

10. **Project# 1002455**
08DRB-70446 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70447 EPC APPROVED SDP
FOR SUBDIVISION

TIM M OTT request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **JJ SUBDIVISION**, zoned SU-1 FOR C1, located on SAN ANTONIO DR NE BETWEEN I-25 AND SAN PEDRO NE containing approximately 2.6548 acre(s). (E-18) [Deferred from 10/22/08, 10/29/08] **DEFERRED TO 11/12/08 AT THE AGENT'S REQUEST.**

08DRB-70448 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
08DRB-70467 VACATION OF PRIVATE
EASEMENT

BORDENAVE DESIGNS agent(s) for TIM M OTT request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **JJ SUBDIVISION**, zoned SU-1 FOR C1, located on SAN ANTONIO DR NE BETWEEN I-25 AND SAN PEDRO NE containing approximately 2.6548 acre(s). (E-18) [Deferred from 10/22/08, 10/29/08] **DEFERRED TO 11/12/08 AT THE AGENT'S REQUEST.**

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

11. **Project# 1003057**
08DRB-70464 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for JEHOVAH'S WITNESS WEST CONGREGATION request(s) the above action(s) for all or a portion of Tract(s) A-2-A-& A-2-B, **CLIFFORD WEST BUSINESS PARK Unit(s) 3**, zoned IP, located on SW CORNER LOS VOLCANES NW AND UNSER NW containing approximately 1.6979 acre(s). (K-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT INDICATING LOCATION OF SIDEWALK AND DISTANCE OF FACE OF CURB TO PROPERTY LINE AND TO PLANNING FOR SOLAR COLLECTORS NOTE. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

12. **Project# 1003094**
08DRB-70457 MAJOR - FINAL PLAT
APPROVAL

ISAACSON AND ARFMAN PA agent(s) for ALVARADO - SG, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE** zoned SU-3 HOUSING FOCUS, located on SILVER AVE SW BETWEEN 2ND ST SW AND 3RD ST SW containing approximately 1.9535 acre(s). (K-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR NOTE, INDICATION OF HOME OWNERS ASSOCIATION OWNING AND MAINTAINING TRACTS, AND TO RECORD.**

7. **Project# 1007140**
 08DRB-70297 VACATION OF PUBLIC EASEMENT
 08DRB-70300 SIDEWALK WAIVER
 08DRB-70301 MINOR - TEMP DEFR SWDK CONST
 08DRB-70302 MAJOR - SDP FOR SUBDIVISION
 08DRB-70303 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1**, zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) [Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08] **DEFERRED TO 11/26/08 AT THE AGENT'S REQUEST.**

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

8. **Project# 1002249**
 08DRB-70459 EPC APPROVED SDP FOR BUILD PERMIT
 08DRB-70461 EPC APPROVED SDP FOR SUBDIVISION

BOHANNAN HUSTON INC agent(s) for CRT PARTNERS-SOUTHERN ARIZONA FRANCHISE request(s) the above action(s) for all or a portion of Lot(s) F-1-B, **AMERICAN SQUARE** zoned C-2, located on CARLISLE NW BETWEEN MENUAL NE AND CLAREMONT NE containing approximately 1.172 acre(s). (H-16) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND ABCWUA FOR REVISED UTILITY PLAN. 3 COPIES OF THE SITY PLAN MUST BE PROVIDED TO PLANNING.**

9. **Project# 1000171**
 08DRB-70453 EPC APPROVED SDP FOR BUILD PERMIT

GARRET SMITH LTD agent(s) for CITY OF ALBUQUERQUE ANIMAL WELFARE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) 1-A, **MUNICIPAL ADDITION #2** zoned SU-1 ANIMAL SHELTER & MAINT YD, located on LOMAS BLVD BETWEEN WYOMING BLVD AND I-40 containing approximately 6.1 acre(s). (K-20) [Deferred from 10/29/08] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR CASE PLANNER APPROVAL.**



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70464

Project # 1003057

Project Name: CLIFFORD WEST BUSINESS PARK UNIT 3

Agent: COMMUNITY SCIENCES CORP

Phone No.: 897-0000

Your request was approved on 11-5-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED



TRANSPORTATION: comments - exhibit

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**

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



Created On:

#14

COMPLETED 07/27/06 SH
DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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.: 06DRB-00877 (P&F)
Project Name CLIFFORD WEST BUS PARK
Agent: Surveys Southwest

Project # 1003057
Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/26/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

Project Number

1003057

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.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

OK

~~XXXXXXXXXX~~
#14

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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.: 06DRB-00877 (P&F)

Project # 1003057

Project Name CLIFFORD WEST BUS PARK

Agent: Surveys Southwest

Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/26/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

- PLANNING (Last to sign): _____

Project Number

1003057

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.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

OK

2. **Project # 1000650**
05DRB-00903 Major-Two Year SIA
- TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**
3. **Project # 1003874**
05DRB-00894 Major-Vacation of Public Easements
- ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4. **Project # 1004223**
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] *[Deferred from 6/22/05]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 22, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:55 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000635**
05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] [Deferred from 6/22/05] (E-12)
DEFERRED AT AGENT'S REQUEST TO 6/29/05.

5. **Project # 1004240**
06DRB-00890 Major-Preliminary Plat
Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private
Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] [Deferred from 7/12/06] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/6/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) LANDSCAPING MUST BE SHOWN ON A REVISED WALL DESIGN PRIOR TO FINAL PLAT 2) ALL LOTS MUST MEET THE MINIMUM 5000 SQUARE FOOT LOT SIZE. 3) IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). 4) ALL LOTS SHALL HAVE P-2 DESIGNATIONS. 5) A SUBDIVISION DESIGN VARIANCE NEEDS TO BE APPLIED FOR BEFORE OR CONCURRENT WITH THE FINAL PLAT APPLICATION. 6) NEED EASEMENTS OR DEDICATION ALONG RIO GRANDE BOULEVARD NORTH OF THE EXISTING HISTORIC BUILDING. 7) THE EASEMENTS ALONG MANANITAS LANE NW MUST BE WIDER. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 06DRB-01042 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for GARCIA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR PERMISSIVE C-1 W/RESTRICTIONS, located on the northeast corner of INDIAN SCHOOL RD NW and RIO GRANDE BLVD NW and containing approximately 2 acre(s). [REF: 06DRB-00890, 06DRB-00891, 06DRB-00892, 06DRB-00893] [David Stallworth, EPC Case Planner] (H-13) **THE SITE**

PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A REVISED WALL DESIGN WITH LANDSCAPING.

6. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06 & 6/28/06 & 7/12/06 & 7/26/06]* (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 8/2/06.**

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

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

7. **Project # 1003087**
06DRB-01034 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) 1-39, Tract(s) A-L, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RR, located on TIERRA PINTADA ST NW, between 98TH ST NW and ARROYO VISTA BLVD NW containing approximately 47 acre(s). [REF: 05DRB-00788] (H-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANDSCAPE PLAN ATTACHED TO COPIES OF THE SITE PLAN, NO UNIFORM FRONT YARD SETBACK, PLACEMENT AND ORIENTATION OF GARAGES AND INFRASTRUCTURE LIST LANGUAGE ON THE SIGNATURE BLOCK.**

8. **Project # 1005025**
06DRB-01031 Minor-SiteDev Plan
BldPermit
- M & M REAL ESTATE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 217, SANTA BARBARA- MARTINEZTOWN (to be known as **523 LOMAS OFFICE BUILDING**) zoned C-3, located on LOMAS BLVD NE, between HIGH ST NE and EDITH BLVD NE containing approximately 1 acre(s). (J-15) **WITHDRAWN AT THE AGENT'S REQUEST.**
9. **Project # 1003272**
06DRB-00941 Minor-SiteDev Plan
Subd/EPC
- CONSENSUS PLANNING agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] **[Stephanie Shumsky, EPC Case Planner] [Deferred from 7/12/06] (C-13) THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 05DRB-01354 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2**, Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] *[Indef Deferred from 9/7/05 & 11/2/05]* (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
10. **Project # 1003993**
06DRB-01006 Minor-SiteDev Plan
BldPermit/EPC
06DRB-01005 Minor-Prelim&Final Plat
Approval
06DRB-01003 Minor-Vacation of Private
Easements
- RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] **[David**

Stallworth, EPC Case Planner] [Deferred from 7/19/06 & 7/26/06] (G-11) DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.

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

11. **Project # 1003112**
06DRB-01012 Minor-Prelim&Final Plat
Approval

ROSS HOWARD CO agent(s) for ARLAN COLLATZ INC request(s) the above action(s) for all or a portion of Lot(s) 20, 25 & 26, **RINCONADA TRAILS**, zoned RD, located on HUYANA DR NW, between UNSER BLVD NW and WESTERN TRAIL NW. (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

12. **Project # 1004858**
06DRB-01037 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JEFF & EVANGELINE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 7-9 & PORTION OF Lot(s) 10, Block(s) N, **MANDELL BUSINESS & RESIDENCE ADDITION**, zoned SU-3 special center zone, located on SLATE AVE NW, between 5th ST NW and LOMAS BLVD NW containing approximately 1 acre(s). [REF: 06DRB-00573] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT ALLEY.**

13. **Project # 1004774**
06DRB-01036 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JESUS SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) H-1-A, Block(s) 2, **MONTOYA'S SECOND REPLAT**, zoned SU-2 MR special neighborhood zone, located on ABAJO RD SE, between TOPEKA ST SE and JOHN ST SE containing approximately 1 acre(s). [REF: 06DRB-01036] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003057**
06DRB-00877 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893] [*Indef Deferred from 6/28/06*] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004782**
06DRB-00928 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES**, zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). [*Deferred from 7/12/06*] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

16. **Project # 1004785**
06DRB-00403 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). (*Indef Deferred from 4/5/06 for SIA*) (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

17. **Project # 1005021**
06DRB-01000 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION**, zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). [*Deferred from 7/19/06*] (L-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF SIDEWALK AND PLANNING TO RECORD THE PLAT.**

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

18. **Project # 1005029**
06DRB-01045 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for WESTLAND DEVELOPMENT COMPANY INC request(s) the above action(s) for all or a portion of Tract(s) B & J, **THE CROSSING**, zoned R-D & SU-2 FOR R-LT, located on TIERRA PINTADA BLVD NW, between CALLE AZULEJO NW and CLARKS FORK NW containing approximately 55 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003467**
06DRB-01022 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for CHARLES MOSS, ASPEN HOMES NM request(s) the above action(s) for all or a portion of Tract(s) 11-A, 11-B & 11-C, **RICE DURANES ADDITION**, zoned R-2, located on RICE AVE NW, between RIO GRANDE NW and INDIAN SCHOOL NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for July 12 & July 19, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 12 AND JULY 19, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003057

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

Minor plat comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

**SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee**

DATE: JULY 26, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 28, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:13 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1004803**
06DRB-00771 Major-Vacation of Public Easements
06DRB-00772 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4 and the northerly 25-feet of Lot(s) 5, Tract(s) 53 of Los Blancos Addition and a portion of Tract(s) 5, **TOWN OF ATRISCO GRANT**, zoned R-T residential zone, located on 75TH ST SW, between CENTRAL AVE SW and VOLCANO SW containing approximately 1 acre(s). [REF: 06DRB-00720, 06DRB-00445] (K-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1003684**
06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/28/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL: THE ROADWAY EASEMENTS ALONG THE SOUTH HALF OF MCMAHON BLVD NW SHALL BE IN PLACE PRIOR TO FINAL PLAT APPROVAL. IF THE FINAL PLAT WAS APPROVED AFTER 10-31-06 THE SUBDIVISION MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING RE-DEVELOPMENT FACILITY FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER (06DRB-00782) WAS WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06 & 6/28/06]* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/12/06.**

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 # 1002458**
06DRB-00906 Minor-SiteDev Plan |
BldPermit/EPC
- CLAUDIO VIGIL ARCHITECTS agent(s) for BANK OF OKLAHOMA FINANCIAL CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2, located on CARMEL NE, between WYOMING NE and HOLLY NE containing approximately 2 acre(s). [REF: 06EPC-00467] [**Catalina Lehner, EPC Case Planner**] (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

5. **Project # 1004624**
06DRB-00872 Minor-SiteDev Plan
BldPermit/EPC
- DENISH & KLINE ASSOCIATES agent(s) for HUNT UPTOWN III LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, SAINT PIUS X (to be known as **UPTOWN VILLAGE APARTMENTS**) zoned SU-2 FOR R-2 AND O-1, located on INDIAN SCHOOL RD NE, between ESPANOLA NE and UPTOWN LOOP RD NE containing approximately 7 acre(s). [REF: 06EPC00023] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 6/21/06*] (H-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENCROACHMENT AGREEMENT, 3 COPIES OF THE SITE PLAN, HOT TUB ADJUSTMENTS AND LANDSCAPE PLAN (NO TREES IN EASEMENTS) AND TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND ADA RAMPS.**

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

6. **Project # 1004977**
06DRB-00898 Minor-Vacation of Private Easements
06DRB-00899 Minor-Sketch Plat or Plan
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B, **AIRPORT TECHNICAL CENTER**, zoned M-2, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and I-25 containing approximately 11 acre(s). [SP-88-43]

(N-15) THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

7. **Project # 1002134**
06DRB-00883 Minor-Prelim&Final Plat Approval

JENNIFER SMITH agent(s) for BOLTON, BUSH, DOLAN AND WILSON LLC request(s) the above action(s) for all or a portion of Tract(s) 13 & 14, **LOS LOMITAS BUSINESS PARK**, zoned SU-1 for IP, located on LAS LOMITAS NE, between EL PUEBLO NE and OSUNA NE containing approximately 2 acre(s). (D-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ORIGINAL COPY OF SITE PLAN SIGNATURE AND TO RECORD THE PLAT.**

8. **Project # 1004980**
06DRB-00905 Minor-Prelim&Final Plat Approval

MARYELLEN HENNESSY request(s) the above action(s) for all or a portion of Lot(s) C, **WITH ADDITION**, zoned S-MRN, located on MOUNTAIN RD NW, between 8TH ST NW and FORRESTER NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 4-FOOT ALLEY DEDICATION AND CROSS ACCESS EASEMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

9. **Project # 1003057**
06DRB-00877 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893]

10030517

~~[Indef Deferred from 6/28/06] (K-9/K-10) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.~~

10. **Project # 1004979**
06DRB-00904 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOE GONZALES request(s) the above action(s) for all or a portion of LOTS 5, 6, 7, 9-A & the south 1/2 of the vacated alley, Block(s) 1, **LUNA PLACE ADDITION**, zoned SU-2 - HDA special neighborhood zone, located on TIJERAS AVE NW, between 9TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004829**
06DRB-00900 Minor-Prelim&Final Plat
Approval

PLAZA SURVEYS LLC agent(s) for JOHN & JEAN BLOCK request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4, **VOLCANO CLIFF SUBDIVISION**, zoned R-1, located on POPO DR NW, between CLIFF RD NW and MAUNA LOA DR NW containing approximately 1 acre(s). [REF: 06DRB-00486] (E-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. **Project # 1004978**
06DRB-00901 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY agent(s) for FRANK & KAREN CREAMER, ISMAEL CREAMER AND TONY & FELICA MALDONADO, request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF CHARLES GRANDE**, zoned R-1, located on SAN LORENZO NW, between GRANDE DR NW and the GRIEGOS LATERAL containing approximately 1 acre(s). [REF: ZA-84-243] (G-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT-OF-**

