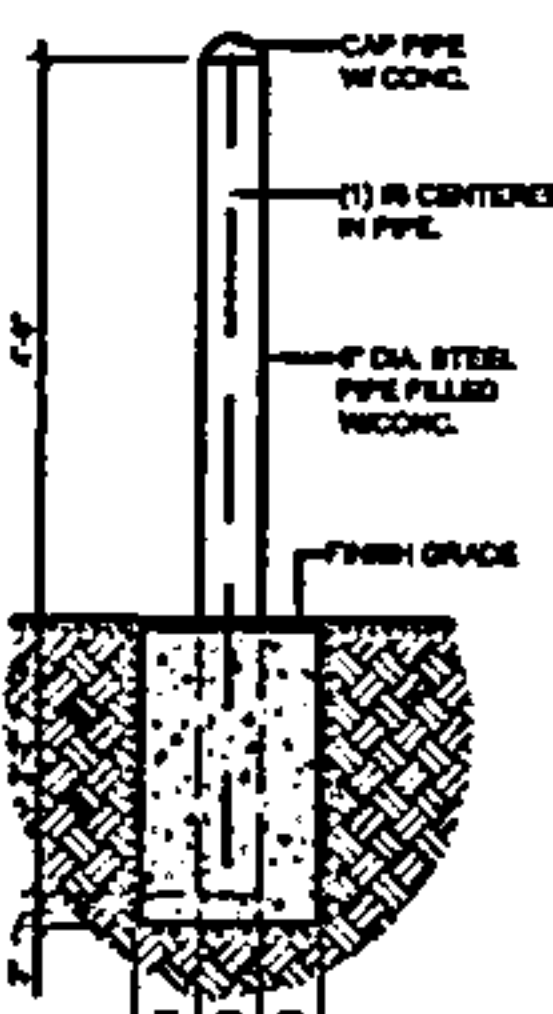
X BIKE RACK
SCALE: 1/4" = 1'-0"



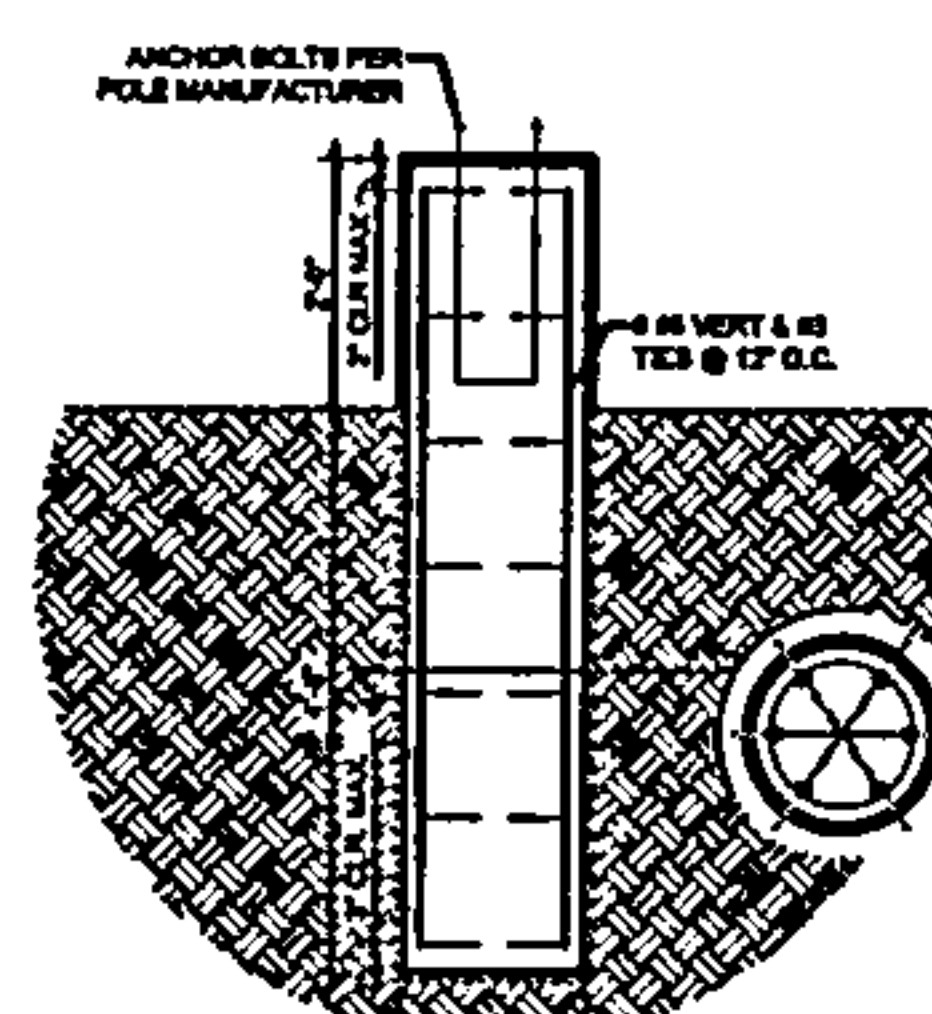
X CMU SCREEN WALL
SCALE: 1/4" = 1'-0"



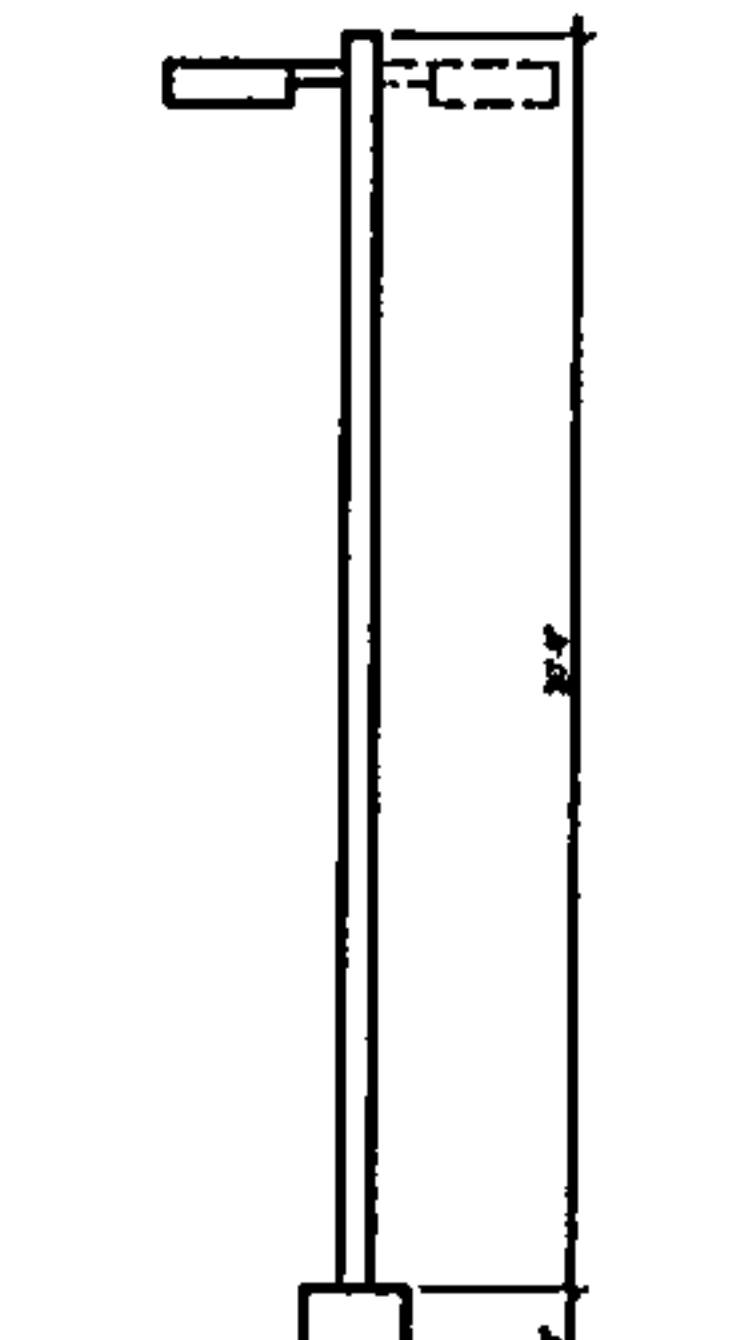
X ELEVATION HANDICAP SIGNAGE
SCALE: 1/2" = 1'-0"