**WAY DEDICATION ALONG LORENZO AVE NW AND
PLANNING FOR AGIS DXF FILE AND TO RECORD THE
PLAT.**

- 13. Project # 1001164**
06DRB-00219 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] [*Deferred from 2/22/06, Indef deferred on 3/15/06*] (H-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS, DEFINE EASEMENTS AND PLANNING TO RECORD THE PLAT.**

- 14. Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). [*Deferred from 5/31/06 & 6/7/06 & 6/28/06*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

- 15. Project # 1003684**
06DRB-00897 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for Tract(s) P, Q & R, **SALTILLO UNIT 1**, Lot(s) 1 thru 3, Block(s) 7, Lot(s) 1 thru 8 and 14 thru 20, Block(s)8, Lot(s) 1 thru 10 and 13 thru 22, Block(s) 9, Lot(s) 1 thru 9 and 18 thru 25, Block(s) 10, Lot(s) 1 thru 10 and 16 thru 24, Block(s) 11, Lot(s) 1 thru 16 and 19 thru

27, Block(s) 12 and Lot(s) 1 thru 22, Block(s) 13, PARADISE HEIGHTS, UNIT 5 (to be known as **ANASAZI RIDGE, UNIT 1**) zoned R-1, located on Westside Blvd NW between Universe NW and Kayenta NW, containing approximately 41 acre(s) (A-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

- 16. Project # 1004972**
06DRB-00879 Minor-Sketch Plat or Plan

ROBERT WESTFALL request(s) the above action(s) for all or a portion of Block(s) 27, **COUNTRY CLUB ADDITION, UNIT 1**, zoned R-1, located on SIGMA CHI RD NE, between ENCINO NE and UNIVERSITY BLVD NE. (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 17. Project # 1004981**
06DRB-00907 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for DAVID HOUCK request(s) the above action(s) for all or a portion of Lot(s) 3A, Block(s) 1, **FALE ADDITION**, zoned R-2, located on WENONAH AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 2 acre(s). [REF: Z-85-89] (L-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 18. Approval of the Development Review Board Minutes for June 14 and June 21, 2006. THE DRB MINUTES FOR 6/14/06 AND 6/21/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:13 A.M.



#9
#100 3057
6/28/06

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003057

AGENDA ITEM NO: 9

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Need maintenance and beneficiary of private drainage easement.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X ^{indef}; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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: June 28, 2006

#9

3057

DXF Electronic Approval Form

DRB Project Case #: 1003057

Subdivision Name: CLIFFORD WEST BUSINESS PARK UNIT 3 BLOCK 1 TRACTS
A2C1A & A2C1B

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 6/16/2006

Hard Copy Received: 6/16/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

06.19.2006
Date

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

AGIS Use Only

Copied fc **3057** to agiscov on **6/19/2006** Contact person notified on **6/19/2006**

#14



DRB CASE ACTION LOG (SITE PLAN B.P.)

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.: 05DRB-00980 (SBP)
Project Name: CLIFFORD WEST B.P. UNIT 3
Agent: Ken Hovey

Project # 100 3057
Phone No.: 259-8458

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/29/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: X STANDARD COA PWK H²S
X LADING *OK 9-8-05*

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (last to sign): 3 copies Clifford B.P.M.P.
AA, comments in file
[Signature] 9/12/05

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

Project Number 1003057

#14



DRB CASE ACTION LOG (SITE PLAN B.P.)

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.: 05DRB-00980 (SBP)

Project # 100 3057

Project Name: CLIFFORD WEST B.P. UNIT 3

Agent: Ken Hovey

Phone No.: 259-8458

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/29/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: X STREETS COA PWS H²S
- X LANDINGS
-
-
-

- UTILITIES:
-
-
-

- CITY ENGINEER / AMAFCA:
-
-
-

- PARKS / CIP:
-
-
-

- PLANNING (last to sign): 3 copies Clifford B.P.M.P.
- AA, comments in file
-
-

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

Project Number

1003057



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 29, 2005

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: 12:30 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

1. **Project # 1004238**
05DRB-00914 Major-Street Name
Change
CITY OF ALBUQUERQUE, TRAFFIC OPERATIONS request(s) the above action(s) a Street Name change from **COMPASS NW TO UNIVERSE NW**, zoned R-1 residential zone, located on COMPASS NW, between AVENIDA DE JAINITO NW and PASEO DEL NORTE NW. (C-10/D-10) **THE DRB RECOMMENDATION TO THE EPC IS TO APPROVE THE STREET NAME CHANGE FROM COMPASS NW TO UNIVERSE NW.**

2. **Project # 1002249**
05DRB-00953 Major-One Year SIA
- TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE**, zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
3. **Project # 1000635**
05DRB-00904 Major-One Year SIA
- TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] (E-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
4. **Project # 1001778**
05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK
- THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: ADJUST LOTS 10 & 11 TO ALLOW FOR A PERIMETER WALL. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR
STREETS WAS APPROVED AS SHOWN ON EXHIBIT C
IN THE PLANNING FILE.

5. **Project # 1002123**
05DRB-00981 Major- Preliminary Plat
Approval

GARCIA/KRAEMER & ASSOCIATES, AGENTS FOR
DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS,
request(s) the above action(s) for all or a portion of Tract(s)
B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on
SAN CLEMENTE NW between 4TH ST NW and 2ND ST NW
containing approximately 3 acres. [REF:04
DRB00532,00533,04DRB00535,03EPC01087,1088]
[Deferred from 6/29/05] (G-14) **DEFERRED AT THE
BOARD'S REQUEST TO 7/13/05.**

6. **Project # 1003257**
05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00933 Major-Vacation of Pub
Right-of-Way
05DRB-00934 Major-Vacation of Public
Easements
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA
ARROYO, LLC request(s) the above action(s) for all or a
portion of Tract(s) A, LANDS OF PARADISE HEIGHTS
LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s)
10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and
an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s)
12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7
thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16,
all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE
HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE
HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru
16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be
known as **ARROYO VISTA SUBDIVISION**) zoned R-1,
SU-1 FOR C-1, located on BLACK ARROYO RD NW,
between MCMAHON BLVD NW and CALABACILLAS
ARROYO containing approximately 172 acre(s).
[REF:04DRB00204] *[Deferred from 6/29/05]* (A-10)
DEFERRED AT THE AGENT'S REQUEST TO 7/20/05.

7. **Project # 1002590**
05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64TH STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s). [REF: 05DRB00206, 05DRB00540] [Deferred from 6/29/05] (F-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**
8. **Project # 1004223**
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [Deferred from 6/22/05] (F-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
9. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat Approval
05DRB-00900 Major-Vacation of Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) ADJACENT LOTS AT THE TWO ENTRANCES NEED TO MEET THE MAJOR LOCAL**

STREET STANDARDS. 2) AN OVERALL EVALUATION OF THE IMPACTS OF DEVELOPING PHASES ONE AND TWO OF WESTLAND NORTH, IDENTIFICATION OF ALL THE ROADWAY ELEMENTS THAT WILL NEED TO BE IN PLACE TO SERVE THOSE COMPLETED PHASES, AND SPECIFIC ALLOCATION OF PROPORTIONAL RESPONSIBILITIES FOR EACH OF THOSE ROADWAY IMPROVEMENTS TO EACH OF THE FUTURE SUB-COMPONENTS OF THOSE PHASES; AND A SPECIFIC TIMETABLE FOR PROPOSING AND IMPLEMENTING EACH OF THE NON-RESIDENTIAL DEVELOPMENTS DESCRIBED IN THE MASTER PLAN FOR PHASES ONE AND TWO THAT, AS YET, HAVE NOT BEEN PROPOSED FOR ACTUAL DEVELOPMENT. ACCORDING TO THE TRAFFIC STUDY, STORM CLOUD WILL NOT BE FINISHED UNTIL 2007. THE ABOVE EVALUATIONS WILL NEED TO BE COMPLETED PRIOR TO FINAL PLAT. 3) THE AMAFCA BOARD SHALL VACATE AND/OR QUIT CLAIM THE FLOOD PLAIN EASEMENT BACK TO THE OWNER. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

10. Project # 1003763
05DRB-01050 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 17-A-3, **EAGLE RANCH SUBDIVISION**, zoned SU-1 FOR C-2 AND R-2 USES, located on EAGLE RANCH RD NW, between COORS BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: Z-98-48, Z-99-48, DRB-99-134, 04EPC01715] (David Stallworth, EPC Case Planner) (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF**

**DELEGATED TO PLANNING FOR THE EPC CASE
PLANNER'S INITIALS.**

- 11. Project # 1004279**
05DRB-01051 Minor-SiteDev Plan
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for C. K. M. DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located on MASTHEAD ST NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 5 acre(s). [REF: DRB-95-268, AX-79-1, Z-79-80] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN TO MATCH "AS-BUILT" CONDITIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
- 12. Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit
- DEKKER/PERICH/SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF:DRB-97-224,DRB-97-372,Z-1534] [*Deferred from 6/29/05*] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**
- 13. Project # 1004266**
05DRB-01017 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [*Deferred from 6/22/05*] (C-16) **THE SITE PLAN FOR**

BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.

14. ~~Project # 1003057~~
05DRB-00980 Minor-SiteDev Plan
BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD CITY OF ALBUQUERQUE DWG NUMBERS AND LABELING AND TO PLANNING FOR AA FOR CLIFFORD BUSINESS PARK MASTER PLAN, COMMENTS IN FILE AND 3 COPIES OF THE SITE PLAN.**

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

15. **Project # 1003788**
05DRB-01044 Minor-Prelim&Final Plat
Approval

CARLOS TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL ADDITION**, zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW containing approximately 1 acre(s). [REF: 04DRB-1787] (J-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

16. **Project # 1003265**
05DRB-01048 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2, 3, & 4, Block(s) 3, **SANTA FE ADDITION**, zoned SU-2 for R-1 residential zone, located on BARELAS SW, between

PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). [REF: 04DRB-00237] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

- 17. Project # 1004280**
05DRB-01056 Minor-Prelim&Final Plat
Approval

LORRAINE BACA request(s) the above action(s) for all or a portion of Lot(s) 029, **MENAU PLACE**, zoned R-1 residential zone, located on CORDOVA AVE NW, between 12TH ST NW and RIO GRANDE NW containing approximately 1 acre(s). (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SITE SKETCH AND PHOTO OF CORDOVA AVENUE AND PLANNING FOR ZHE APPROVAL OF SPECIAL EXCEPTION TO 50-FOOT LOT WIDTH OF LOT 29A AND AGIS DXF FILE.**

- 18. Project # 1003364**
05DRB-01054 Minor-Vacation of Private
Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 19. Project # 1003554**
05DRB-01052 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7; Lot(s) 1-10 & 4, Block(s) 8, **SKYLINE HEIGHTS (to be known as CENTRAL PARK PLACE, PHASE 2)**, zoned C-2 community commercial zone, located on CENTRAL AVE SE, between CONCHAS

ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 01DRB-01099, 04DRB-01100, 05DRB-00530] (L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

- 20. Project # 1003172**
05DRB-01053 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of Tract(s) 1D, **SEVILLE SUBDIVISION**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB-00529, 04DRB-01955, 04DRB-01957] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

- 21. Project # 1003236**
05DRB-01055 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA UNIT 2**, zoned SU1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TR NW and BIG SAGE NW containing approximately 6 acre(s). (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

- 22. Project # 1004036**
05DRB-00922 Minor-Vacation of Private Easements

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (INDEF DEFERRED 6/15/05) (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**

PLANNING FILE.

05DRB-00446 Minor-Prelim&Final Plat
Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). *[Was Indef Deferred on 3/30/05 for Vacation application]* (INDEFINITELY DEFERRED FROM JUNE 15, 2005) (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

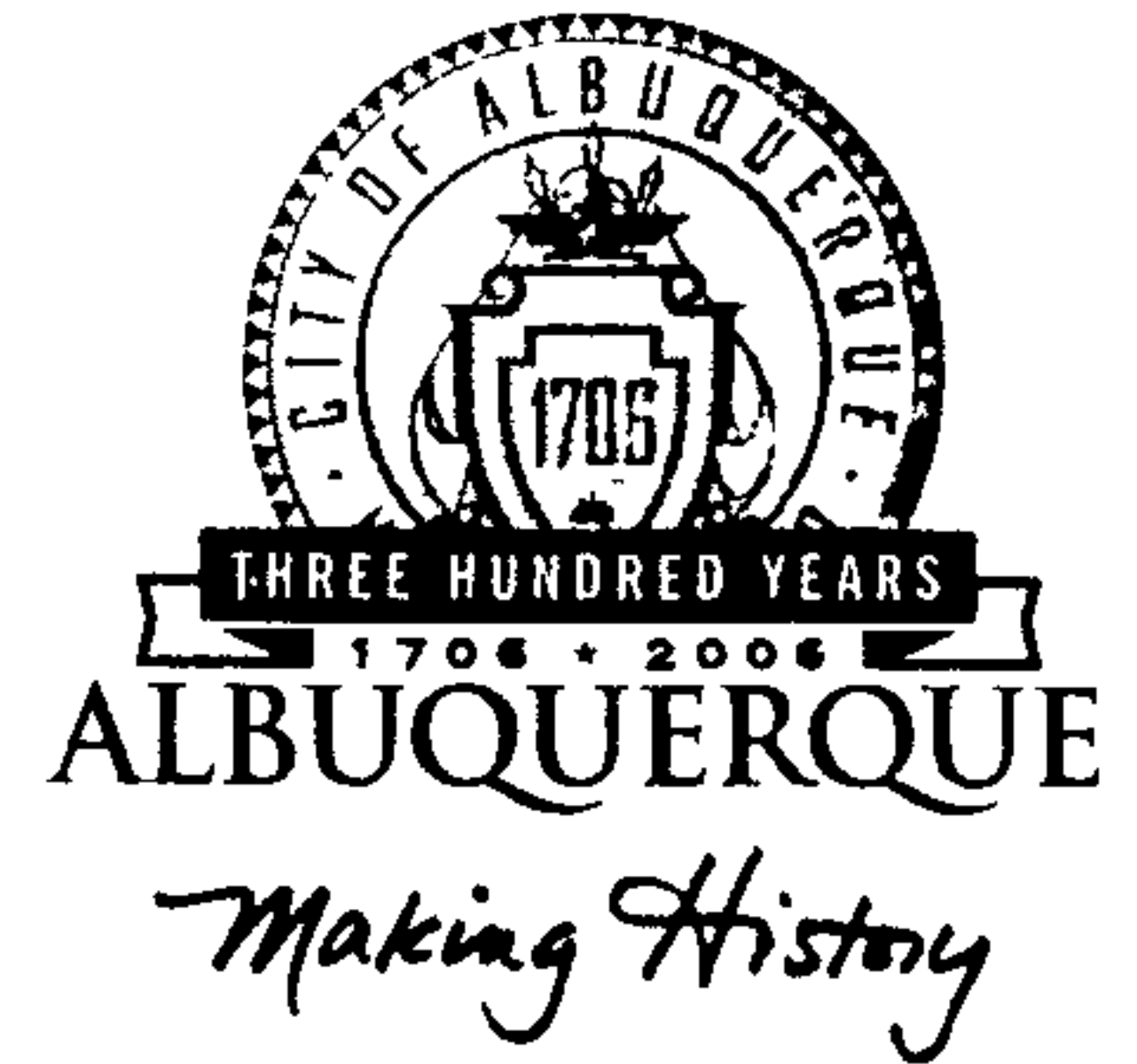
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK

- 23. Approval of the Development Review Board Minutes for June 15, 2005. THE DRB MINUTES FOR JUNE 15, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:30 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003057

AGENDA ITEM NO: 14

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Label esmt on site plan.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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: June 29, 2005

*** ERROR TX REPORT ***

TX FUNCTION WAS NOT COMPLETED

TX/RX NO 3638
CONNECTION TEL 92540083
SUBADDRESS
CONNECTION ID
ST. TIME 06/21 08:03
USAGE T 00'00
PGS. 0
RESULT NG 0 #018



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Ken Honey

FAX NUMBER: 254-0083 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 6/20/05

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004257 APPLICATION NO: 05-00980

My comments.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments**

AGENDA ITEM # 14

PROJECT # 1004257 APPLICATION # 05-00980

RE: Block 1, Tract A-2-C-1, Clifford West BP, Unit 3, spbp

SITE PLAN

The wrong signature block appears on this sheet. This site plan did not go to EPC for approval first.

What signage will this site have? The SPBP Checklist requires details.

Where is the existing wall? What material, how high, etc?

LANDSCAPE PLAN

Please remove the junipers from the list of plants. Also, substitute a tree using less water for the cottonwoods... Chinese Pistache is one option.

The Street Tree Ordinance requires a street tree every 30 feet along a major street. Los Volcanos is a major street. Therefore, this site should have at least 6 street trees of at least 1.5" in caliper. A note should be added giving the minimum caliper size. Be sure 6 street trees are placed along Los Volcanos.

"Maintenance of irrigation system is the responsibility of the property owner." Please add to notes.

PAGE 2, #1004257

BUILDING ELEVATIONS

The overall width appears to be missing.

CLIFFORD WEST B.P. MASTER PLAN

The Plan requires a minimum of 18% of net site area dedicated to landscaping. 35,630 square feet appears to satisfy the requirement. More landscaping is needed to reach this amount.

The Plan must be amended to show the elimination of Lots 5 & 6, Unit 3 and the division of Tract A-2-C into 2 lots. Planning cannot sign off on the SPBP until the amendment is submitted & approved.

A handwritten signature in black ink, appearing to read "S. Matson", written over a horizontal line.

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
JUNE 29, 2005
DRB Comments**

Item # 16

Project # 1003265 Application # 05-01048

RE: Lots 2-4, Block 3, Santa Fe Addition/minor plat

Is there any development on this property now?

Planning has no objection if the lots are currently vacant. Lot 2-A has only 4800 square feet, the minimum allowed for R1 zoning in the Barelás Sector Plan, page 81.



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

June 17, 2005

Ken Hovey, Architect
3808 Simms Avenue SE
Albuquerque, New Mexico 87108

City of Albuquerque
Planning Department
Development Review Board
600 2nd Street NE
Albuquerque, NM 87102

To Whom it May Concern,

Gerard R. Brown, Architect is authorized to act on my behalf in matters related to DRB Site Development Plan approval for the Gateway West Business Park.

Sincerely,

A handwritten signature in black ink, appearing to read 'KEN HOVEY', written in a cursive style.

Ken Hovey

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments

46
46
46
46

AGENDA ITEM # 14

PROJECT # 100~~4257~~³⁰⁵⁷ APPLICATION # 05-00980

RE: Block 1, Tract A-2-C-1, Clifford West BP, Unit 3, spbp

SITE PLAN

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"Maintenance of irrigation system is the responsibility of the property owner." Please add to notes.

PAGE 2, #1004257

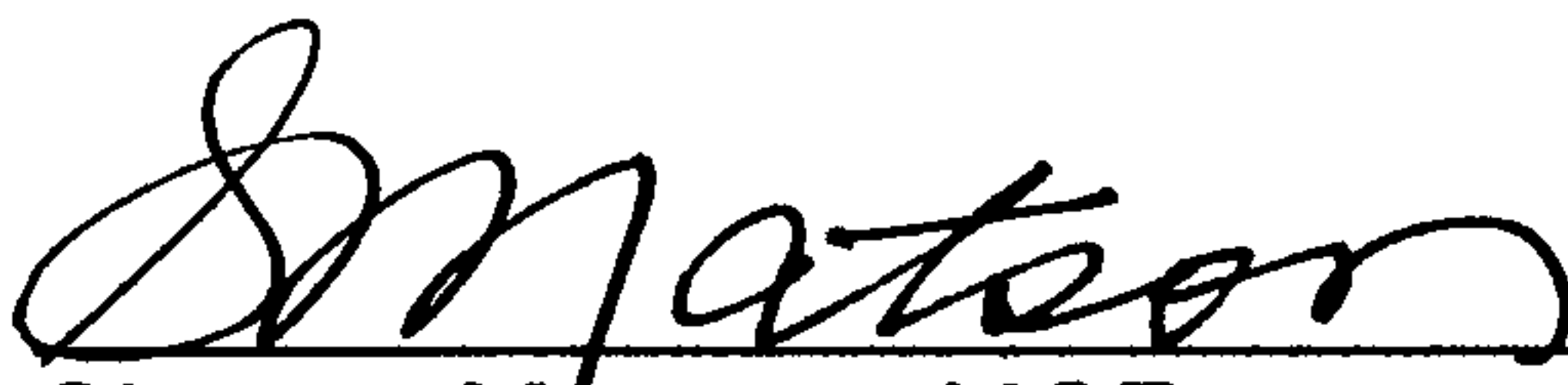
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CLIFFORD WEST B.P. MASTER PLAN

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The Plan must be amended to show the elimination of Lots 5 & 6, Unit 3 and the division of Tract A-2-C into 2 lots. Planning cannot sign off on the SPBP until the amendment is submitted & approved.



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

#14



COMPLETED 06/13/05 SH

DRB CASE ACTION LOG (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.: **05DRB-00893 (P&F)**

Project # **1003057**

Project Name: **Clifford West Business Park**

Agent: **Surveys Southwest**

Phone No.: **998-0303**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/8/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number

1003057

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

PAID RECEIPT

#14

APPLICANT NAME I-40 Gateway West, LLC
 AGENT Ken Hovey
 ADDRESS _____
 PROJECT & APP # 1003057 / 05 DRB 00980
 PROJECT NAME Clifford West Business Park Unit 3

\$ _____ 441032/3424000 Conflict Management Fee
 \$ 50.00 441006/4983000 DRB Actions Minor Deferral fee
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
 \$ 50.00 TOTAL AMOUNT DUE

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

I-40 GATEWAY WEST, LLC 480-505-4048 P.O. BOX 28216 SCOTTSDALE, AZ 85255	01-05	Bank of America ACH R/T 122101706	1013
		91-170/1221 AZ 7739	
		June 23, 2005	
PAY TO THE ORDER OF	City of Albuquerque		\$ 50.00
Fifty & no/100		Treasury / 10	
DOLLARS			
Project # 1003057 1004257 DRB Deferral Fee		6/24/2005 10:15AM RECEIVED 000197 5th JCS BANK 000 ACCOUNT 11906 FUND 0110 ACTIVITY 4983000 TREASURY 50.00 50.00 10.00	MP
⑈001013⑈ ⑈122101706⑈ 004659394257⑈			



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 22, 2005

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: 12:55 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

1. Project # 1000635

05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] [Deferred from 6/22/05] (E-12) **DEFERRED AT AGENT'S REQUEST TO 6/29/05.**

2. **Project # 1000650**
05DRB-00903 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**
05DRB-00894 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004223**
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [*Deferred from 6/22/05*] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

5. **Project # 1004228**
05DRB-00888 Major-Vacation of Pub
Right-of-Way

PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1004232**
05DRB-00896 Major-Vacation of
Public Easements

MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Will be readvertised] (L-15) **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat
Approval
05DRB-00900 Major-Vacation of
Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer
SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

8. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of
Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05 & 6/1/05]* (C-9) **BULK LAND VARIANCE 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 15-DAY APPEAL PERIOD, RECORDING OF PLAT AND AGIS DXF FILE.**

9. **Project # 1004204**
05DRB-00871 Major-Vacation of
Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] *[Deferred from 6/15/05]*(J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-01007 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PERMIT AND ACCEPTANCE OF STORM DRAIN IN LOS VOLCANES AND PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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

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

- 10. Project # 1004266**
05DRB-01017 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [Deferred from 6/22/05] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**
- 11. Project # 1000195**
05DRB-01016 Minor-SiteDev Plan
Subd/EPC
05DRB-01018 Minor-SiteDev Plan
BldPermit/EPC
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYBAR ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK ADDITION**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE, between NBSR RR AND BROADWAY NE and containing approximately 5 acre(s). [REF: 05EPC00584, 05EPC00583] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PLANNING FOR EPC CASE PLANNER'S INITIALS.**
- 05DRB-01014 Minor-Prelim&Final Plat
Approval
05DRB-01015 Minor-Vacation of
Private Easements
- MARK GOODWIN & ASSOCIATES, PA agent(s) for HENSLEY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK**, (to be known as **GRAYBAR ELECTRIC**) zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE and BROADWAY BLVD NE and containing approximately 5 acre(s). (H-14) **PRELIMINARY**

PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

- 12. Project # 1003859**
05DRB-00994 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] [**Juanita Garcia, EPC Case Planner**] (E-12/F-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MTB APPROVAL, NMDOT APPROVAL AND DMD APPROVAL.**

- 05DRB-01010 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s).[REF: [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845](E-12/F-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A PUBLIC DRAINAGE EASEMENT IS REQUIRED ON TRACT 9. A WATERLINE MUST BE RELOCATED AND ACCEPTED BY WATER UTILITY DEPARTMENT**

OR HAVE A TEMPORARY EASEMENT IN PLACE FOR THE EXISTING WATER LINE LOCATION. A ROUND-ABOUT DESIGN SHALL BE PROVIDED. STREET INTERSECTION ANGLES MUST BE REEVALUATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

13. **Project # 1003883**
05DRB-00999 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located on TIBURON ST NE and JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING DIMENSIONS AND PLANNING FOR WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01000 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROVIDE A SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. ~~Project # 1003057~~
05DRB-00980 Minor-SiteDev Plan
BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

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

15. **Project # 1003591**
05DRB-00996 Minor-Final Plat
Approval

BOHANNAN HUSTON INC. agent(s) for D.R. HORTON, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUNGATE ESTATES SUBDIVISION, UNIT 1**, zoned R-2 FOR R-T & R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 46 acre(s). [REF: 04DRB-01185] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PLAT RECORDING.**

16. **Project # 1003429**
05DRB-00995 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 16B and 16C, EL RANCHO GRANDE (to be known as **SIERRA RANCH SUBDIVISION, UNIT 1**) zoned R-LT, R-D, located on GIBSON BLVD SW, and containing approximately 62 acre(s). (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

17. **Project # 1003030**
05DRB-00997 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s).[REF: 05DRB00282] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

18. **Project # 1003571**
05DRB-01002 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, ATRISCO GRANT (to be known as **EL RANCHO GRANDE, UNIT 9B**) zoned R-LT residential zone, located south of BLAKE RD NW and west of the AMOLE CHANNEL and containing approximately 35 acre(s). [REF: 04DRB01518] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WAIVER APPLICATION, TRACT A REFERENCE, AMAFCA LICENSE AGREEMENT FOR WATER AND SEWER LINES AND PLANNING FOR RECORDING OF PLAT.**

19. **Project # 1002857**
05DRB-01004 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 2**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s).[REF:Z-99-8] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING. UNIT 2 NEEDS TO BE RECORDED FIRST.**

05DRB-01006 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 3**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s). [REF: Z-99-8, SPR-95-22] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

20. **Project # 1003696**
05DRB-00998 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for J D HOME CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 26 and 27, **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). (L-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003624**
05DRB-01001 Minor-Prelim&Final Plat
Approval

MICHAEL RENFRO, request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 38-A and 38-B, M.R.G.C.D. MAP #34, (to be known as **SAN ISIDRO GARDENS**) zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [REF: 04ZHE01281] [Deferred from 6/22/05] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

22. **Project # 1004178**
05DRB-01013 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1003238**
05DRB-01012 Major-Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**) zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENTS ON PARCELS D & E FOR WATER/SEWER SERVICES (OR SHOW OFFSITE EASEMENTS FOR LOTS NEXT TO PARCEL E) AND TO PLANNING FOR M.R.G.C.D. SIGNATURE AND PLAT RECORDING.**

24. **Project # 1004264**
05DRB-01003 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for TERRY & SHIRLEY CURRY request(s) the above action(s) for all or a portion of Lot(s) 20, 21 and 22, Block(s) 3, **DEL NORTE ADDITION**, zoned R-1, located on ESPANOLA NE, between COPPER NE and GIRARD NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
25. **Project # 1003629**
05DRB-01008 Minor-Prelim&Final Plat
Approval
- ARMIJO SURVEYING agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55] (L-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
26. **Project # 1004261**
05DRB-00988 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for MATT SMITH request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF W. D. KING & C. D. KING**, and Tract(s) 140, **M.R.G.C.D. MAP 38**, zoned SU-2, located on CENTRAL AVE SW, between SAN PASQUALE AVE SW and CHACOMA PL SW containing approximately 1 acre(s). [REF: LUC-9-25, LUC-98-7, LUC-95-31, LUC-94-1] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN PASQUALE AND PLANNING FOR AGIS DXF FILE.**

27. **Project # 1003554**
05DRB-00530 Minor- Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05 and 4/20/05 FINAL PLAT WAS INDEF DEFERRED FOR SIA]* (L-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

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

28. **Project # 1000696**
05DRB-00977 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between EAGLE RANCH RD NW and LA ORILLA RD NW containing approximately 7 acre(s). (D-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