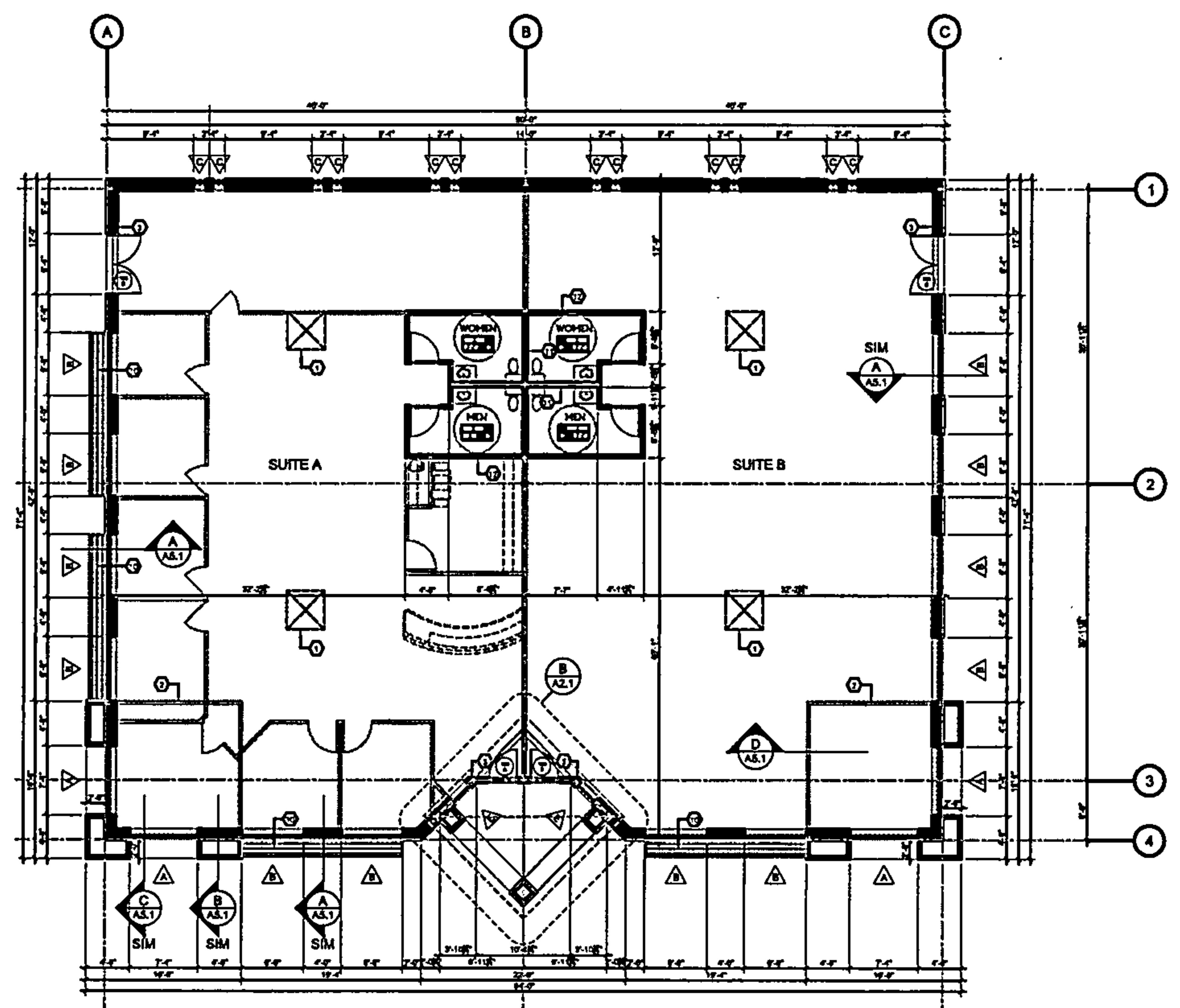
X TYP. 6" BOLLARD
SCALE: 1/2" = 1'-0"



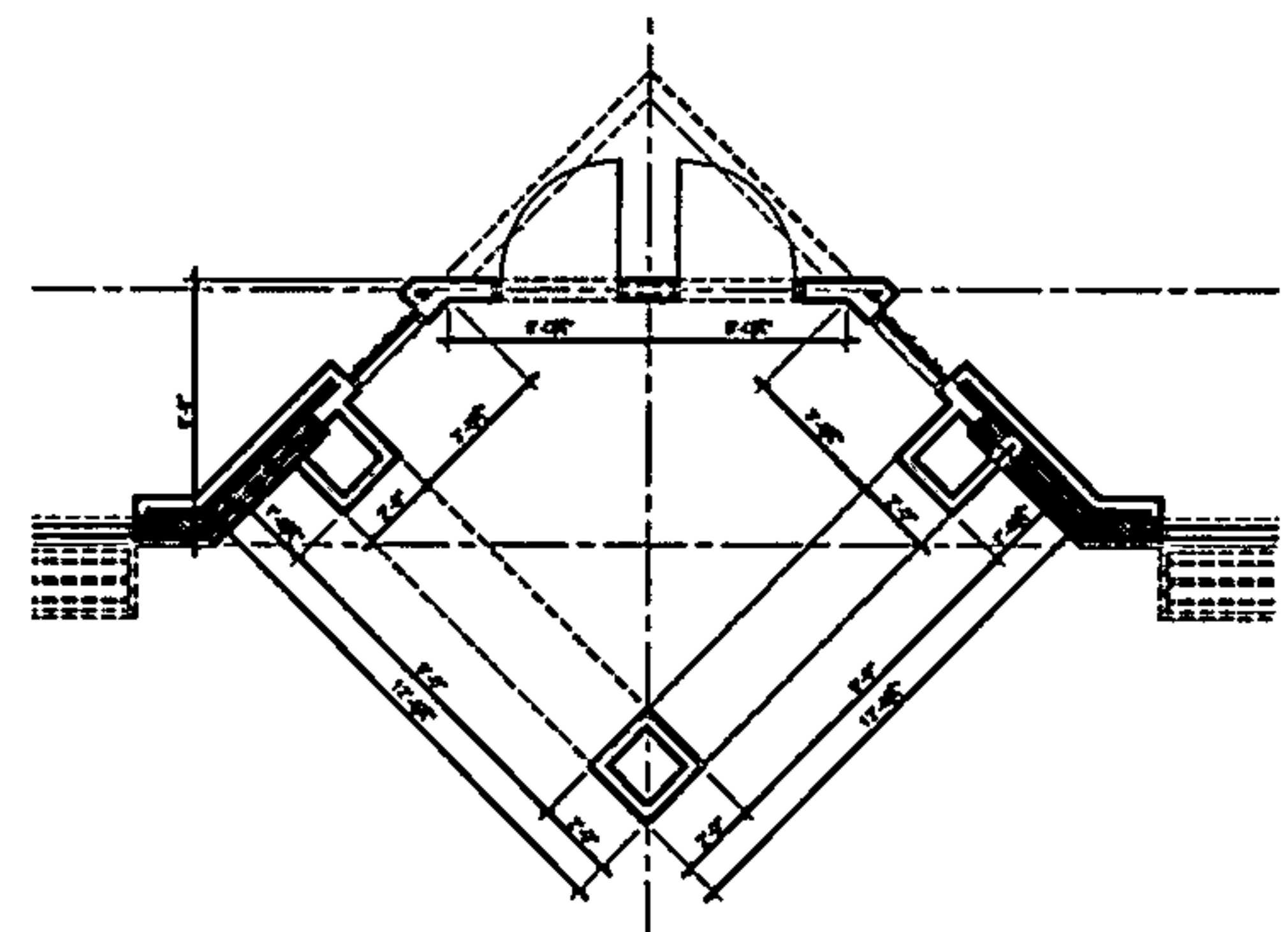
X LIGHT POLE FOOTING
SCALE: 1/4" = 1'-0"



X LIGHT POLE
SCALE: 1/4" = 1'-0"



A FLOOR PLAN (BUILDING "A")
SCALE = 1/4" = 1'-0"



B ENLARGE TOWER PLAN
SCALE = 1/4" = 1'-0"

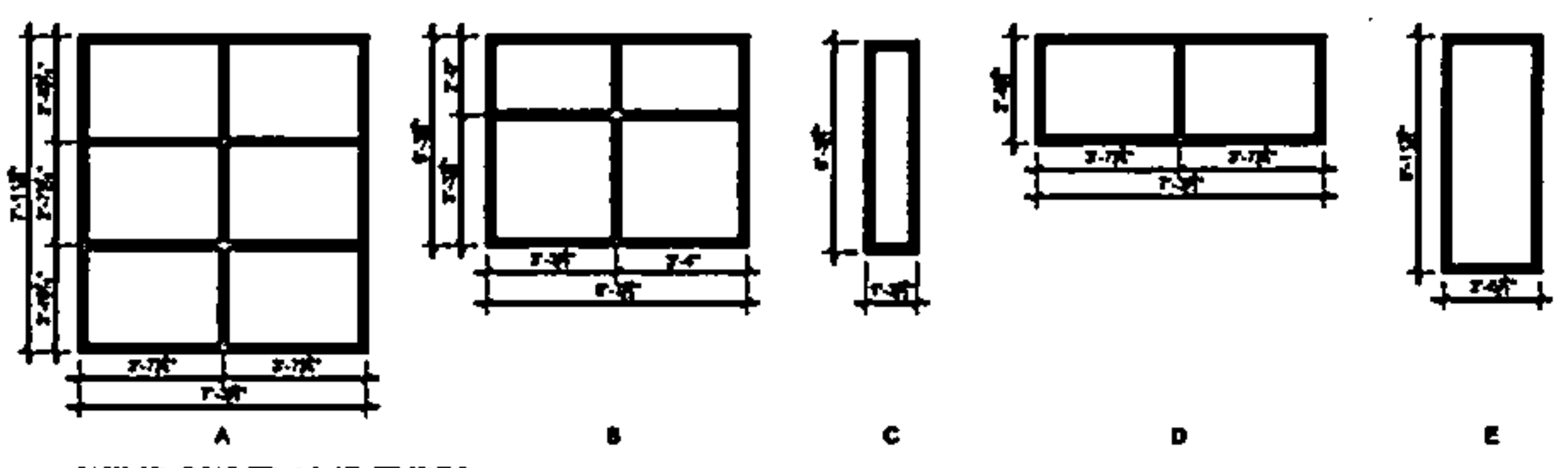
KEYED NOTES:

- 1) 48"X60" CLUM MOUNT SKYLIGHT LOCATION. REFER TO SHEET A1.1.
- 2) PARAPET LOCATION ABOVE. REFER TO SECTION 304.
- 3) FIRE EXTINGUISHER WALL MOUNT (TYP).
- 4) 4" BOLLARD, POSITION CENTER LINE OF BOLLARD AT EDGE OF OPENING & 4" AWAY FROM FACE OF BUILDING. SEE DETAIL 302.
- 5) 4" RAIL PIPE GUARD RAIL GATES W/ PADLOCK @ 42" ABV. DOCK BLANK.
- 6) 4" HIGH DOCK CHAIR WOODING, BLANK CAP. SEE STRUCTURAL.
- 7) MANUFACTURED BLANK PET W/ RAIL CAP. SEE STRUCTURAL.
- 8) 3" RAIL PIPE GUARD RAIL. 42" MIN. ABOVE FINISH.
- 9) CHAIR RETAINING WALL. REFER TO STRUCTURAL.
- 10) SUNSHADE STRUCTURE. REFER TO SHEET A1.1.
- 11) 4" X 8" GA. WTL. STUD WALL @ 16" O.C. UP TO DECK. FRAMING ONLY.
- 12) 30" X 30" GA. WTL. STUD WALL @ 16" O.C. UP TO DECK. FRAMING ONLY.

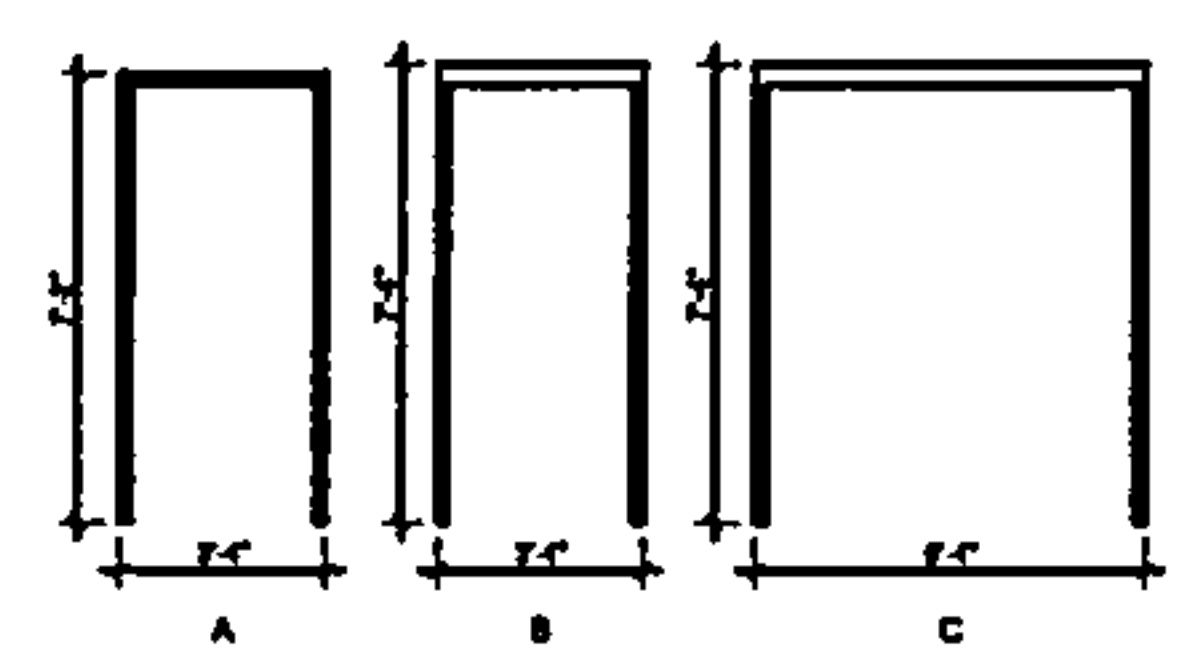
DOOR SCHEDULE

DOOR NUMBER	OPENING SIZE/THICK	TYP	FRM	HD-DTL	SW-DTL		BLL-DTL	L.M.	HDW	SOM	REMARKS
					LEFT	RIGHT					
100A	3'-0" X 7'-0" X 1 3/4"	A	A	-	-	-	-	-	-	-	-
100B	3'-0" X 7'-0" X 1 3/4"	A	A	-	-	-	-	-	-	-	-
100C	(2) 3'-0" X 7'-0" X 1 3/4"	B	C	-	-	-	-	-	-	-	-
100D	(2) 3'-0" X 7'-0" X 1 3/4"	B	C	-	-	-	-	-	-	-	-
100E	3'-0" X 7'-0" X 1 3/4"	A	A	-	-	-	-	-	-	-	-
100F	3'-0" X 7'-0" X 1 3/4"	A	A	-	-	-	-	-	-	-	-
100G	3'-0" X 7'-0" X 1 3/4"	B	B	-	-	-	-	-	-	-	-
100H	12'-0" X 10' GL.D.	C	-	-	-	-	-	-	-	-	-
100I	3'-0" X 7'-0" X 1 3/4"	B	B	-	-	-	-	-	-	-	-
100K	12'-0" X 10' GL.D.	D	-	-	-	-	-	-	-	-	-
100L	3'-0" X 7'-0" X 1 3/4"	B	B	-	-	-	-	-	-	-	-
100M	12'-0" X 10' GL.D.	D	-	-	-	-	-	-	-	-	-

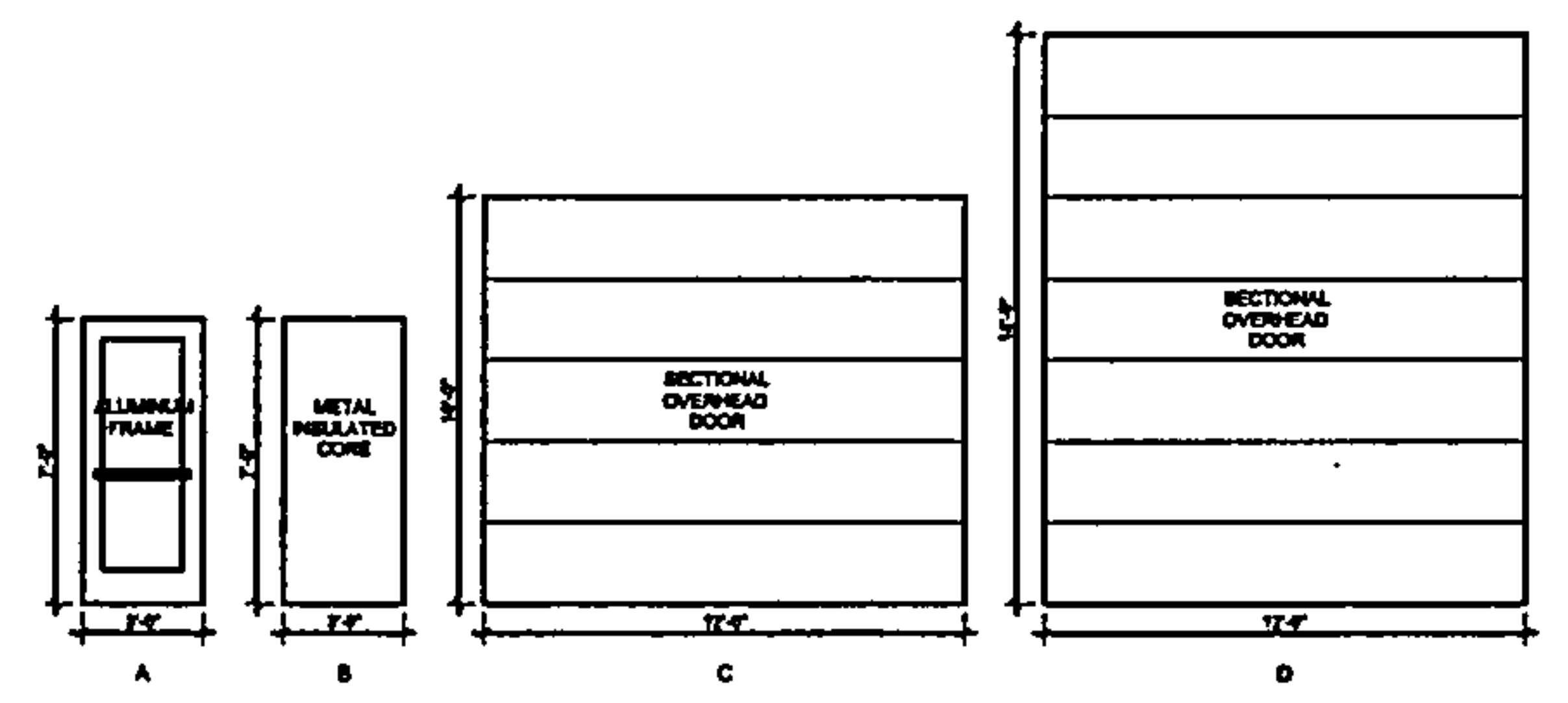
HARDWARE TYPES:
 1 PUSH BARS, FULL HANDLES, DEADBOLT, CYLINDERS, CLOSURE, THRESHOLD & WEATHER STRIPPING, SIGNAGE TO BE PART OF TENANT IMPROVEMENT.
 2 LOCKSET, DEAD LOCK, CLOSURE, THRESHOLD, SWEEP, & WEATHERSTRIPPING.
 3 LOCKSET, DEAD LOCK, (2) CLOSURES, THRESHOLD, SWEEP, & WEATHERSTRIPPING.
 4 SLIDE BOLT LOCK - 2



WINDOW FRAME TYPES
SCALE = 1/4" = 1'-0"



DOOR FRAME TYPES
SCALE = 1/4" = 1'-0"