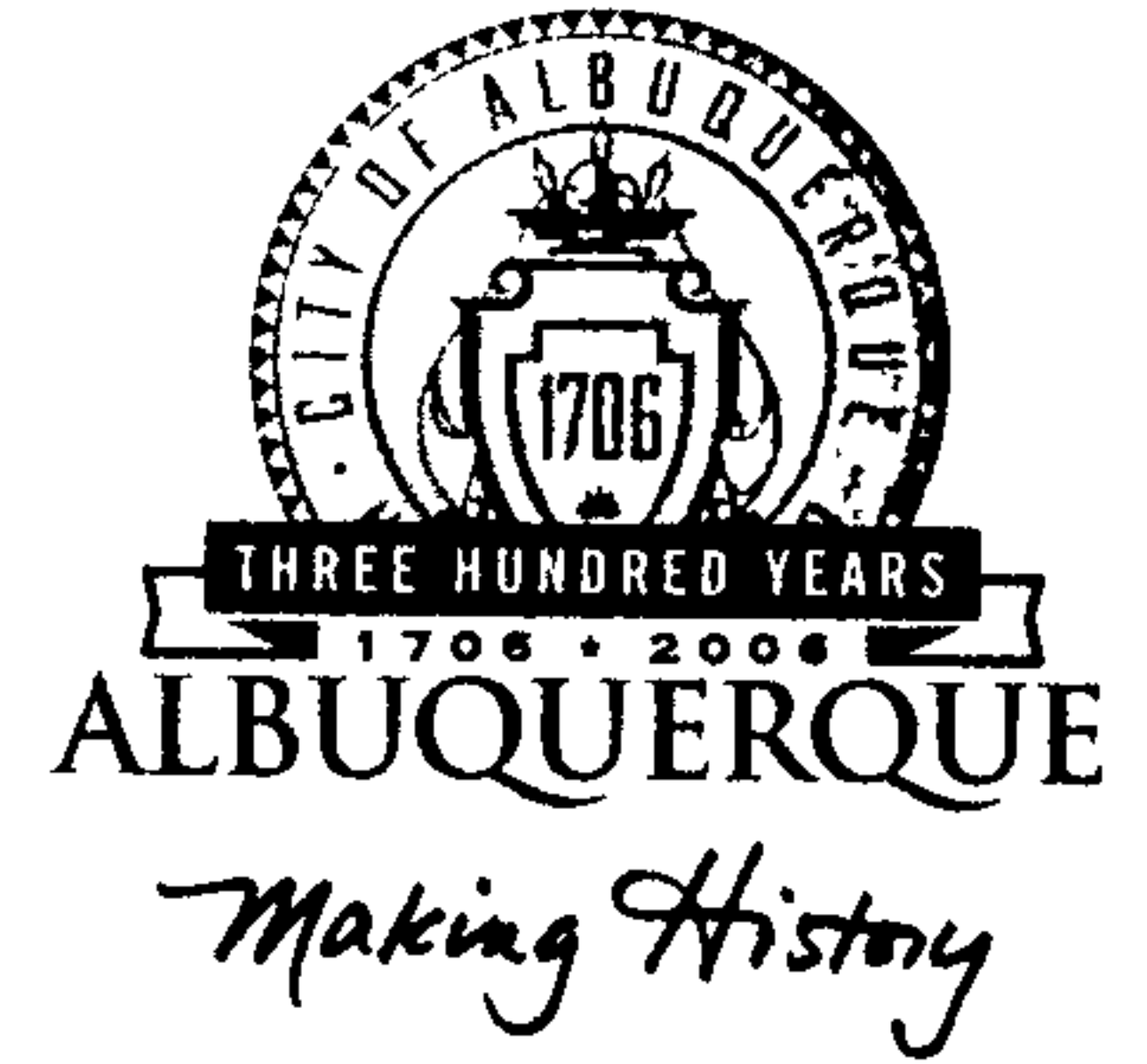
29. **Project # 1004258**
05DRB-00984 Minor-Sketch Plat or
Plan

KIMBERLY A. KIEGEL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 32, **MONTEREY HILLS ADDITION, UNIT 2**, zoned R-1, located on SAN RAFAEL SE, between GIRARD SE and RICHMOND SE containing approximately 1 acre(s).(L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1004232**
05DRB-00991 Minor-Sketch Plat or Plan
- MIGUEL TRUJILLO agent(s) for WILLIAM K WILSON, request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **CLAYTON HEIGHTS**, zoned C-2, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Was issued Project #1004262 in error.] (L-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
31. **Project # 1004267**
05DRB-01019 Minor-Sketch Plat or Plan
- GARY MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF MANUEL GONZALES (to be known as **VILLA PLAZA VIEJA**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between MONTTOYA RD NW and CENTRAL AVE NW containing approximately 2 acre(s). [REF: DRB-97-247] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
32. **Project # 1004240**
05DRB-00918 Minor-Sketch Plat or Plan
- SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). [Deferred from 6/15/05] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
33. Approval of the Development Review Board Minutes for June 8, 2005. **DRB MINUTES FOR JUNE 8, 2005 WERE APPROVED.**

ADJOURNED: 12:55 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003057

AGENDA ITEM NO: 14

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Label easement on site plan.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 6/29/05 **X**; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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: June 22, 2005

#14



DRB CASE ACTION LOG (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.: 05DRB-00893 (P&F)
Project Name: Clifford West Business Park
Agent: Surveys Southwest

Project # 1003057
Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/8/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1003057



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 8, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:30 P.M.

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

- 1. **Project # 1001004**
05DRB-00813 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WEST BLUFF LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 8 & 9, **WEST BLUFF CENTER SUBDIVISION**, zoned R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 03DRB00521, 03DRB00357, 01DRB00498] (H-11) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001228**
05DRB-00801 Major-Two Year SIA

JANE ALICE BLACK DAVIDSON request(s) the above action(s) for all or a portion of Tract(s) 2A & 2B, **KELLY TRACTS**, zoned RA-1, located on GABALDON DR NW, between MOUNTAIN RD NW and I-40 containing approximately 4 acre(s). [REF: 03DRB00875. DRB-97-528, DRB-93-136, AX-87-16] (H-12) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1001376**
05DRB-00806 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS NORTH**, zoned RD, located on WYOMING BLVD NE, between BEVERLY HILLS NE and FLORENCE NE containing approximately 33 acre(s). [REF:02DRB01363, 02DRB01965, 02DRB01966, 02DRB01967, 02DRB01968] (B-19) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1001306**
05DRB-00804 Major-Vacation of
Public Easements
05DRB-00805 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE**, zoned SU-1 FOR C-1 USES, located on the northeast corner of IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 9 acre(s). (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

5. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub
Right-of-Way - **WITHDRAWN**

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] [Deferred from 4/13/05 & 5/11/05 & 5/25/05] (H-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1003856**
05DRB-00721 Major-Preliminary Plat
Approval
05DRB-00722 Minor-Subd Design
(DPM) Variance
05DRB-00723 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [Deferred from 5/25/05 & 6/8/05] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

05DRB-00827 Minor-SiteDev Plan
Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [Deferred from 5/25/05 & 6/8/05] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

7. **Project # 1004184**
05DRB-00810 Major-Bulk Land
Variance
05DRB-00811 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s). [REF: Z-99-58, Z-98-5, Z-98-6] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENT LANGUAGE AND AMAFCA CONCURRENCE.**

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

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

8. **Project # 1000651**
05DRB-00910 Minor-SiteDev Plan
BldPermit/EPC

HERMAN HOOD agent(s) for D & B GLASS COMPANY request(s) the above action(s) for Tract(s) A-29-A3, **NORTHEAST UNIT, TOWN OF ATRISCO GRANT**, zoned SU-1/PDA, C, & OFFICE USES, located on COORS BLVD NW, between REDLANDS RD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 05EPC-00585, ZA-88-472] [David Stallworth, EPC Case Planner] (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LABELING DIMENSIONS AND TO PLANNING FOR CASE PLANNERS SIGNATURE AND WALL DESIGN.**

9. **Project # 1004095**
05DRB-00912 Minor-SiteDev Plan
BldPermit/EPC
05DRB-00976 Minor-Site Dev Plan
Subdivision/EPC

ALEX HARRISON ARCHITECT agent(s) for DIONS request(s) the above action(s) for all or a portion of Tract(s) E1, **HUBBELL PLAZA ADDITION**, zoned C-2, located on COORS BLVD NW, between CENTRAL AVE NW and BLUEWATER RD NW containing approximately 1 acre(s). [REF:DRB-96-221, Z-86-24-1] **[Carmen Marrone, EPC Case Planner] (K-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSION LABELING AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1004237**
05DRB-00913 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for ALBUQUERQUE VAULT COMPANY request(s) the above action(s) for all or a portion of Tract(s) B-2, **ATRISCO BUSINESS PARK , UNIT 1**, zoned SU-1, located on COORS BLVD NW, between CENTRAL NW and BLUEWATER NW containing approximately 3 acre(s). (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004224**
05DRB-00887 Minor-SiteDev Plan
BldPermit

RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). *[Deferred from 6/1/05 & 6/8/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

12. **Project # 1004231**
05DRB-00886 Minor-SiteDev Plan
BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2**, zoned SU-1, located on 98TH STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] [Deferred from 6/1/05] (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DIMENSION LABELING AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1003655**
05DRB-00916 Minor-Subd Design (DPM)
Variance

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 & 17 & PORTION OF Lot 18, NORTH ALBUQUERQUE ACRES, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] (C-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

14. ~~Project # 1003057~~
05DRB-00893 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Tract(s) A-2-C, **BLOCK 1, UNIT 3, CLIFFORD WEST BUSINESS PARK**, zoned IP industrial park zone, located on UNSER BLVD NW, between OLIVER ROSS DR NW and SAUL BELL RD NW containing approximately 12 acre(s). [REF: 03DRB01903, 01902, 01904] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004159**
05DRB-00891 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between SNAPROLL ST NE and HAWKINS ST NE containing approximately 4 acre(s). [REF: 05DRB00795] *[Listed under Project #1003572 in error]* (D-17) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS/DRAINAGE TO THE EAST LOT 7.**

16. **Project # 1004241**
05DRB-00915 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARRETT SMITH request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 7 & 8, Block(s) C, **HIGHLAND ADDITION SOUTH** and Lot(s) 7, Block(s) 4, **LEWIS & SIMONDS ADDITION**, zoned SU-2, located on HAZELDINE AVE SE, between BROADWAY BLVD SE and SANTA FE SE containing approximately 1 acre(s). [REF: DRB-97-433, ZA-79-148] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002423**
05DRB-00907 Major-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 04DRB00702] (N-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003594**
05DRB-00906 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A thru 113A, Tract(s) N, **VENTANA MESA, UNIT 1**, zoned R-LT, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD and PASEO DEL NORTE BLVD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
19. **Project # 1003821**
05DRB-00897 Minor-Final Plat
Approval
- ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON SOUTH**) zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 05DRB00334, 00335] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
20. **Project # 1003822**
05DRB-00898 Major-Final Plat
Approval
- ISAACSON & ARFMAN agent(s) for INFILL SOLUTION II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON NORTH**) zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE N E and COMANCHE NE containing approximately 3 acre(s). [REF: 04DRB01888, 00332, 00333] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003886**
05DRB-00908 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for EVERGREEN DEVELOPMENT. LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS AVE NE, between SELLERS DR NE and EASTERLY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENTS, LABELING DIMENSIONS AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

22. **Project # 100635**
05DRB-00917 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 05DRB00547] (E-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT LABELING.**

23. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat
Approval
05DRB-00705 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 &*

5/18/05 & 5/25/05) (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: PUBLIC ACCESS EASEMENT WILL BE ADDED TO LOT 1. AN OFFSITE DRAINAGE EASEMENT ON LOT 8 SHALL BE GRANTED TO AMAFCA PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN IS REQUIRED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

24. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). [Indef Deferred 9/22/04, deferred from 6/1/05] (F-23) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

25. **Project # 1003102**
05DRB-00911 Minor-Sketch Plat or
Plan

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **TRAILHEAD COMMONS**) zoned SU-1 PRD, C-1 (22 du acre), located on the southwest corner of LA GRIMA DE ORO RD NE and JUAN TABO BLVD NE containing approximately 2 acre(s). [REF: 04DRB00236] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001304**
05DRB-00909 Minor-Sketch Plat or
Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 14, 15,16, 17-B and 17-C, Block(s) 18, **PEREA ADDITION**, zoned SU - SF, located on the northwest corner of ROMA ST NW and 14TH ST NW containing approximately 1 acre(s). [REF: 01ZHE1659, 02DRB00493, 02LUCC00450] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. ADJOURNED: 12:30 P.M.



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

F

Development Review Board Comments

Project Number: 1003057
Application Number: 05DRB-00893

DRB Date: 6/8/2005
Item Number: 14

Subdivision:

Lots 5 & 6, Block 1, Tracts A-2-C, Unit 3, Clifford West Business Park

Zoning: IP

Zone Page: K-09

New Lots (or units) : 0

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

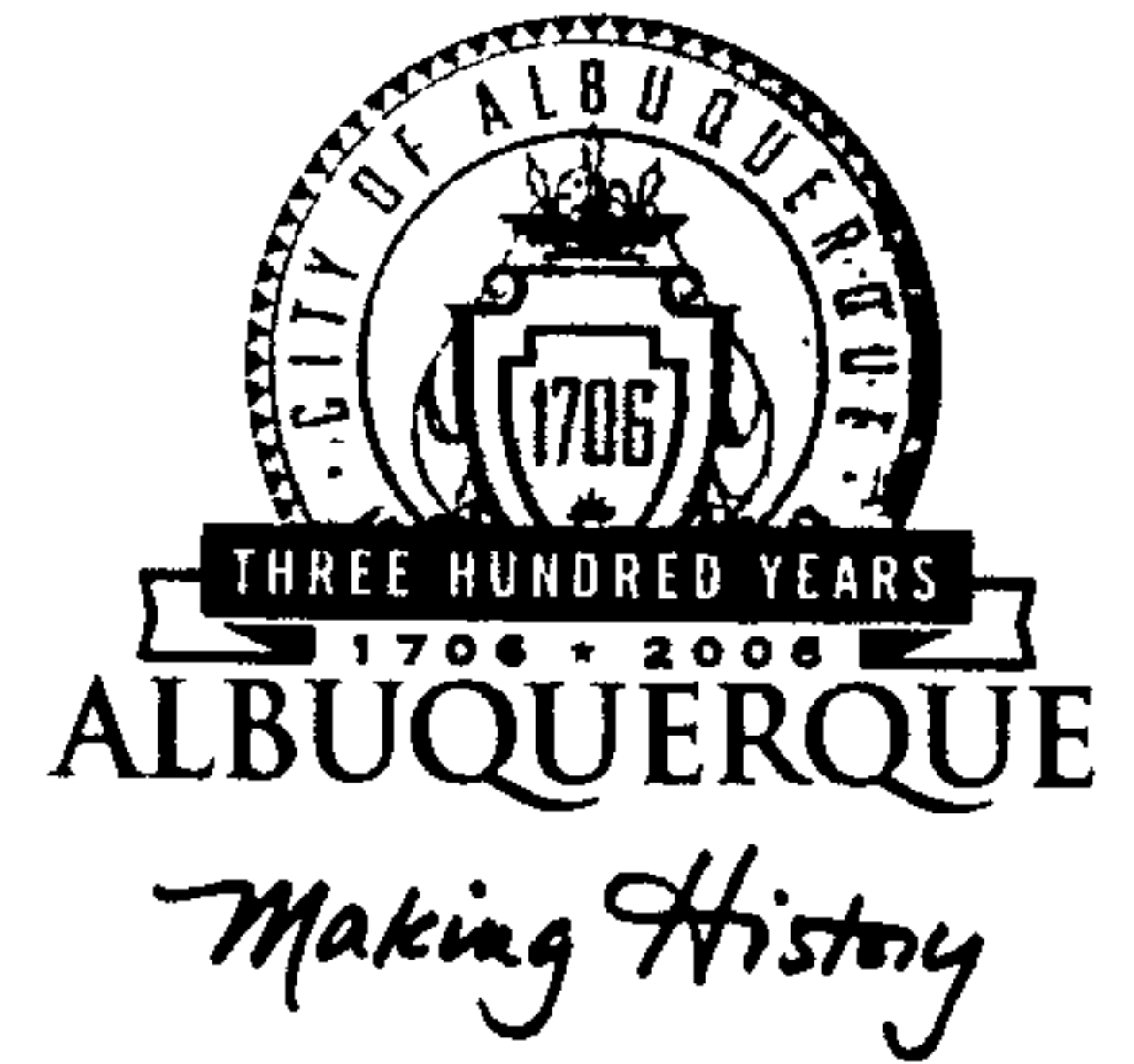
Is the sidewalk built on Unser?

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003057

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

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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: June 8, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 8, 2005
DRB Comments**

ITEM # 14

PROJECT # 1003057

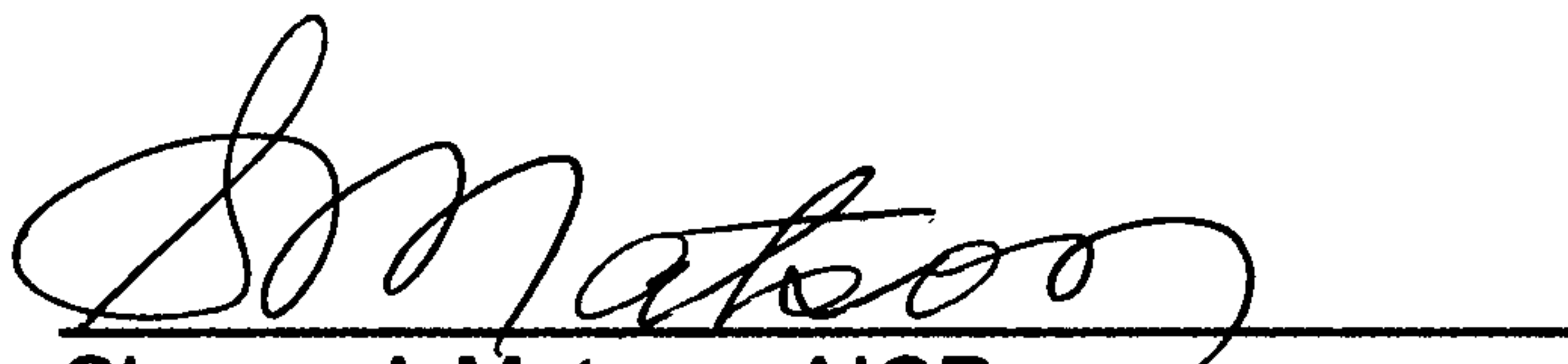
APPLICATION # 05-00893

RE: Tract A-2-C & Lots 5&6, Unit 3, Clifford B.P./minor plat

No objection to the replat.

Applicant may file the plat provided Planning receives a recorded copy.

AGIS dxf is approved.

A handwritten signature in black ink, appearing to read "S. Matson", is written over a solid horizontal line.

Sheran A Matson, AICP
924-3880 fax 924-3864
smatson@cabq.gov



Roger A. Green
06/06/2005 09:31 AM

To: "Graeme Means" <GMeans@jmainc.org>@PUBCABQ
cc: BBingham@cabq.gov, jpung@cabq.gov, JRael@cabq.gov,
KBroderick@cabq.gov, smatson@cabq.gov, wgallegos@cabq.gov
Subject: Re: Proposed Plat of Tracts A-2-C-1 and A-2-C-2, Block 1, Unit 3
Clifford West Business Park DRB 100357 / Oliver Ross Improvements -
CPN 580083

It is very important that we get the final close out package and suggest that any final plats not be approved until we have the required submittals.

Roger A. Green, PE
Principal Engineer
Utility Development Section

"Graeme Means"
<GMeans@jmainc.org>

06/03/2005 09:50 AM

To: <KBroderick@cabq.gov>, <BBingham@cabq.gov>, <RGreen@cabq.gov>,
<wgallegos@cabq.gov>, <smatson@cabq.gov>
cc: "Carl Gerber" <carl@equityadvisorsgroup.com>, "Robert Russell"
<r.russell@equityadvisorsgroup.com>, "Ken Hovey" <ken_hovey@msn.com>,
<pberry@swsurvey.com>, <jpung@cabq.gov>, <JRael@cabq.gov>
Subject: Proposed Plat of Tracts A-2-C-1 and A-2-C-2, Block 1, Unit 3 Clifford West
Business Park DRB 100357 / Oliver Ross Improvements - CPN 580083

Kevin & DRB members,

Item # 14 on next week's DRB agenda is a minor replat in the Clifford West Business Park. A portion of the site fronts Oliver Ross Drive which has some infrastructure requirements that were financially guaranteed by Jack Clifford and recently constructed by Condore Construction.

I have learned that the closeout paperwork for the required infrastructure in Oliver Ross has not yet been submitted to the City for closeout and final approval. The City's construction engineer, Jim Pung, has told me that the construction and the inspections were complete, that everything looks good, and he is waiting for the closeout paperwork from the consultant to begin processing the final acceptance. I have left a message with the inspection consultant (Isaacson & Arfman) to ask about the status of the closeout paperwork.

I know it is standard City policy to require either a financial guaranty or completion of all adjacent infrastructure as a condition of a replat, even when the improvements have been already guaranteed by another entity. In this case, it seems unnecessary to require a guaranty for improvements that have been

completed, inspected, and are in use. Please let me know if the proposed platting action can be approved without requiring an unnecessary guaranty.

Do not hesitate to contact me if you have any questions or comments.

J. Graeme Means, P.E.

Jeff Mortensen & Associates, Inc. (JMA)

Tel: (505) 345-4250, Fax: (505) 345-4254

Mob: (505) 328-9064

3057

DXF Electronic Approval Form

DRB Project Case #: 1003057

Subdivision Name: CLIFFORD WEST BUSINESS PARK UNIT 3 BLK 1 TRACTS A2C1 & A2C2

Surveyor: GARY E GRITSKO

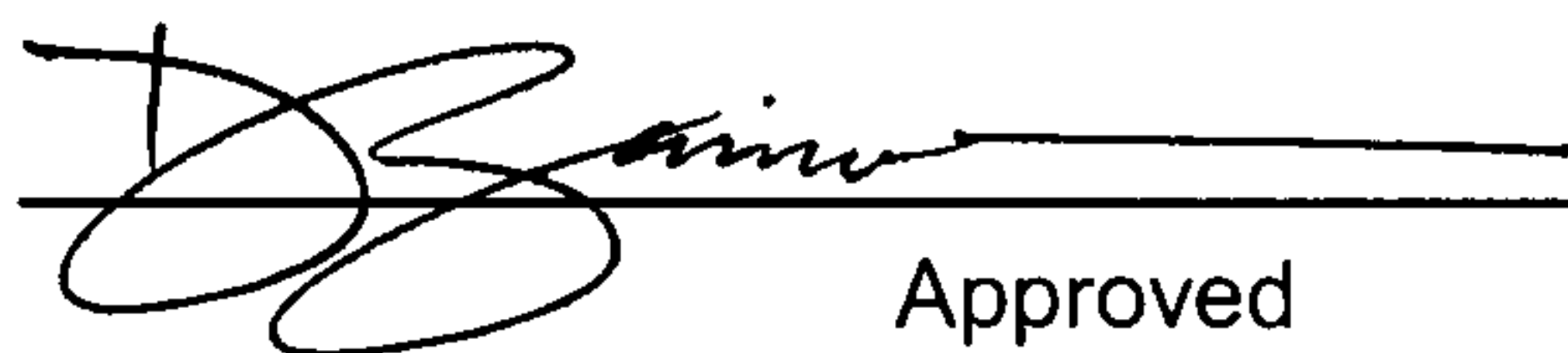
Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 5/26/2005

Hard Copy Received: 5/26/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

05-27-2005
Date

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

AGIS Use Only
Copied fc **3057** to agiscov on **5/27/2005** Contact person notified on **5/27/2005**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 28, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:25 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002371**
03DRB-02150 Major-Bulk Land Variance

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B and 1C, **ALBAN HILLS SUBDIVISION, UNIT 1 and Tract A, BOSQUE MEADOWS**, zoned SU-1 for R-2 with church related uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN containing approximately 17 acre(s). *[Deferred from 1/28/04]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

2. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DRIVE NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [*Deferred from 1/14/04 & 1/28/04*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

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

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C E & F, AND Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [*Deferred from 1-7-04, 1-21-04 & 1/28/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

4. **Project # 1003027**
03DRB-02159 Major-Preliminary Plat
Approval
03DRB-02161 Minor-Site Plan for
Subdivision
03DRB-02173 Minor-Temp Defer
SDWK
03DRB-02172 Minor-Subd.Design Var.
04DRB-00090 Minor – Sidewalk
Variance for Waiver

WAYJOHN SURVEYING, INC agent(s) for INTERFIRST PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3,4,5, Tract(s) 2, **NORTH ALBUQUERQUE ACRES**, zoned RD 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 1003027, 03DRB-01721] [Deferred from 1/21/04] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/20/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: REMOVE THE PNM EASEMENT WITHIN THE DEDICATED PUBLIC RIGHT-OF-WAY. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

5. **Project # 1003173**
04DRB-00005 Minor-Site Dev Plan
BldPermit
- INSITEWORKS request(s) the above action(s) for all or a portion of Lot(s) 31-32, Block(s) 5, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on SAN DIEGO AVE NE, between SAN MATEO NE and I-25 NE containing approximately 2 acre(s). [Deferred from 1/14/04] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/28/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**
- 04DRB-00060 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS agent(s) for INSITEWORKS request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, (to be known as **VERANO PLAZA**) zoned IP industrial park zone, located on SAN DIEGO AVE NE, between SAN MATEO BLVD. NE and BEVERLY HILLS AVE. NE containing approximately 2 acre(s). [REF: 04DRB-00005] (B-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR 25-FOOT RADIUS AND DRAINAGE EASEMENT AND PLANNING FOR AGIS DXF FILE.**

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

6. **Project # 1001697**
04DRB-00046 Minor-Ext of SIA for Temp
Defer SDWK
- TOBY GARCIA request(s) the above action(s) for all or a portion of Lot(s) C-46, **TOWN OF ATRISCO GRANT, UNIT 4**, zoned SU-2 IP, located on CENTRAL AVE NW, between UNSER BLVD NW and 90TH ST NW containing approximately 5 acre(s). [REF: DRB-97-465, SV-97-71, ZA-95-59] (K-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. **Project # 1001786**
04DRB-00069 Minor-Ext of SIA for Temp
Defer SDWK
- WILLIAM T. CANIGLIA agent(s) for THE GARDENS INC. request(s) the above action(s) for all or a portion of Lot(s) 4, 7, 30, 24, 25, 33, 35 and 6, Unit 1, **THE GARDENS ON THE RIO GRANDE**, zoned RA-1, located on MOUNTAIN RD NW, between LAGUNA SECA NW and MOUNTAIN RD NW containing approximately 18 acre(s). (J-12) **WITHDRAWN AT THE AGENT'S REQUEST.**
8. **Project # 1003085**
04DRB-00053 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for GEORGE CARRUTHERS request(s) the above action(s) for all or a portion of Lot(s) B, **LANDS OF CARRUTHERS**, zoned SU-2, located on OLD TOWN ROAD NW, between 19th ST NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: 03DRB-01863] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
9. **Project # 1000875**
04DRB-00043 Major-Final Plat Approval
- COMMUNITY SCIENCES CORP. agent(s) for KB HOME request(s) the above action(s) for PARCEL F-1-A AND E 1-A, **FINELAND DEVELOPMENT BULK LAND PLAT**, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 FOR R-2 AND SU-1 FOR C-1, located on MCMAHON BLVD NW, between UNSER BLVD NW and BANDELIER DR NW containing approximately 14 acre(s). [REF:Z-98-31, 1000875, 03EPC-0053,03EPC-0054, 03DRB-01747](A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO COMPLETE VACATION ACTION ON PLAT AND DISCLOSURE STATEMENT AND TRANSPORTATION DEVELOPMENT FOR A SKETCH OF SIGHT DISTANCE ONTO MCMAHON – USE AASHTO GUIDELINES.**

10. **Project # 1001347**
04DRB-00057 Major-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) D1A, Unit 3, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE UNIT 8A**) zoned R-LT residential zone, located on DE ANZA DR SW, between DEL REY RD SW and SNOW VISTA DIVERSION CHANNEL containing approximately 14 acre(s). [REF: 03DRB01133, 03DRB-01134] (M-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE.**
11. **Project # 1003182**
04DRB-00023 Minor-Prelim&Final Plat Approval
- WILKS CO. agent(s) for PRAXAIR INC., request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF THE B. N. & S. F. RAILWAY CO.**, zoned M-2 manufacturing zone, located on 2ND ST SW, between TRUMBULL BLVD. SW and WOODWARD RD. SW containing approximately 4 acre(s). [REF: DRB-97-275] (Deferred from 1/21/04) (M-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 6-FOOT RIGHT-OF-WAY DEDICATION FOR BIKE LANES AND TO PLANNING FOR AGIS DXF FILE.**
12. **Project # 1000147**
04DRB-00065 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of **WHISPERING POINT SUBDIVISION, UNIT 3**, Tract(s) A-1, Whispering Point, Unit 2, zoned RD (9/du ac) located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 11 acre(s). (L-10) **INDEFINITELY DEFERRED TO APPLY FOR VACATION.**
- 04DRB-00066 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of, **WHISPERING POINTE SUBDIVISION, UNIT 4**, Whispering Point, Unit 3, zoned RD 9 du/ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 5 acre(s). (L-10) **INDEFINITELY DEFERRED TO BE HEARD CONCURRENTLY WITH UNIT 3.**

13. **Project # 1000408**
04DRB-00064 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC., request(s) the above action(s) for all or a portion of Tract(s) 490 & 491, **TOWN OF ATRISCO GRANT, UNIT 7, SAGE POINTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on SAGE RD SW, between 86TH ST SW and 82ND ST SW containing approximately 10 acre(s). [REF: 00DRB-00438, 01DRB-00353, 02DRB-01854 & 55, 03DRB-01971] (M-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND DETACHED OPEN SPACE CASH-IN-LIEU AND TO PLANNING FOR PERIMETER WALL DESIGN.**
14. **Project # 1002873**
04DRB-00068 Minor- Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE FACILITIES, LLC request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **CAVAN SUNPORT CENTER**, zoned SU-1 special use zone, FOR O-1, C-2, & IP USES, located on INTERNATIONAL AVE SE, between YALE BLVD SE and GIRARD BLVD SE containing approximately 5 acre(s). [REF: 03EPC-01324, 03DRB-01975] (L-16) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
15. **Project # 1001334**
04DRB-00063 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of Tract(s) 465 and a part of Tract 466, Town of Atrisco Grant, **WESTBROOKE HEIGHTS SUBDIVISION, UNIT 7**, zoned RD (9 du/ac) located on SAGE RD SW, between UNSER BLVD SW and 82ND ST SW containing approximately 10 acre(s). (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN.**

16. ~~Project # 1003057~~
04DRB-00056 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for GRAYLAND INC request(s) the above action(s) for all or a portion of Tract(s) A-2, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned SU-1/IP, located on UNSER BLVD NW, between LOS VOLCANOS RD NW and SAUL BELL RD NW containing approximately 13 acre(s). [REF: Z-97-11, DRB-97-138, S-98-54, AA-98-54] (K-9 & K-10) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

17. **Project # 1002711**
04DRB-00067 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES 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, Tract A, Unit B, Block(s) 27, NORTH ALBUQUERQUE ACRES, (to be known as **OAKLAND ESTATES**) zoned RD, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: Z-87-42-1] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003187**
04DRB-00037 Minor-Sketch Plat or Plan

ABQ ENGINEERING agent(s) for PINO HOMES – AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 5-E, **UNIVERSITY OF NM**, zoned R-1, located on GOLF COURSE RD NW, between GOLF COURSE RD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Other Matters: **PROJECT #1002714 – TIERRA WEST LLC FOR ZANGARA DODGE – RESIGNING OF SITE PLAN FOR BUILDING PERMIT. THE ORIGINAL SUBMITTED 1/21/04 WAS NOT THE CORRECT SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS RESIGNED BY ALL BOARD MEMBERS WITH THE EXCEPTION OF CITY ENGINEER.**

ADJOURNED: 11:25 A.M.