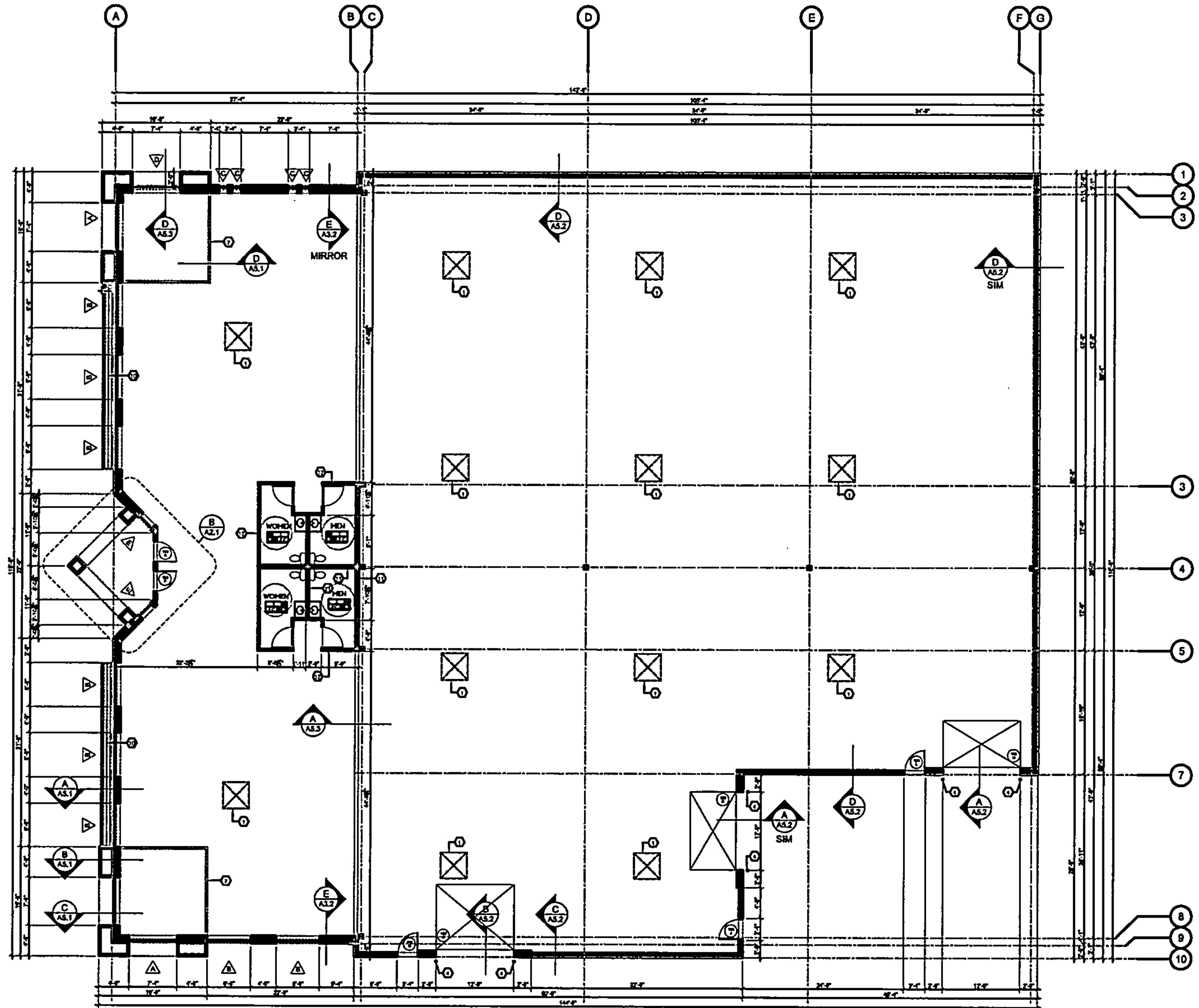
DOOR TYPES
SCALE = 1/4" = 1'-0"

FLOOR PLAN BUILDING "A"

ENGINEER
 ARCHITECT
 CONSULTANT
 DIVISION
 1000 WEST 10TH AVENUE
 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW: WWW.HOK.COM

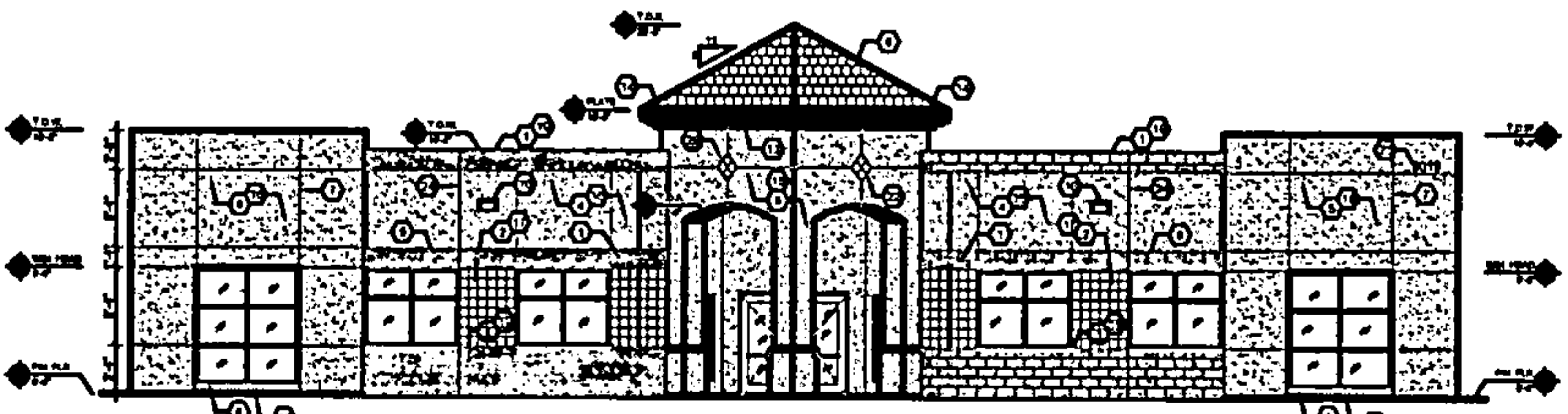
KEYED NOTES:

- 1) 48"HP CURB MOUNT BICYCLE LOCATION. REFER TO SHEET A1.1.
- 2) PARAPET LOCATION ABOVE. REFER TO SECTION 305.
- 3) FIRE EXTINGUISHER WALL MOUNT (TYP)
- 4) 4" BOLLARD, POSITION CENTER LINE OF BOLLARD AT EDGE OF OPENING & 4" AWAY FROM FACE OF BUILDING. SEE DETAIL 305.
- 5) 4" RAIL PIPE GUARD RAIL GATES W/PADLOCK @ 42" ABV. DOCK BLAB.
- 6) 4" HIGH DOCK CHAIR WOODS, BLAB CAP. SEE STRUCTURAL.
- 7) MANUFACTURED BLAB P/T W/BLAB CAP. SEE STRUCTURAL.
- 8) 3 RAIL PIPE GUARD RAIL 42" ABV ABOVE PAVING.
- 9) CHAIR RETAINING WALL. REFER TO STRUCTURAL.
- 10) BUMPER STRUCTURE. REFER TO SHEET A3.1.
- 11) 4" 35 GA. MTL. STUD WALL @ 1" O.C. UP TO DECK. FRAMING ONLY.
- 12) 2" 35 GA. MTL. STUD WALL @ 1" O.C. UP TO DECK. FRAMING ONLY.

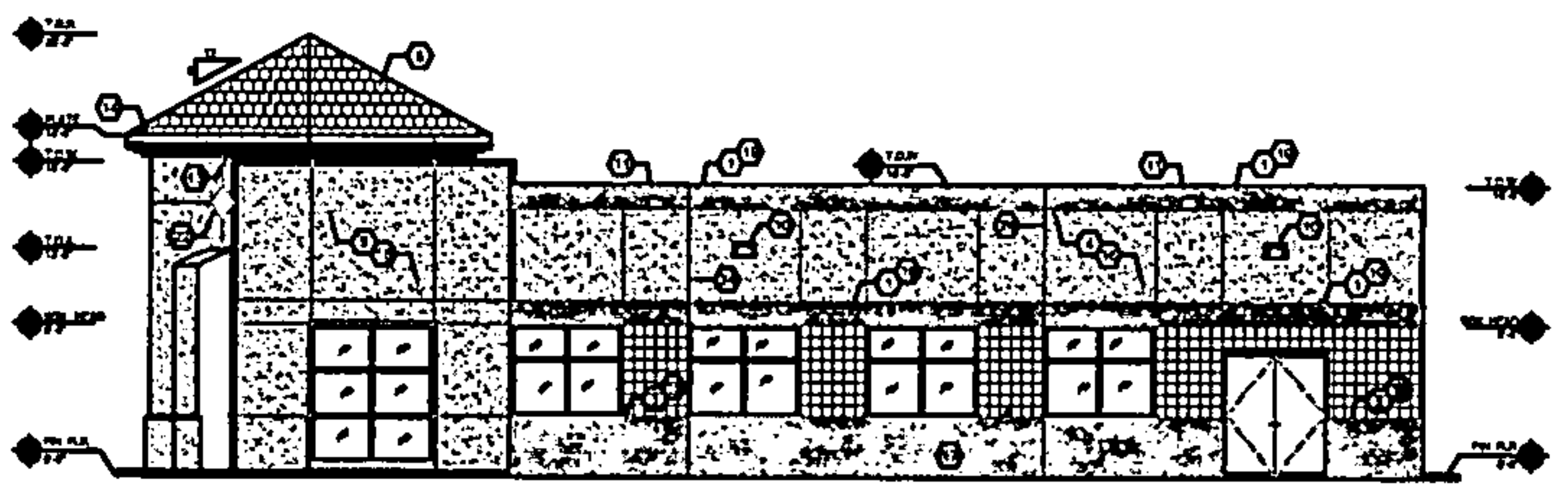


FLOOR PLAN BUILDING "B"

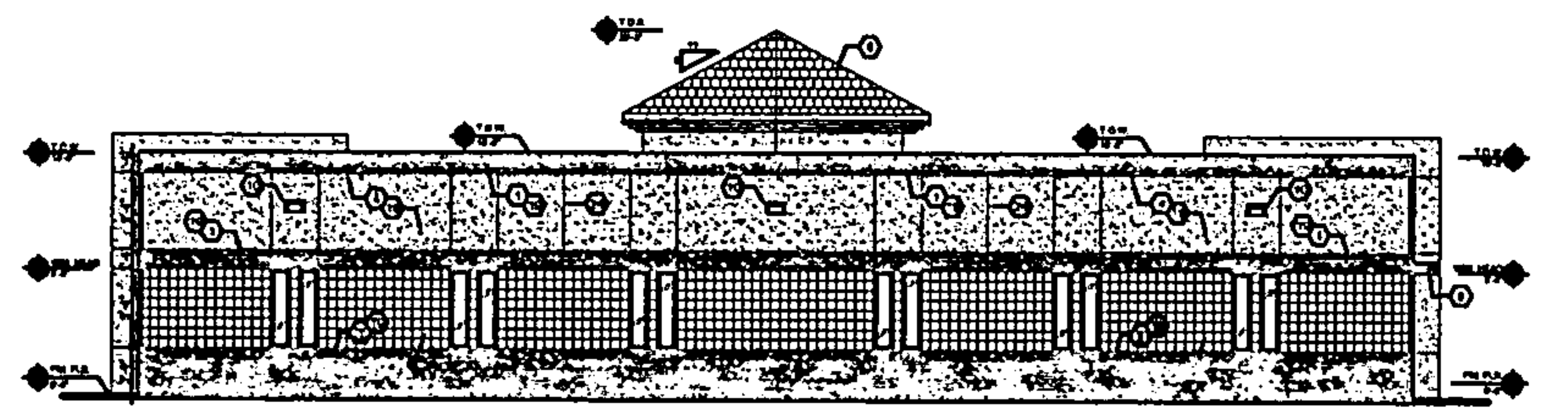
ENGINEER
 ARCHITECT
 1000 WASHINGTON BOULEVARD, N.W.
 WASHINGTON, D.C. 20001
 TEL: (202) 638-1000
 FAX: (202) 638-1001
 WWW: WWW.HOK.COM