16



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **04DRB-00056 (FP)**
Project Name: **CLIFFORD WEST BUSINESS PARK UNIT 3**
Agent: **Mark Goodwin & Associates**

Project # **1003057**
EPC Application No.:
Phone No : **828-2200**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/23/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1003057

OK

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
January 28, 2004
Comments**

ITEM # 16

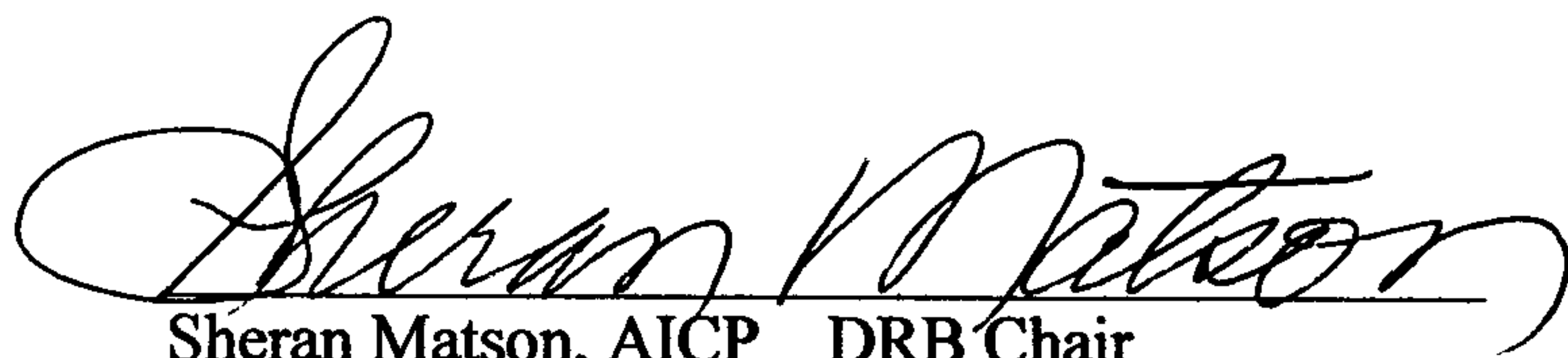
PROJECT # 1003057

APPLICATION # 04-00056

RE: Tract A-2, Clifford West Business Park, Unit 3/final plat

The AGIS dxf must be approved before Planning signs the final plat.

Applicant may record the plat as long as Planning receives a copy to close the file.



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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003057

AGENDA ITEM NO: 16

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: January 28, 2004

3057

AGIS ELECTRONIC SUBMITTAL CHECKLIST A2A, A2B, A27

DRB Project# 100 3057 Subdivision Name Clifford West Business Park, U3

Surveyor Tim Aldrich Company Aldrich Surv/Mark Goodwin

Contact person Amy Niese Phone # 828 2200 email _____

Patricia Apt
Approved _____ *Not Approved _____ Date 1/16/04

DXF RECEIVED 1/16/04 DATE
 HARD-COPY RECEIVED 1/16/04 DATE
 DISCLOSURE STATEMENT

NMSP Grid (NAD83)

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 3057 to agiscov on 1/16/04 Client Notified 1/16/04

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.

7. **Project # 1003057**
03DRB-01902 Minor-Amnd SiteDev Plan Subd
03DRB-01903 Minor-Prelim&Final Plat Approval
03DRB-01904 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYLAND, INC. request(s) the above action(s) for all or a portion of Tract(s) A-2, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned SU-1 IP, located on UNSER BLVD NW, between LOS VOLCANES RD NW and SAUL BELL RD NW containing approximately 13 acre(s). [REF: 1000918, AA-98-54, Z-97-11, DRB-97-138, S-98-54] [Deferred from 11/12/03] (K-9/K-10) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/19/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/12/97 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

8. **Project # 1001334**
03DRB-01916 Minor-Amnd Prelim Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 465 & 466, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **WESTBROOK HEIGHTS, UNIT 2**) zoned RD (9 DU/acre, located on SAN YGNACIO RD NW, between UNSER BLVD NW and 82nd ST NW containing approximately 10 acre(s). (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED GRADING PLAN DATED 10/9/03 WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 11/19/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

9. **Project # 1000585**
03DRB-01936 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for THOMAS & REBECCA MALOY request(s) the above action(s) for all or a portion of Lot(s) 1B-1 and 1B-2, Unit(s) 2, **BROADWAY INDUSTRIAL CENTER SUBDIVISION**, zoned SU-2 HM, located on SAN JOSE AVE SE between BROADWAY BLVD SE and BETHEL RD SE containing approximately 2 acre(s). [REF: DRB-99-100, 00DRB-0780] (M-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 101655**
03DRB-01887 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for ROSS VANWASSENHOVE request(s) the above action(s) for all or a portion of Lot(s) 23A-1-A-1, Block(s) 14, **PALISADES ADDITION**, zoned R-1, located on GRANDE VISTA NW N, between VISTA GRANDE NW and WARD DR NW containing approximately 2 acre(s). [REF: 01DRB-01840, 02DRB00250, 03-00940] *[Deferred from 11/2/03]* (G-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR ACCEPTANCE OF WATERLINE AND 3RD SIGNATURE OF PROPERTY OWNER FOR MAINTENANCE OF ACCESS EASEMENT.**

11. **Project # 1000933**
03DRB-01895 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B-5, MANZANO MESA, **TERRACITA SUBDIVISION**, zoned R-T residential zone, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and SHIRLEY ST SE containing approximately 13 acre(s). [REF: 03DRB-00515, 00516, 00517 & 00518] *[Deferred from 11/12/03]* (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS TO VERIFY CASH-IN-LIEU PAYMENT AND UTILITIES DEVELOPMENT: THEY NEED APPROVED ORIGINAL OF A TEMPORARY PUBLIC WATERLINE EASEMENT TO BE RECORDED WITH THE PLAT.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

12. **Project # 1002744**
03DRB-01907 Minor-Sketch Plat or Plan
- MARIA RUDE request(s) the above action(s) for all or a portion of Lot(s) 13, **COLLEGE VIEW ADDITION**, zoned R-T residential zone, located on SALANO ST NE, between MARQUETTE AVE NE and GRANDE AVE NE containing approximately 1 acre(s). [REF: 03DRB-00991, Z-90-103] (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. Approval of the Development Review Board Minutes for November 5, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:25 A.M.

5. **Project # 1000029**
03DRB-01785 Major-Preliminary Plat
Approval
03DRB-01786 Major-Vacation of Public
Easements
03DRB-01787 Minor-Sidewalk Waiver
03DRB-01788 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1, Duke City Lumber Company Addition and Lot D-1-A of Arbolera De Vida, (to be known as **ARBOLERA DE VIDA, PHASE 2**), zoned S-M1, S-DR, located on BELLAMAH AVE. NW, between 19th ST NW and 18th ST NW containing approximately 26 acre(s). *[Deferred from 11/12/03]* (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/19/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: TRACT 4 SHALL BE ENCUMBERED BY A BLANKET DRAINAGE EASEMENT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1000650**
03DRB-01782 Major-Bulk Land Variance
03DRB-01783 Minor-Prelim&Final Plat
Approval
03DRB-01906 Minor-SiteDev Plan
Subd/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1A & 2A, **LANDS OF LAMONICA & WENK**, zoned SU-1,C-1 Perm. Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: 03EPC-00905, 00907, 01109 & 01110] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 11/12/03]* (P-10) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat
Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [*Deferred from 10/8/03, 11/5/03 & 11/26/03*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

4. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat
Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) **The Trails (portion of Tract 4, Black Ranch)** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [*Deferred from 10/8/03, 11/5/03 & 11/19/03*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

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

1. **Project # 1002663**
03DRB-01818 Major-Preliminary Plat Approval
03DRB-01819 Major-Vacation of Pub Right-of-Way
03DRB-01820 Minor-Sidewalk Variance
03DRB-01821 Minor- Subd Design (DPM) Variance

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E, NEW MEXICO CREDIT CORPORATION, (to be known as **EL PORVENIR SUBDIVISION**) zoned SU-2 special neighborhood zone, C-3, located on ARNO ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 2 acre(s). [REF:03DRB-00804 (SK)] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/19/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/11/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: REFLECT THE RADIUS AS 20-FEET INSTEAD OF 15-FEET. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [*Deferred from 10/15/03, 11/5/03 & 11/19/03*] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

03DRB-01692 Minor-SiteDev Plan Subd
DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [*Deferred from 10/15/03 ,11/5/03 & 11/19/03*] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 19, 2003

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: 10:25 a.m.

B. Changes and/or Additions to the Agenda

C. New or Old Business



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: 1003057

AGENDA ITEM NO: 7

SUBJECT:

- | | | |
|-------------------------|--|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd ^{Am1} | (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:

The previous comments dated 11-12-03 have been satisfied.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: November 19, 2003

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB- 1003057 Item No. 22 Zone Atlas K-09

DATE ON AGENDA 10/29/03

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED: () ANNEXATION
(x) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
() SITE PLAN FOR BUILDING PERMIT

No. Comment

1. Property is within water pressure zone 2W and can not be connected to the south, which is 2WR. Elevation 5140 is the split b/w 2W & 2WR.
2. Must show corridor for water line loop.

If you have any questions or comments please call Roger Green at 924-3989.

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

DRB- 1003057 Item No. 22 Zone Atlas K-9/12-10

DATE ON AGENDA

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~~
at 924-3990. Meeting notes: *WILFRED GARCIA*
3971

- ① STANDARD INFRASTRUCTURE REQ'D
- ② WHAT IS INTENDED USE
- ③ UNBLEN REQUIRES BIKE LANES & TRAIL



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence
Development Review Board Comments

Project Number: 1003057
Application Number: 03DRB-01810

DRB Date: 10/29/03
Item Number: 22

Subdivision:

Lot S-2, Clifford West Business Park

Zoning: SU-1, IP

Zone Page: K-9/K-10

New Lots (or units) : 0

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

The Trails and Bikeways Facility Plan calls for a trail on Unser in this location. The trail is existing, so there is no trail requirement with this request.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



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: 1003057

AGENDA ITEM NO: 22

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
 An approved drainage plan is required for Preliminary Plat approval or follow Unit 2 masterplan.

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

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

ITEM # 22

PROJECT # 1003057 APPLICATION # 03DRB-01810

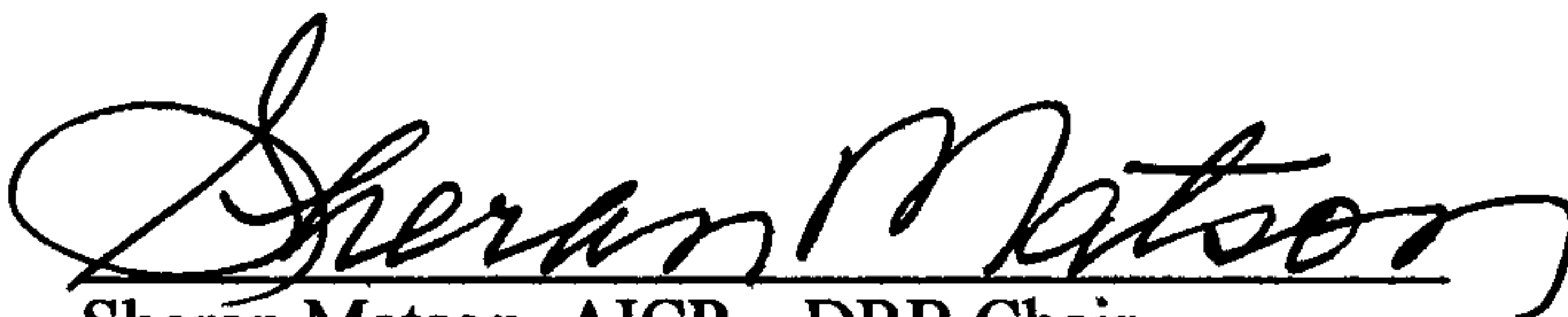
RE: Clifford West Business Park

The site development plan for building permit required by the master plan, and delegated to DRB by that plan, should be submitted ~~either prior to or at the same time as the replat.~~ The plat cannot be approved prior to site plan approval.

checklist

when ready to build.

Be sure to follow the site plan for building permit obtainable at the One Stop Shop front counter in addition to the master plan requirements in developing the plan.



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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
November 12, 2003 Comments**

ITEM # 11

PROJECT # 1003057 APPLICATION # 03DRB-01902, 01903, 01904

RE: Clifford West Business Park, Unit 3/SPS, prelim & final, TDS

Agent must cloud the specific areas of change ^{on} ~~from~~ the previously approved site plan prior to DRB signing the amended site plan.

Assuming Planning understands from agent's explanation letter what is changing, Planning has no problems with the proposed amendments to the site plan.

No objection to the plat or the sidewalk deferral request.



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

*Deferred
11/17/03*



11/12/03

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 12, 2003

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.

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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: 12:10 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

1. Project # 1000029

03DRB-01785 Major-Preliminary Plat
Approval

03DRB-01786 Major-Vacation of
Public Easements

03DRB-01787 Minor-Sidewalk Waiver

03DRB-01788 Minor-Temp Defer

SDWK

BOHANNAN HUSTON, INC. agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1, Duke City Lumber Company Addition and Lot D-1-A of Arbolera De Vida, (to be known as **ARBOLERA DE VIDA, PHASE 2**), zoned S-M1, S-DR, located on BELLAMAH AVE. NW, between 19th ST NW and 18th ST NW containing approximately 26 acre(s). [Deferred from 11/12/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

2. **Project # 1000650**
03DRB-01782 Major-Bulk Land
Variance
03DRB-01783 Minor-Prelim&Final Plat
Approval
03DRB-01906 Minor-SiteDev Plan
Subd/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1A & 2A, **LANDS OF LAMONICA & WENK**, zoned SU-1,C-1 Perm. Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: 03EPC-00905, 00907, 01109 & 01110] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 11/12/03]* (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

3. **Project # 1001765**
03DRB-01781 Major-Bulk Land
Variance

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED LAND WITHIN SEC 8, T9N, R2E, N.M.P.M., TOWN OF ATRISCO GRANT, (to be known as **ANDERSON HEIGHTS**, zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between COORS BLVD SW and 118th ST SW containing approximately 98 acre(s). [REF: 03DRB-01695, 02EPC-00315, 02EPC-00314] (P-8) **THE BULK LAND VARIANCE WAS APPROVED.**

- Project # 1001765**
03DRB-01695 Minor-Prelim & Final
Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED, TOWN OF ATRISCO GRANT, zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between DENNIS CHAVEZ BLVD SW and 118TH ST SW containing approximately 98 acre(s). [Project # changed from 1003017 now void] *[Deferred from 10/15/03]* (P-8) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR MODIFICATION OF EASEMENT LANGUAGE AND PLANNING FOR AGIS DXF FILE.**

4. **Project # 1002194**
03DRB-01778 Major-Preliminary Plat
Approval

GREATER ALBUQUERQUE HOUSING
PARTNERSHIP request(s) the above action(s) for all
or a portion of Tract(s) 2, **SUNPORT LODGINGS**
ADDITION, zoned R-2 residential zone, located on
WELLESLEY DR SE, between KATHRYN AVE SE
and ANDERSON AVE SE containing approximately 2
acre(s). [REF: 03DRB-00537] (L-16) **WITH THE**
SIGNING OF THE INFRASTRUCTURE LIST DATED
11/12/03 AND APPROVAL OF THE GRADING
PLAN ENGINEER STAMP DATED 9/8/03 THE
PRELIMINARY PLAT WAS APPROVED WITH
CONDITION: A 20-FOOT PUBLIC DRAINAGE
EASEMENT SHALL BE INCORPORATED INTO
LOT 7.

5. **Project # 1002792**
03DRB-01780 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT
& MARY BLACK request(s) the above action(s) for all
or a portion of Tract(s) 14A & 14B, **BLACK RANCH**,
zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located
on COORS BLVD NW, between ALAMEDA BLVD
NW and the CALABACILLAS ARROYO containing
approximately 10 acre(s).[REF: 03EPC-01085 &
01086] [*Deferred from 11/12/03*] (B-14) **DEFERRED**
AT THE AGENT'S REQUEST TO 11/26/03.

6. **Project # 1002957**
03DRB-01784 Major-Vacation of
Public Easements

JEFF MORTENSEN & ASSOCIATES INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T residential zone, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CR NW containing approximately 14 acre(s). [REF: 03DRB-01524 & 01525] (D-11) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION: PRIOR TO FINAL PLAT APPROVAL A REPLACEMENT TEMPORARY CONSTRUCTION EASEMENT ACCEPTABLE TO THE CITY'S WATER UTILITY DIVISION AND APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED TO BE RECORDED WITH THE COUNTY CLERK BY THE CITY WITH THE FINAL PLAT.**

7. **Project # 1000875**
03DRB-01747 Major-Preliminary Plat
Approval
03DRB-01748 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC & KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) F & E, FINELAND DEVELOPMENT, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 for R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and TUSCANY DR NW containing approximately 11 acre(s). [REF: 03EPC-01095, 100875, 100898] [*Deferred from 11/5/03*] (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/12/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1001816**
03DRB-01640 Major-Vacation of Pub
Right-of-Way

JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 10, 11 and 12, **NM TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-2 special neighborhood zone, HDA, located on the southside of TIJERAS AVE NW, between 9th ST NW AND 10TH St NW containing approximately 1 acre(s). [REF: 02LUC-00952, 02CC-00446 & 00950 AP, Z-94-1, LUC92-3] [Deferred from 10/22/03 & 10/29/03] (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION: AN INFRASTRUCTURE LIST WILL BE REQUIRED TO REMOVE AND REPLACE THE SIDEWALK.**

9. **Project # 1000922**
03DRB-01725 Major-Bulk Land Variance
03DRB-01726 Major-Vacation of Pub
Right-of-Way
03DRB-01727 Major-Vacation of Public
Easements
03DRB-01728 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO PLANNING FOR AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD.**

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

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

10. **Project # 1000694**
03DRB-01897 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01898 Minor-Prelim&Final Plat
Approval
- JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Lot(s) 226-230, **TOWN OF ATRISCO GRANT-AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72nd ST NW containing approximately 8 acre(s). [REF: DRB-96-415, DRB-96-313] **[Mary Piscitelli, EPC Case Planner]** [Deferred from 11/12/03] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**
11. **Project # 1003057**
03DRB-01902 Minor-Amnd SiteDev Plan
Subd
03DRB-01903 Minor-Prelim&Final Plat
Approval
03DRB-01904 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYLAND, INC. request(s) the above action(s) for all or a portion of Tract(s) A-2, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned SU-1 IP, located on UNSER BLVD NW, between LOS VOLCANES RD NW and SAUL BELL RD NW containing approximately 13 acre(s). [REF: 1000918, AA-98-54, Z-97-11, DRB-97-138, S-98-54] [Deferred from 11/12/03] (K-9/K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

14
14
14
14

12. **Project # 1002565**
03DRB-01905 Minor- Minor-Subd Design
(DPM) Variance
- MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC. request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, **VILLA DE LA CAPILLA**, zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). (F-13) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
13. **Project # 1000933**
03DRB-01895 Minor-Final Plat
Approval
- BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B-5, **MANZANO MESA, TERRACITA SUBDIVISION**, zoned R-T residential zone, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and SHIRLEY ST SE containing approximately 13 acre(s). [REF: 03DRB-00515, 00516, 00517 & 00518] [*Deferred from 11/12/03*] (L-21) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**
14. **Project # 1002455**
03DRB-01899 Minor-Prelim&Final Plat
Approval
- TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (E-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

15. **Project # 1002638**
03DRB-01896 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST, LTD agent(s) for KIET & NGA NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA**, zoned R-1 residential zone, located on ALTEZ ST NE, between COPPER AVE. NE and ERBBE ST. NE containing approximately 1 acre(s). [REF: 03DRB-00714] (K-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY AND AMAFCA SIGNATURES.**
16. **Project # 1003095**
03DRB-01900 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC., agent(s) for PREFERRED BUILDINGS SYSTEMS request(s) the above action(s) for all or a portion of Tract(s) 2-A, **LA MIRADA ADDITION.**, zoned O-1/P, office and institution zone, parking, located on LA MIRADA PL NE, between WYOMING BLVD NE and PENNSYLVANIA ST NE containing approximately 3 acre(s). (G-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**
17. **Project # 101655**
03DRB-01887 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for ROSS VANWASSENHOVE request(s) the above action(s) for all or a portion of Lot(s) 23A-1-A-1, Block(s) 14, **PALISADES ADDITION**, zoned R-1, located on GRANDE VISTA NW N, between VISTA GRANDE NW and WARD DR NW containing approximately 2 acre(s). [REF: 01DRB-01840, 02DRB00250, 03-00940] [*Deferred from 11/2/03*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

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

18. **Project # 1003096**
03DRB-01901 Minor-Sketch Plat or Plan
- EILEEN DEVEREOX request(s) the above action(s) for all or a portion of Lot(s) 53 - 58, **J. M. MOORE REALTY CO., NO. 1**, zoned SU-2 special neighborhood zone, SMRN / SR, located on the northwest corner of Mountain Rd NW and 8th ST NW containing approximately .2662 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. Approval of the Development Review Board Minutes for October 29, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:10 P.M.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003057

Item No. 11

Zone Atlas K-9/10

DATE ON AGENDA

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.

Comment

No.	Comment
①	① INFRASTRUCTURE LIST SHOULD BE 40' OF PAVT
②	② ITEM L ON NOTES SHOULD BE REVISED FOR PHASE III TO MATCH LOT CONTRIBUTION TO TOTAL
②	② SIMILAR COMMENTS AS ABOVE

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003057

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
 No adverse comments on site plan.

RESOLUTION:

11-19-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: November 12, 2003

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/28/2008 Issued By: PLNSDH

Permit Number: 2008 070 464

Category Code 910

Application Number: 08DRB-70464, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SW CORNER LOS VOLCANES NW AND UNSER NW

Project Number: 1003057

Applicant

Jehovah'S Witness West Congregation

2231 Pajarito Rd Sw
Albuquerque NM 87105
720-7087

Agent / Contact

Community Sciences Corp
Bolesio A Romero, Pe
4481 Corrales Rd
Corrales NM 87048
897-0000

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City of Albuquerque
Treasurer, Division

10/28/2008 11:32 AM LOC: ANNX
 JS: 007 TRUCK CCLD
 RECEIPT# 00105864-00105864
 PERMIT# 2008070464 TRSLJS
 Trans Amt \$235.00
 Conflict Mgmt Fee \$20.00
 DRB Actions \$215.00
 CR \$235.00
 CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Community Sciences Corp. ATTN: BOLESLO A. ROMERO, PE PHONE: 897-0000
 ADDRESS: 4481 CORRALES ROAD FAX: 898-5195
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: bromero@communitysciences.com
 APPLICANT: JEHOVAH'S WITNESS WEST CONGREGATION PHONE: 720-7087
 ADDRESS: 2231 PAJARITO RD SW FAX: 873-9255
 CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: RWODAD@YAHOO.COM
 Proprietary interest in site: MANAGER List all owners: JEHOVAH'S WITNESS CONGREGATION

DESCRIPTION OF REQUEST: TO CREATE A REPLAT WHICH COMBINES TWO ADJOINING LOTS OWNED BY THE JEHOVAH'S WITNESS WEST CONGREGATION INTO ONE LOT TO PROVIDE MORE PARKING AND A GROUNDSEERS RESIDENCE
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No

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

Lot or Tract No. Tracts A-2-A & A-2-B CLIFFORD WEST BUSINESS PARK Block: 3 Unit: 3
 Subdiv/Addn/TBKA: CLIFFORD WEST BUSINESS PARK
 Existing Zoning: IP Proposed zoning: IP MRGCD Map No _____
 Zone Atlas page(s): K-09 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
PRIOR CASES: Z-97-11, AA-98-54, DRB #1003057

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 1.6979 ac.
 LOCATION OF PROPERTY BY STREETS: On or Near: 8600 LOS VOLCANES NW
 Between: SW Corner Los Volcanes and UNSER

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 9/30/08

SIGNATURE Boleslo A. Romero DATE 10/23/08
 (Print) BOLESLO A. ROMERO Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>OSDRB 70464</u>	<u>PEE</u>	<u>2(3)</u>	<u>\$ 215.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
Hearing date <u>11/05/08</u>			Total <u>\$ 235.00</u>

Sandy Hendley
 Planner signature / date

Project # 1003057

Form revised 4/07

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (verify with DRB Engineer)
 - DXF file and hard copy of final plat data for AGIS is required.

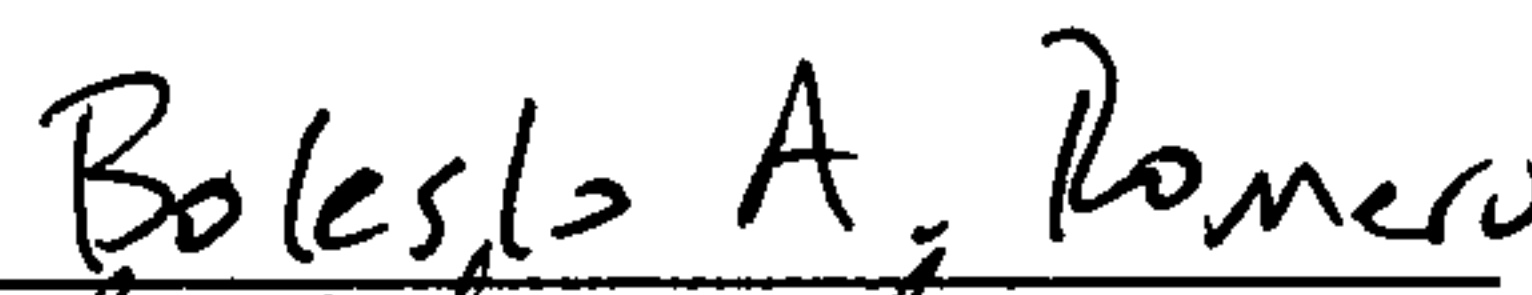

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.



 Applicant name (print)

 Applicant signature / date

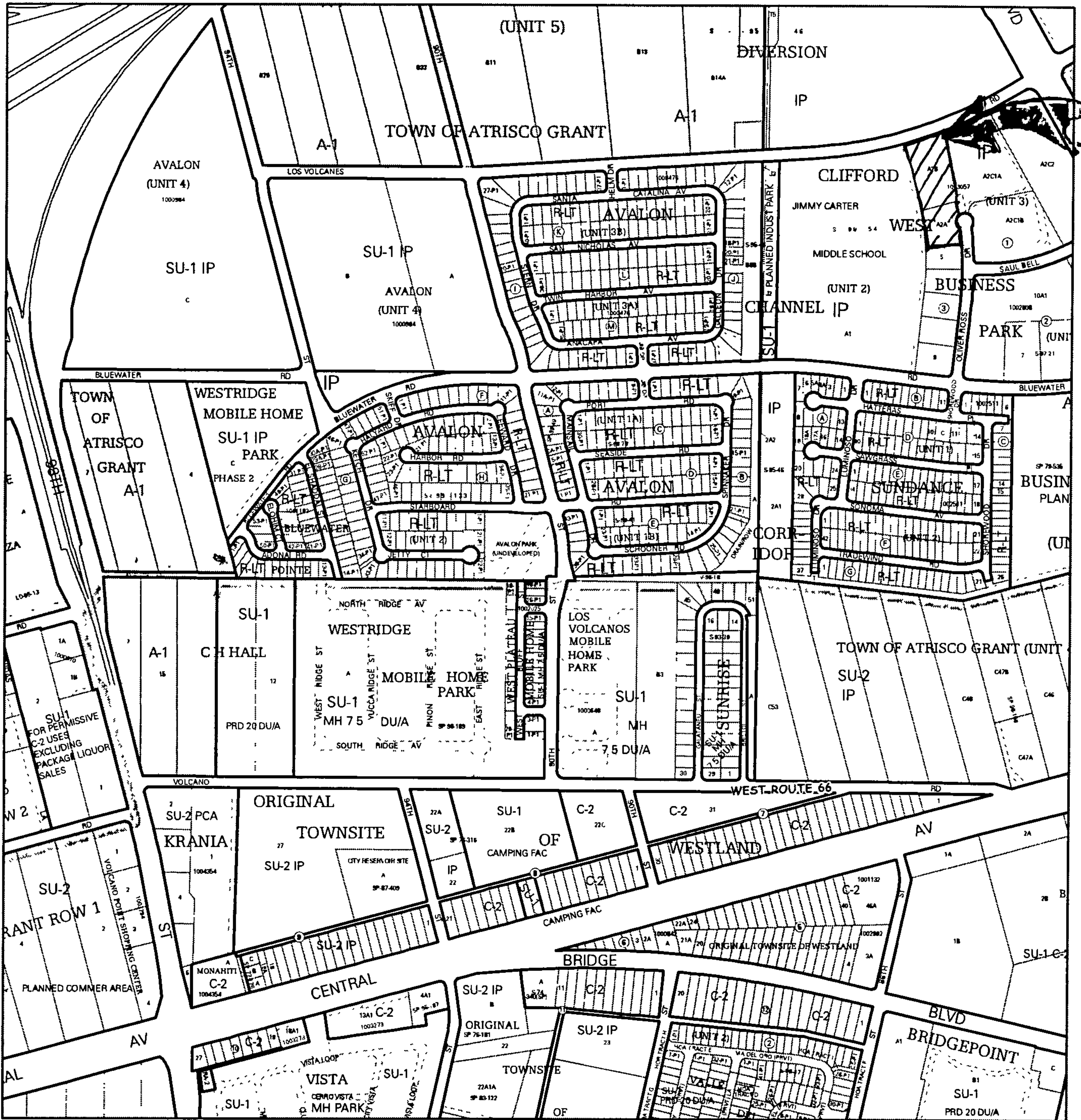


Form revised October 2007

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

Application case numbers
 08DRB - 70464


 Planner signature / date
 Project # 1003057



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-09-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

P. O. Box 1328
Corrales, NM 87048

October 27, 2008

City of Albuquerque
Attn: Development Review Board
600 Second St NW
Albuquerque, NM 87103

Subject: DRB Application for the Jehovah's Witness West
Congregation Replat of Tracts A-2-A and A-2-B, Clifford West
Business Park.