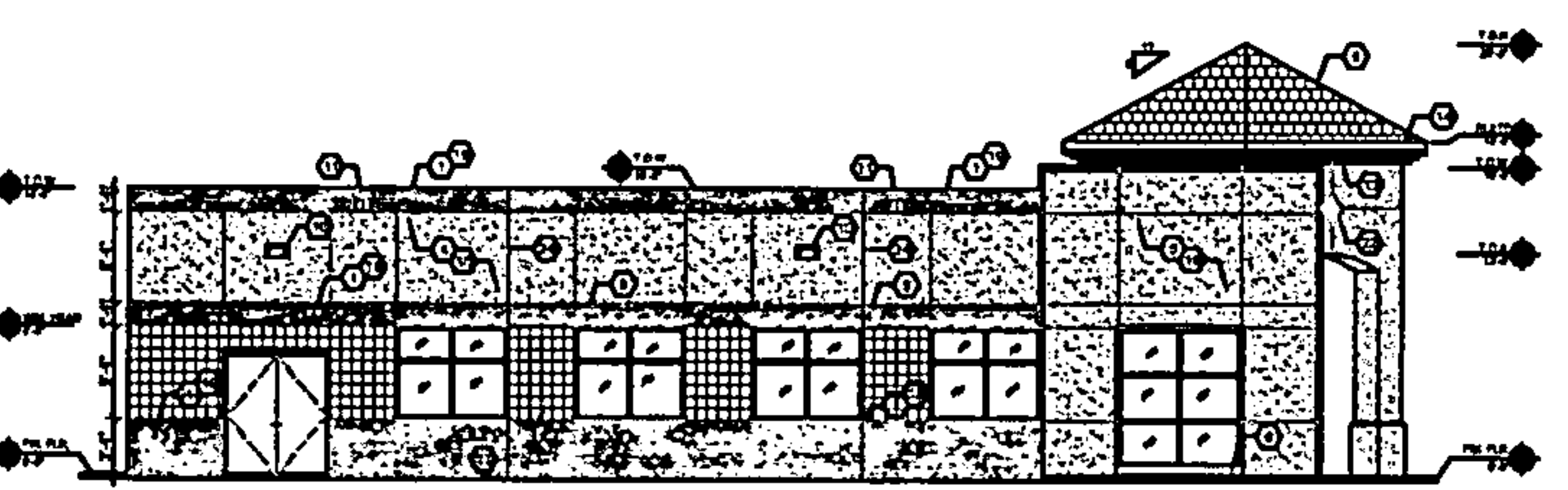
A FRONT ELEVATION - BUILDING "A" (SOUTH)
SCALE = 1/8" = 1'-0"



B RIGHT ELEVATION - BUILDING "A" (EAST)
SCALE = 1/8" = 1'-0"

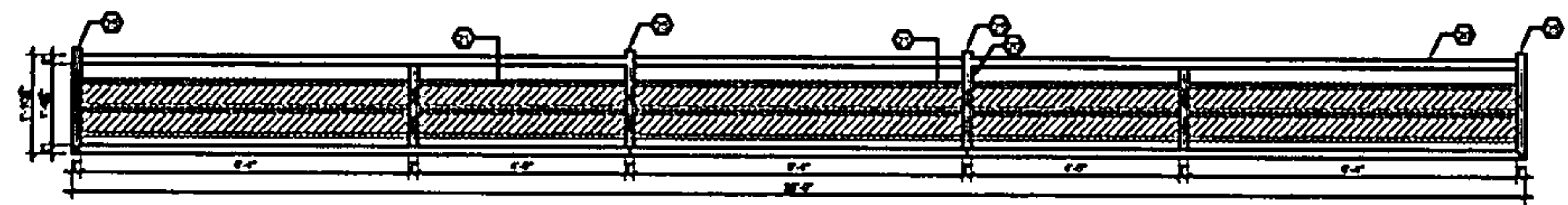


C BACK ELEVATION - BUILDING "A" (NORTH)
SCALE = 1/8" = 1'-0"

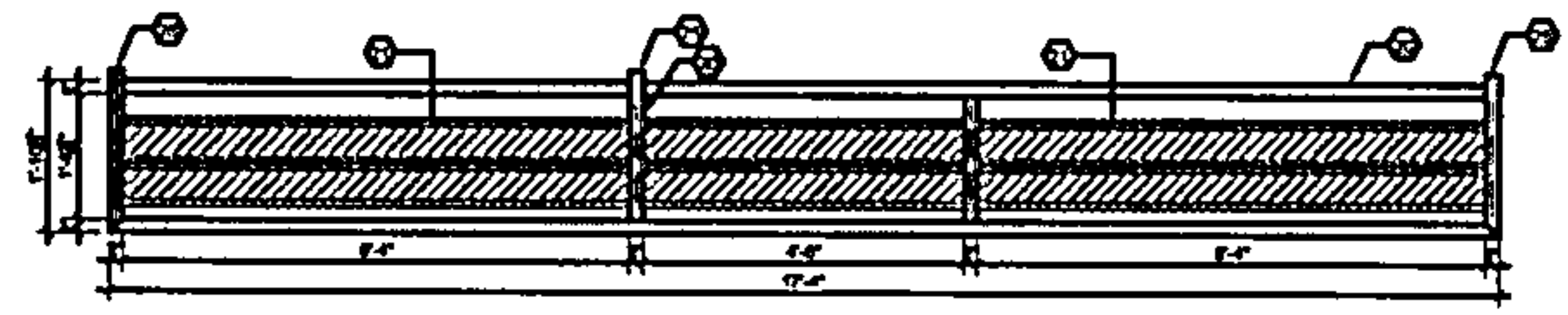


D LEFT ELEVATION - BUILDING "A" (WEST)
SCALE = 1/8" = 1'-0"

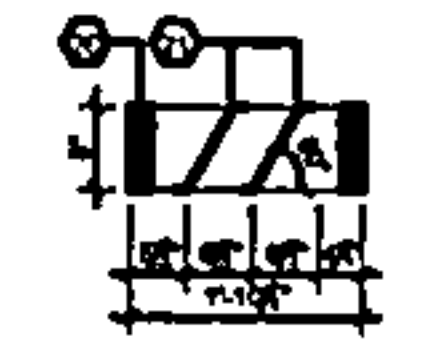
- KEYED NOTES:**
- 1) SPLIT FACE CMU BLOCK.
 - 2) BOORED CMU BLOCK.
 - 3) SMOOTH CMU BLOCK.
 - 4) STUCCO OVER SMOOTH RECEMRED CMU BLOCK. REFER TO WALL SECTION.
 - 5) STUCCO OVER EXTERIOR SHEATHING. REFER TO WALL SECTION.
 - 6) PRE-CAST CONCRETE WINDOW SILL. REFER TO DETAIL 200.
 - 7) EXPANSION JOINT.
 - 8) FLAT CONCRETE TILE ROOF, OVER 1/8" FELT. REFER TO WALL SECTION.
 - 9) SUNSHADE STRUCTURE. REFER TO SHEET A3.1 FOR DETAILS.
 - 10) WALL LIGHT PACK. REFER TO ELECTRICAL PLAN.
 - 11) OVERFLOW GUTTER. REFER TO ROOF PLAN.
 - 12) 4"x8" CMU BLOCK W/ CONCRETE SILL UNDER WINDOW.
 - 13) STUCCO COPING. REFER TO WALL SECTION.
 - 14) MET. GUTTER, TO DRAIN BACK ONTO MAIN ROOF.
 - 15) STUCCO COLOR BEIGE.
 - 16) STUCCO COLOR BLUE.
 - 17) PAINTED CMU BLOCK BAND, COLOR BEIGE.
 - 18) PAINTED CMU BLOCK BAND, COLOR TAN.
 - 19) PAINTED CMU BLOCK BAND, COLOR CHOCOLATE BROWN.
 - 20) 2"x2" CLEAR ANODIZED ALUMINUM.
 - 21) 32 GA. CLEAR ANODIZED ALUMINUM SHEET, BOND & ANCHOR TO 2X6 ALUMINUM BEAM.
 - 22) 12" TILE ACCENTS. REFER TO DETAIL 100.
 - 23) 1" HIGH ALUMINUM ADDRESS LETTERING.
 - 24) MASONRY CONTROL JOINT.
 - 25) OPEN @ END OF TILE TO INSET MOUNTING ANCHOR PLATE. REFER TO DETAIL 100.
 - 26) 1" CMU (SPLIT FACE) LAYERS COURSE ABV. WINDOW.
 - 27) ELONGATED HOLES TO ALLOW FOR LAYERS STEEL REINFORCEMENT TO PASS THRU.
 - 28) 1/2" STEEL ANCHOR PLATE TO ATTACH SUNSHADE STRUCTURE. REFER TO DETAIL 200 & 201.



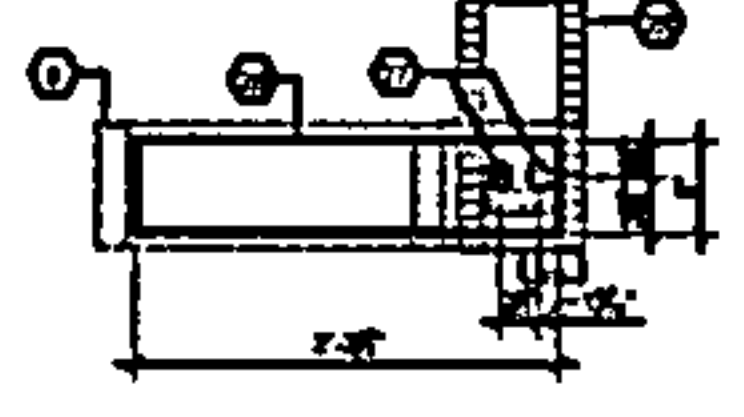
E SUNSHADE STRUCTURE - BUILDING "B"
SCALE = 1/2" = 1'-0" QUANT: 1



F SUNSHADE STRUCTURE - BUILDING "A"
SCALE = 1/2" = 1'-0" QUANT: 1



G TYP. SUNSHADE SECTION
SCALE = 1/2" = 1'-0"

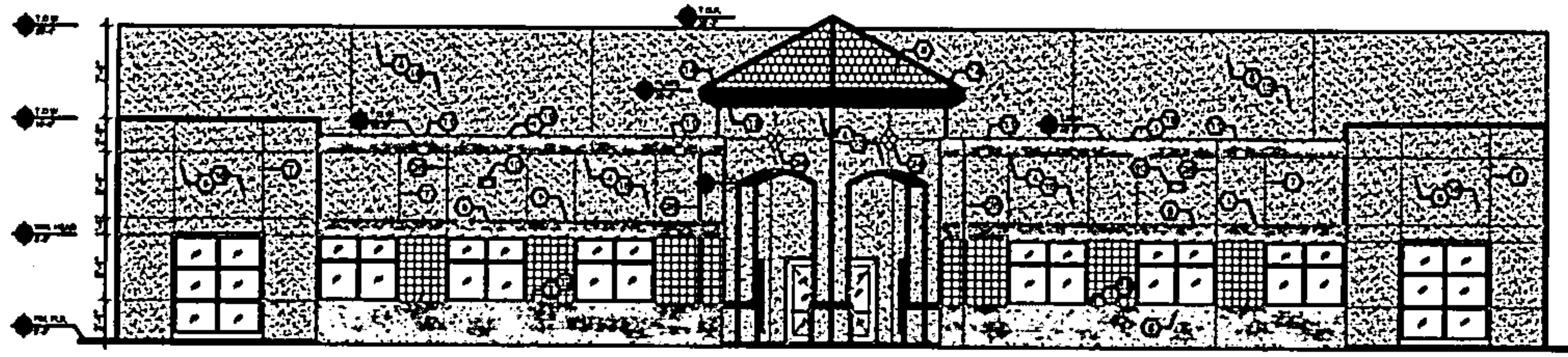


H STEEL ANCHOR PLATE
SCALE = 3/4" = 1'-0"

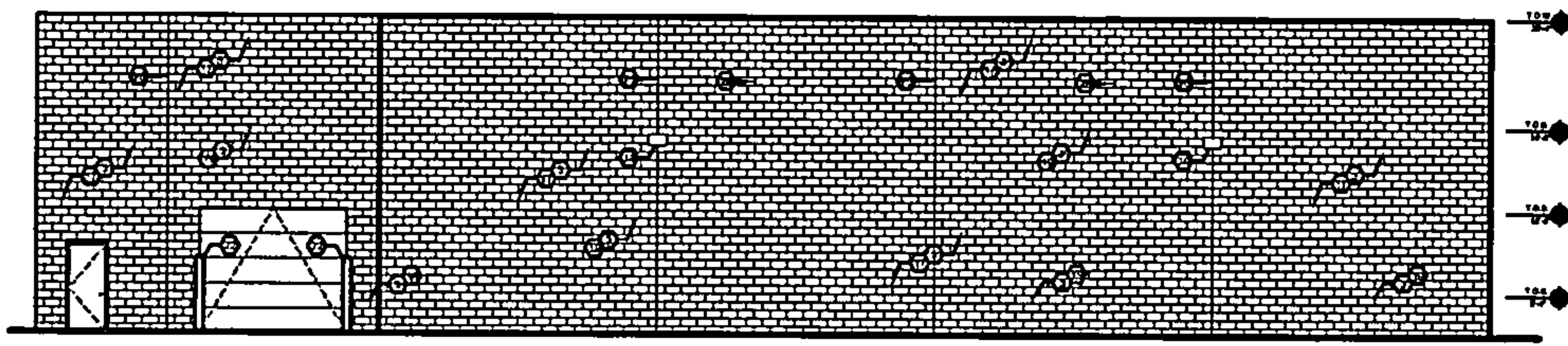
ARCHITECT: [unreadable]
 ENGINEER: [unreadable]
 CONTRACTOR: [unreadable]

KEYED NOTES:

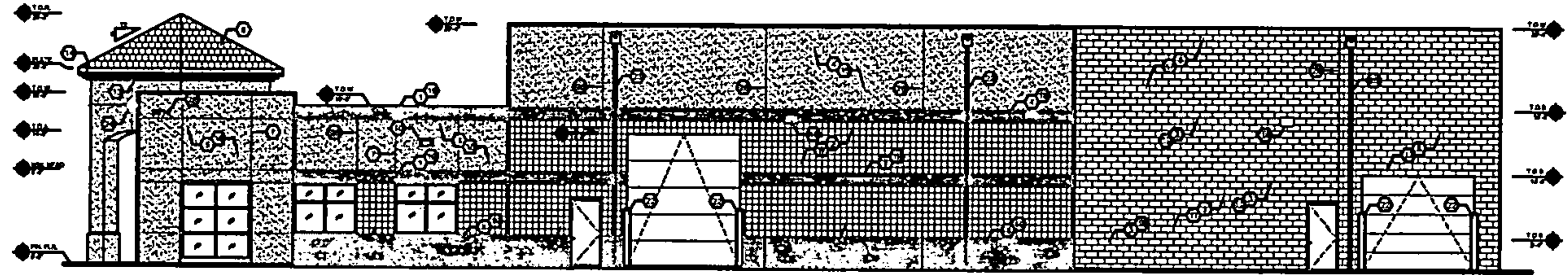
- 1) SPLIT FACE CHU BLOCK.
- 2) BODIED CHU BLOCK.
- 3) SMOOTH CHU BLOCK.
- 4) STUCCO OVER SMOOTH RECESSED CHU BLOCK. REFER TO WALL SECTION.
- 5) STUCCO OVER EXTERIOR SHEATHING. REFER TO WALL SECTION.
- 6) PRE-CAST CONCRETE WINDOW SILL. REFER TO DETAIL NO. 20.
- 7) EXPANSION JOINT.
- 8) FLAT CONCRETE TILE ROOF, OVER 1/8" FELT. REFER TO WALL SECTION.
- 9) SUNSHADE STRUCTURE. REFER TO SHEET A3.1 FOR DETAILS.
- 10) WALL LIGHT FIXTURE. REFER TO ELECTRICAL PLAN.
- 11) OVERFLOW CANALIE. REFER TO ROOF PLAN.
- 12) 1" CHU BLOCK (1 COURSE HLL) UNDER WINDOW.
- 13) STUCCO COPING. REFER TO WALL SECTION.
- 14) METL. GUTTER, TO DRAIN BACK ONTO MAIN ROOF.
- 15) STUCCO COLOR BEGE.
- 16) STUCCO COLOR BLUE.
- 17) PAINTED CHU BLOCK BAND, COLOR BEGE.
- 18) PAINTED CHU BLOCK BAND, COLOR TAN.
- 19) PAINTED CHU BLOCK BAND, COLOR CHOCOLATE BROWN.
- 20) 3"X3" CLEAR ANODIZED ALUMINUM.
- 21) 30 GA. CLEAR ANODIZED ALUMINUM SHEET, BOND & ANCHOR TO 2X6 ALUMINUM BEAM.
- 22) 1" BOLLARD, REFER TO DETAIL NO. 20.
- 23) CANALIE W/ COLLECTION DOWN SPOUT. REFER TO DETAIL NO. 20.
- 24) 12" TILE ACCENTS, REFER TO DETAIL NO. 20.
- 25) 1" HIGH ALUMINUM ADDRESS LETTERING.
- 26) MASONRY CONTROL JOINT.



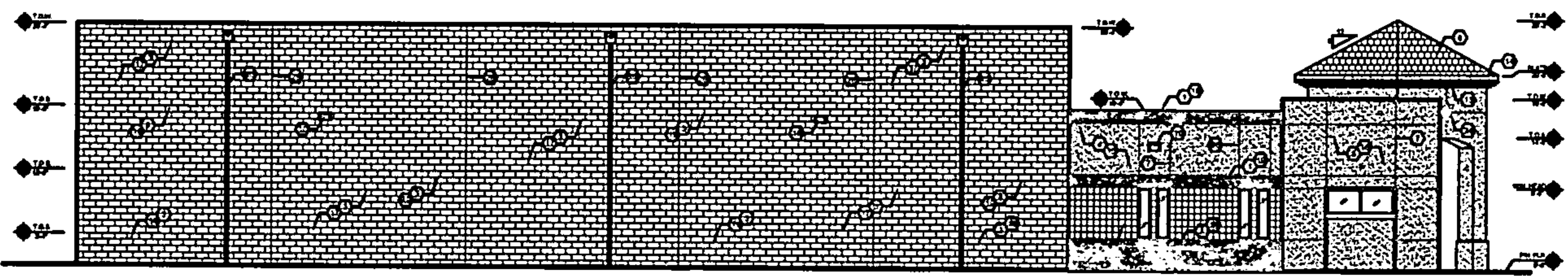
A FRONT ELEVATION BUILDING "B" (WEST)
SCALE = 1/4" = 1'-0"



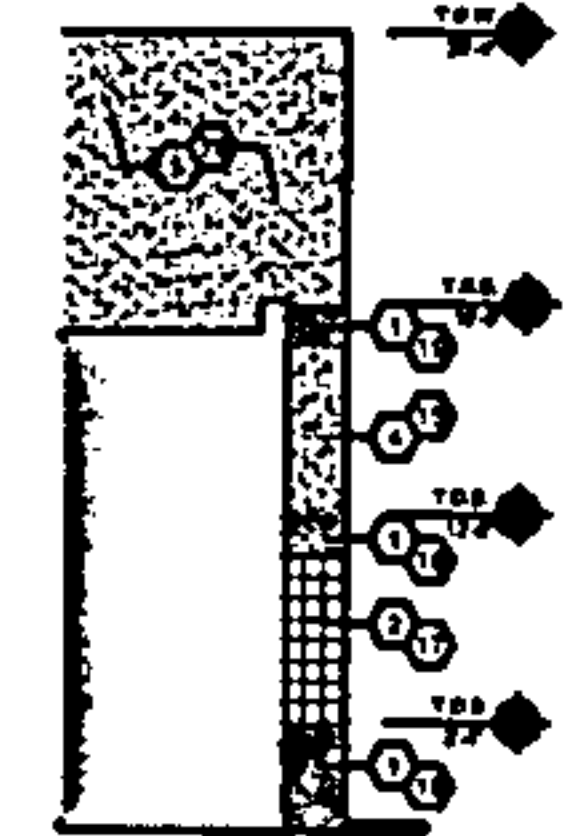
B BACK ELEVATION BUILDING "B" (EAST)
SCALE = 1/4" = 1'-0"



C RIGHT ELEVATION BUILDING "B" (SOUTH)
SCALE = 1/4" = 1'-0"



D LEFT ELEVATION BUILDING "B" (NORTH)
SCALE = 1/4" = 1'-0"

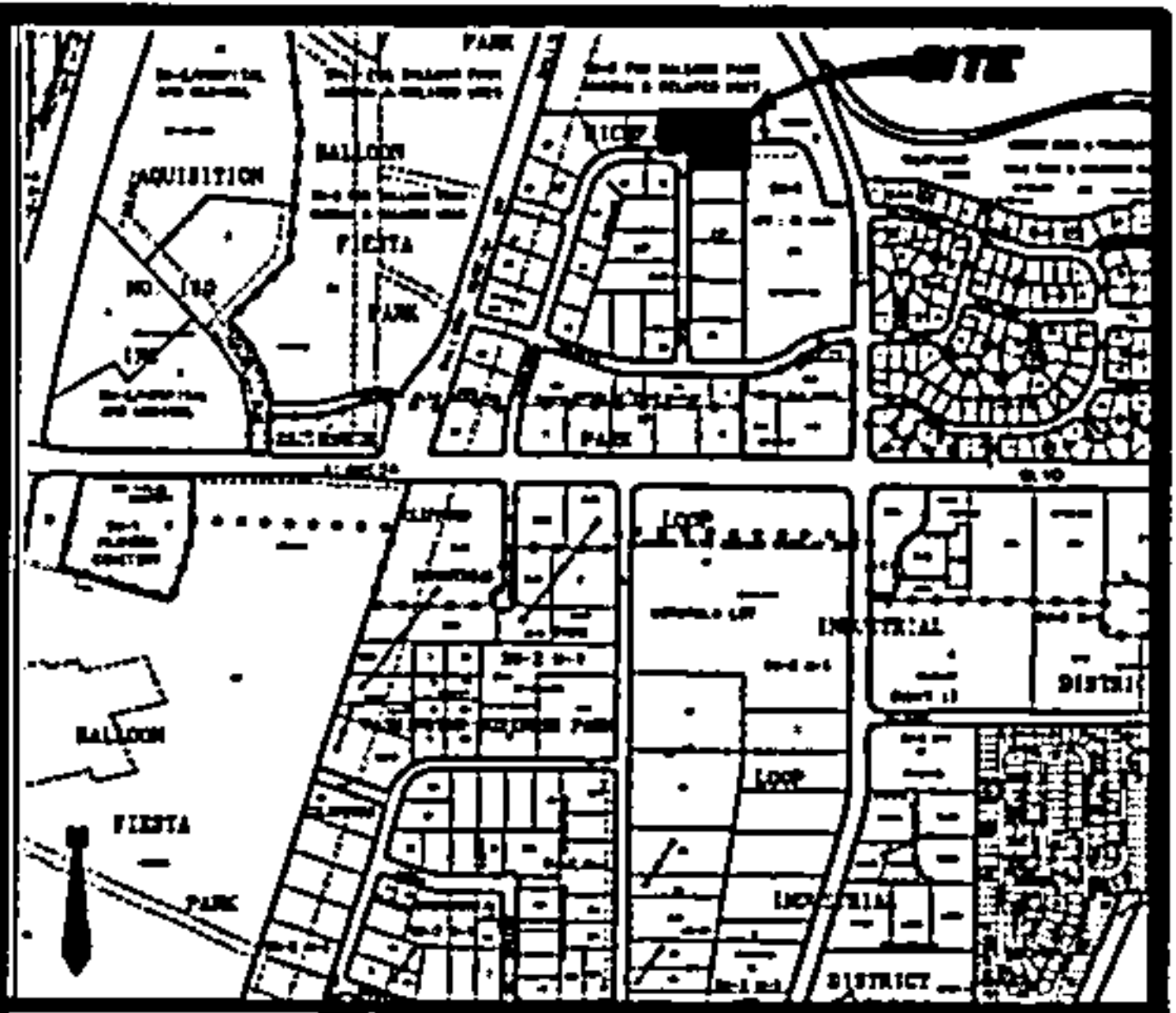
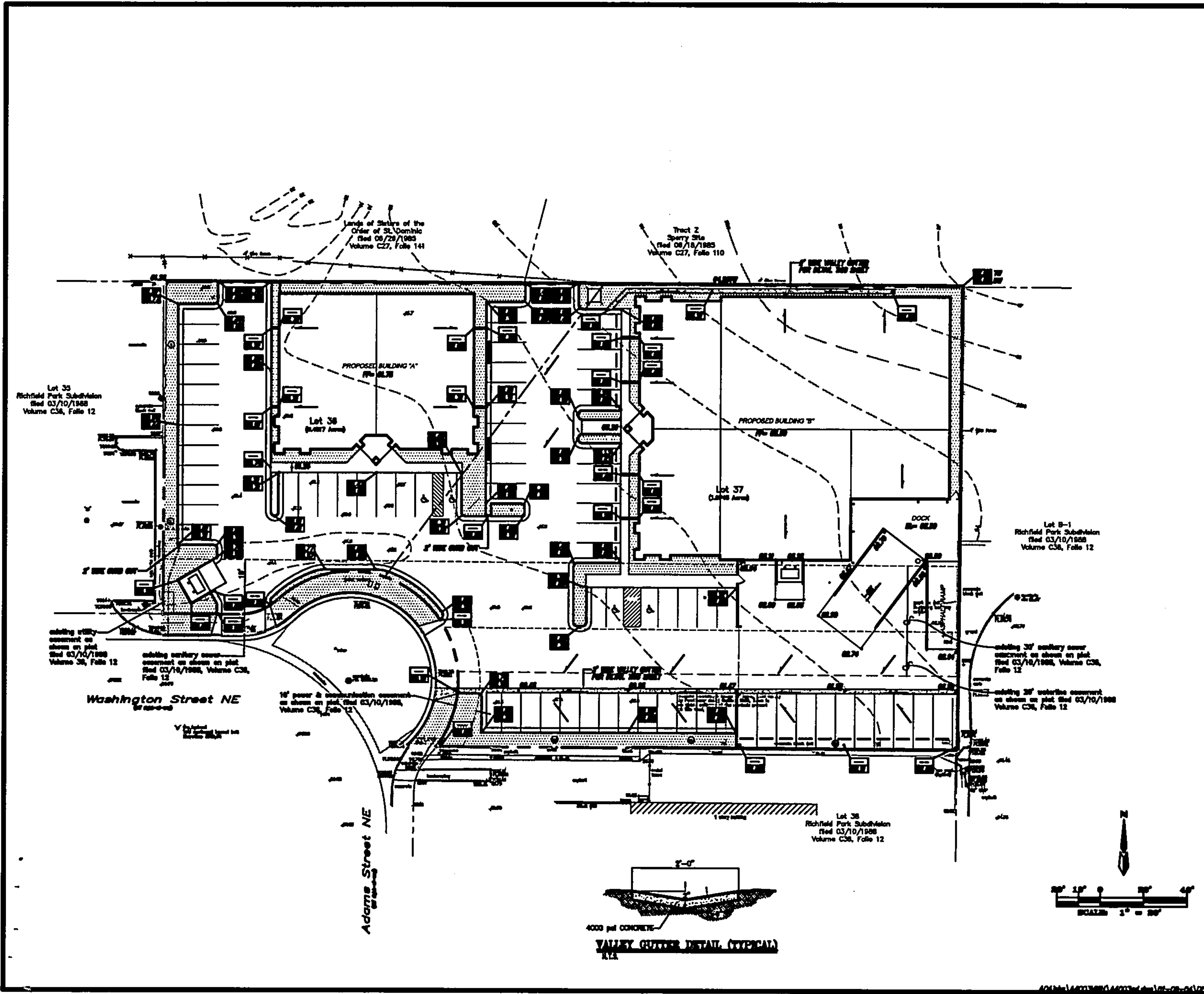


E WAREHOUSE WING WALLS
SCALE = 1/4" = 1'-0"

EXTERIOR ELEVATIONS - BUILDING "B"

WASHINGTON OFFICE/ARCHITECTURE
 1000 15TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.WASHINGTONOFFICE.COM

WASHINGTON OFFICE/ARCHITECTURE
 1000 15TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.WASHINGTONOFFICE.COM



VICINITY MAP SEE MAP C-17-B

TBM (TEMPORARY BENCHMARK)
 TEMPORARY BENCHMARK IS AN EXISTING FIRE HYDRANT, LOCATED AT THE INTERSECTION OF WASHINGTON STREET & ADAMS STREET N.E., THE SURVEY POINT BEING BLACKENED BENCH.

ACS BENCHMARK
 BENCHMARK IS AN ACS 1" ALUMINUM ROD, SURVEY "TICK" NO. 0-017, SPUN TO THE TOP OF CONCRETE CURB, THE CORNER OF JOINTS OF AC & REINFORCED IN ALL DIRECTIONS - BENCH.

LEGAL DESCRIPTION
 LOTS 36 & 37, RICHFIELD PARK SUBDIVISION, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO.

LEGEND








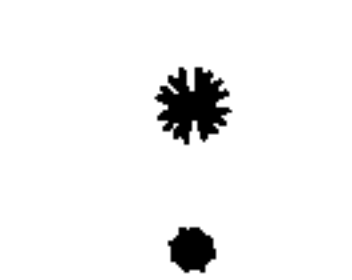







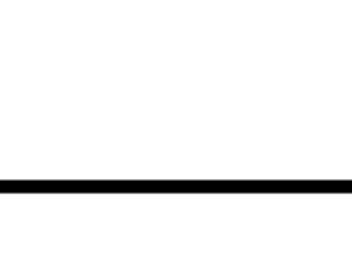


	EXISTING CONCRETE WALL
	EXISTING CONCRETE CURB
	EXISTING SPOT BENCHMARK
	EXISTING UTILITY LINE
	EXISTING CONCRETE CURB
	EXISTING FENCE
	EXISTING SURVEY IRON MARKING
	EXISTING FIRE HYDRANT
	EXISTING LEVEL POLE
	PROPOSED SPOT BENCHMARK
	PROPOSED TOP OF CURB BENCHMARK
	PROPOSED FLOOR BENCHMARK
	PROPOSED CURB
	FLAG SURVEY
	PROPOSED FINISHED FLOOR BENCHMARK
	PROPOSED FINISHED CURB
	PROPOSED CONCRETE CURB

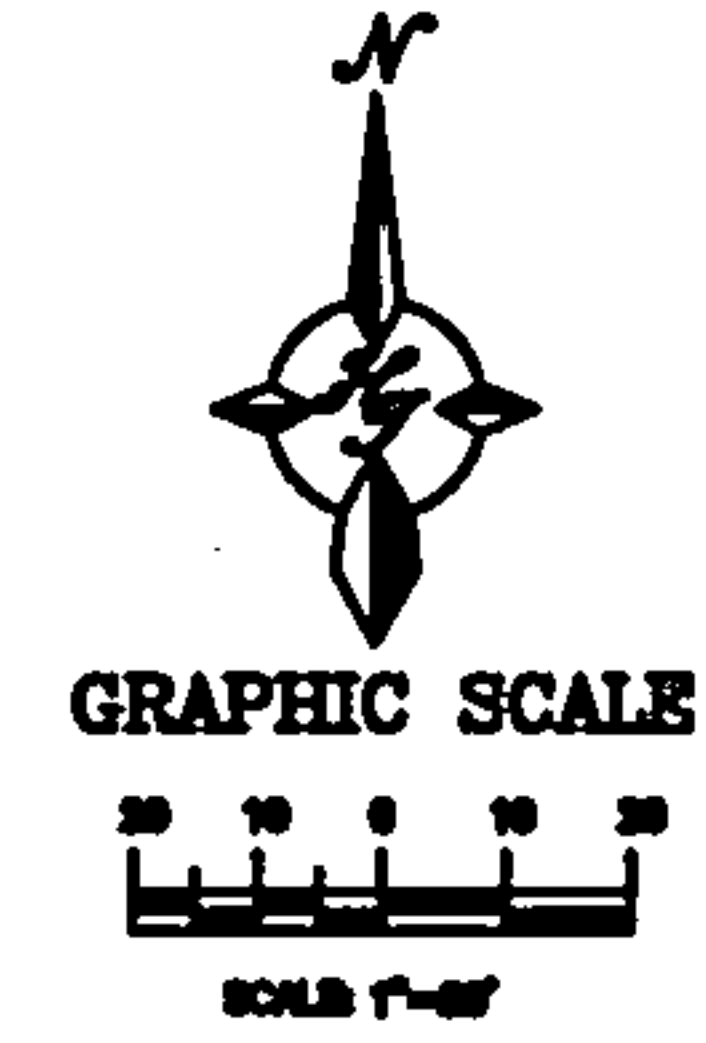
**MECHENBIER OFFICE WAREHOUSE
 GRADING & DRAINAGE PLAN**

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 80808
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 228-2200, FAX (505) 787-9539

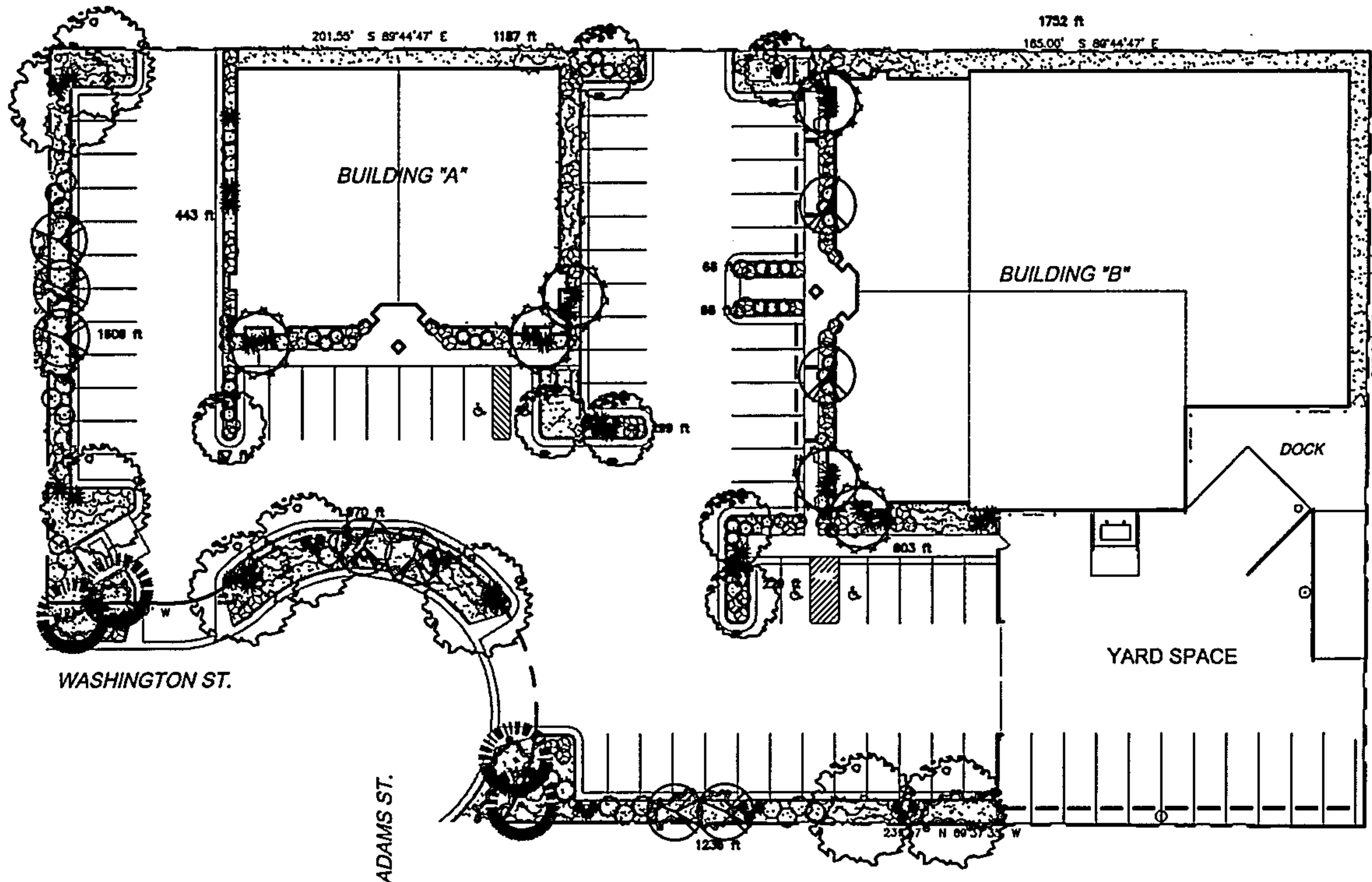
Designed: JSD	Drawn: DER	Checked: DMG	Sheet 7 of 7
Scale: 1" = 20'	Date: 01/28/03	Job: A04033	

PLANT LEGEND

-  RAYWOOD ASH (H) 8
Fraxinus pennsylvanica
2-1/2" Cal.
-  CHINESE PISTACHE 7
Pistacia chinensis
2" Cal.
-  AUSTRIAN PINE (H) 4
Pinus nigra
6"-8"
-  DESERT WILLOW (L) 8
Chrysolepis brevifolia
2 1/2" Box
-  VITEK (L) 7
Vitex agnus-castus
2-1/2" Cal.
-  APACHE PLUME (L) 18
Folium perfoliatum
5" Cal.
-  BLUE CHIP JUNIPER 21
Juniperus horizontalis 'Blue Chip'
1" Cal.
-  TAM JUNIPER (H) 38
Juniperus scopulorum
1" Cal. 225er
-  RUSSIAN SAGE (L) 8
Perovskia atropurpurea
5" Cal.
-  LAMB'S EARS (H) 8
Stachys tripartita
5" Cal. 25 er
-  RED YUCCA (L) 32
Yucca parviflora
5" Cal.
-  BLUE MIST SPIREA (H) 15
Spiraea candelabra
5" Cal.
-  ROSEMARY (H) 27
Rosmarinus officinalis
2" Cal. 30er
-  POTENTILLA (H) 25
Potentilla fruticosa
2" Cal.
-  CREEPING ROSEMARY (H) 18
Rosmarinus officinalis 'Prostrata'
1" Cal. 30er
-  SANTOLINA (L)
Santolina virna
-  THREADGRASS (L) 73
Stipa tenuissima
-  LITTLE BLUNT FOUNTAIN GRASS (H)
Pennisetum ciliolatum 'Little Blunt'
1" Cal.
- SANTA FE BROWN CHIP
WITH FILTER FABRIC
- BOULDERS



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LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Chip over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with trees to receive (3) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" polytube with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	87708	square feet
TOTAL BUILDINGS AREA, SCREENED YARD	33481	square feet
OFFSITE AREA	1312	square feet
NET LOT AREA	32963	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4845	square feet
TOTAL BEED PROVIDED	5823	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	4367	square feet
TOTAL GROUNDCOVER PROVIDED	4577	square feet
TOTAL SOO PROVIDED	0	square feet
TOTAL NATIVE BEED PROVIDED	0	square feet
TOTAL LANDSCAPE PROVIDED	5823	square feet