Dear Sirs,

Please find our Development Review Application for the subject project. Our client, the Jehovah's Witness West Congregation, is combining the two subject and adjoining parcels that they own into a single parcel. The property is located at 8600 Los Volcanes NW between Unser and 98th St. (City Map No. K-09). The Congregation owns the two parcels and would like to combine them through a replat of the property. They would like to use the second parcel to place additional parking and a groundskeeper's residence.

This replat will complement the existing area and accommodate a number of concerns by adding more onsite parking to the existing church facility alleviating any offsite parking concerns, improve the traffic flow by adding an additional access at Oliver Ross St., and allow a groundskeeper's residence to provide more of a continual maintenance of the church property thereby improving the appearance of the neighborhood.

Sincerely,

Boleslo A. Romero 10/27

Boleslo A. Romero, PE
Vice-President, Engineering

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

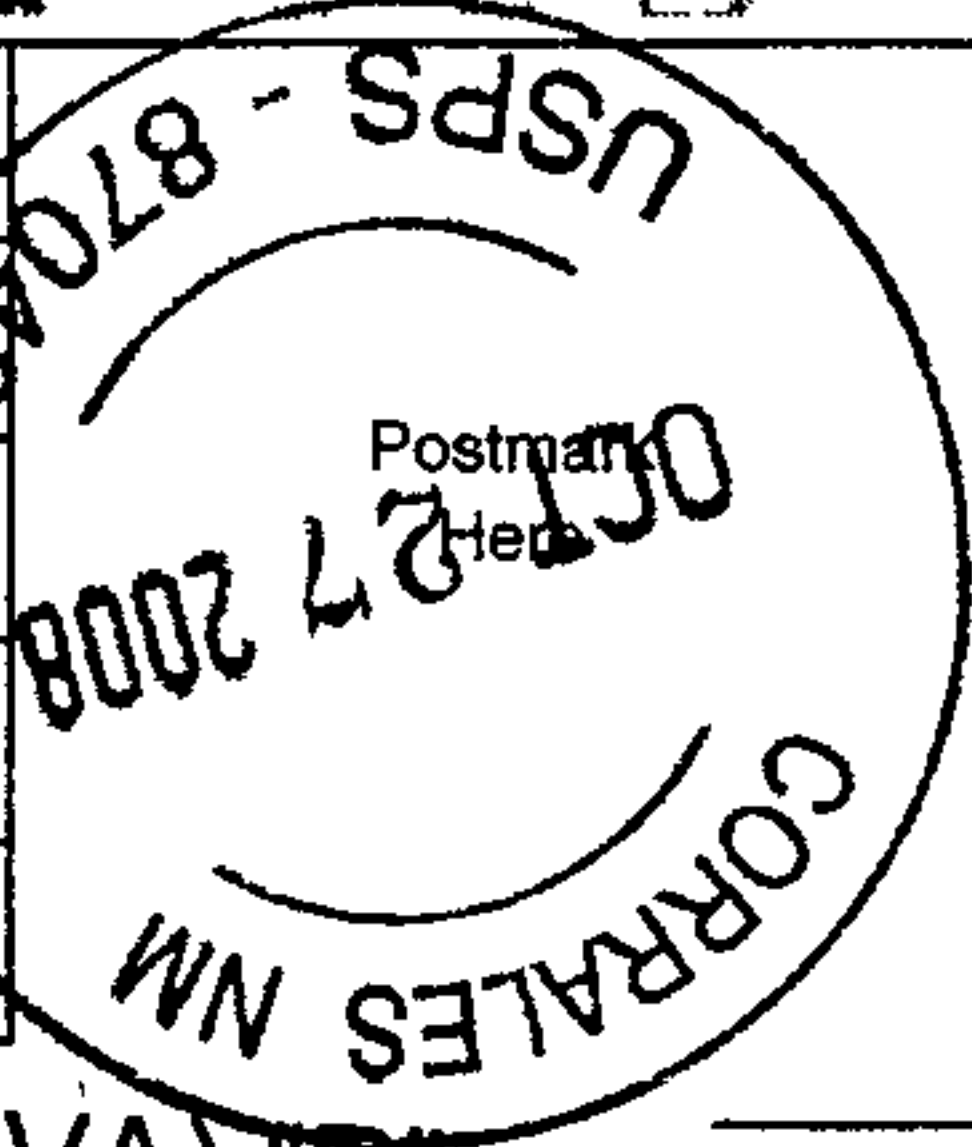
7007 0220 0004 6213 8826

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

Postage	\$.42
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	2.20
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.32



Sent To **Avalon N.A. (AVA) "R"**
 Street, Apt. No., or PO Box No. **Miguel Maestas**
9400 Harbor Rd., NW
 City, State, ZIP+4 **Albuquerque, NM 87121**

PS Form 3800, August 2006 See reverse for instructions

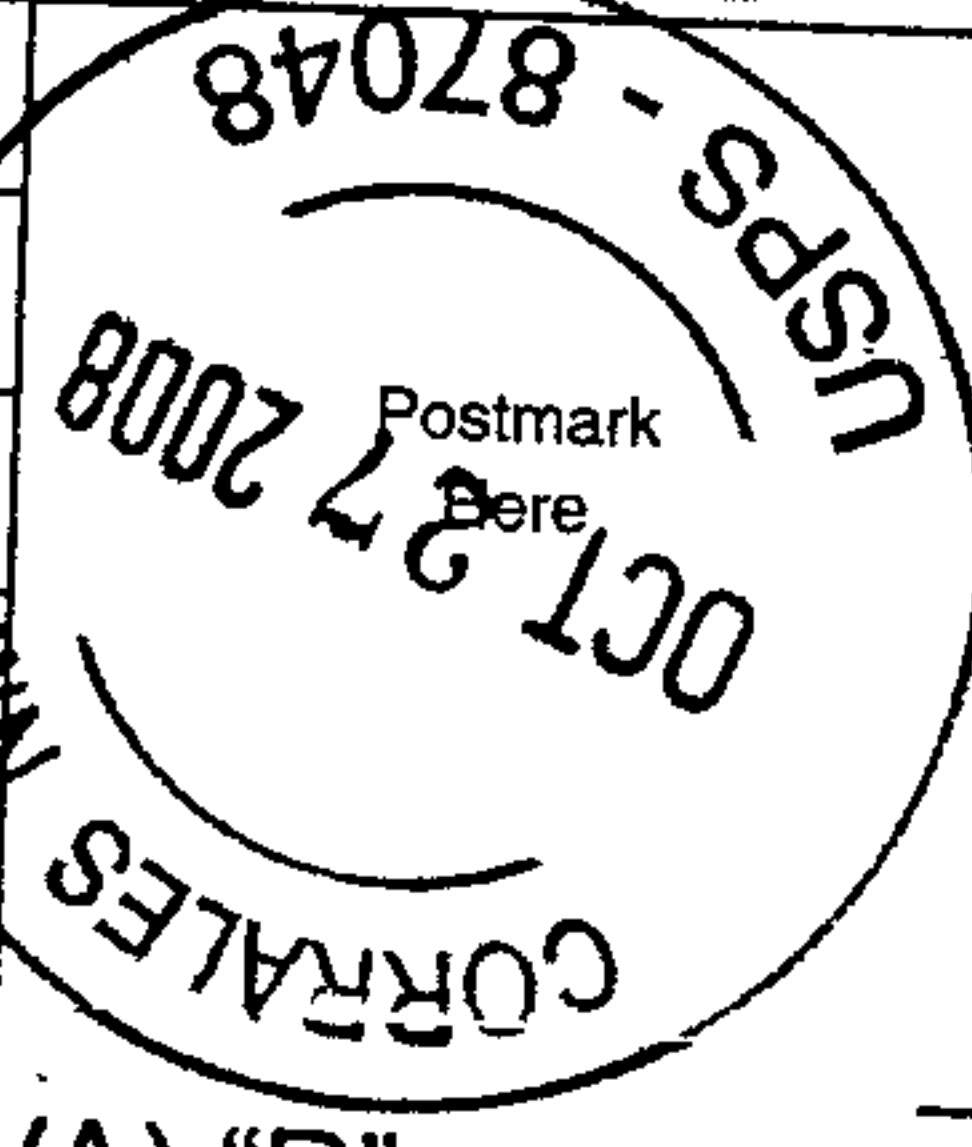
7007 0220 0004 6213 8819

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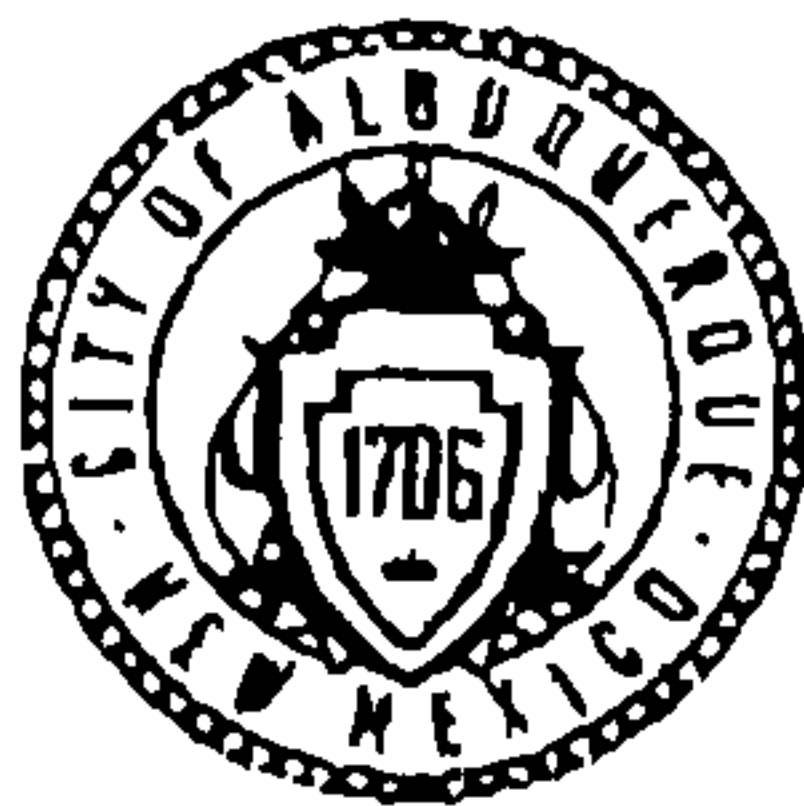
OFFICIAL USE

Postage	\$.42
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	2.20
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.32



Sent To **Avalon N.A. (AVA) "R"**
 Street, Apt. No., or PO Box No. **Kelly Chappelle**
9135 Santa Catalina Ave. NW
 City, State, ZIP+4 **Albuquerque, NM 87121**

PS Form 3800, August 2006 See reverse for instructions



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 27, 2008

Boleslo A. Romero
Community Sciences Corporation
4481 Corrales Road
Corrales, NM 87048
Phone: 897-0000 ext. 110/Fax: 898-5195

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Boleslo:

Thank you for your inquiry of October 27, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACTS A-2-A AND A-2-B OF THE CLIFFORD WEST BUSINESS PARK, LOCATED ON 8600 LOS VOLCANES NW BETWEEN UNSER BOULEVARD NW AND 98TH STREET NW** zone map **K-9**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

AVALON N.A. (AVA) "R"

Miguel Maestas

9400 Harbor Rd. NW/87121 831-9629 (h)

Kelly Chappelle

9135 Santa Catalina Ave. NW/87121 836-1766 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

P. O. Box 1328
Corrales, NM 87048

October 27, 2008

Avalon N.A. (AVA) "R"
Miguel Maestas
9400 Harbor Rd., NW
Albuquerque, NM 87121

And

Avalon N.A. (AVA) "R"
Kelly Chappelle
9135 Santa Catalina Ave. NW
Albuquerque, NM 87121

Subject: DRB Application for the Jehovah's Witness West
Congregation Replat of Tracts A-2-A and A-2-B, Clifford West
Business Park.

Dear Sir and Madam:

This letter is to inform you that a DRB application has been submitted to the City of Albuquerque Planning Department for review and possible approval of a replat of the Jehovah's Witness West Congregation property located at 8600 Los Volcanes NW. The application is to be submitted on October 28, 2008. The City's review process will take a minimum of 15 days (from the postmarked date of this letter), whereupon a final decision will be rendered.

The specifics of this project are:

1. Location: the Jehovah's Witness West Congregation is replatting and combining two adjoining parcels into one parcel of land. The 1.6979 acre parcel is located at 8600 Los Volcanes Rd. NW.
2. Legal Description of the Site: the legal description of the two parcels both owned by the Jehovah's Witness West Congregation are Tracts A-2-A and A-2-B of the Clifford West Business Park.

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

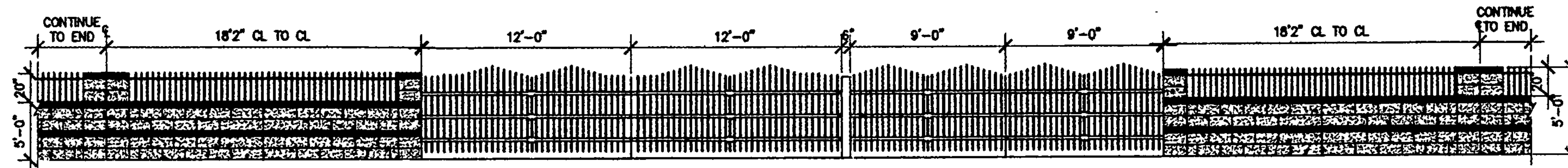
3. Change in Property Status: the two parcels are being combined by a replat into one parcel.
4. The change will complement the existing development by adding more parking area to the existing church facility, improving the traffic flow, and allowing a groundskeeper's residence to provide more of a continual maintenance of the church property.
5. An item of concern to nearby owners and residents that is eliminated by this change is that church parking is taken off of the surrounding streets and directed to the enlarged parking area made possible when the two parcels are combined. A second item of concern is that a Groundskeeper's residence is to be added as a result of the replat and this will help to maintain the property and further improve the appearance of the neighborhood. Another concern is that instead of having just one access to the church off of Los Volcanes Road, a second access to the church is also created at Oliver Ross St. Although the traffic is primarily on Sundays, the traffic flow is improved during services.

Sincerely,

Boleslo A. Romero 10/27

Boleslo A. Romero, PE, Vic President, Engineering
Community Sciences Corporation

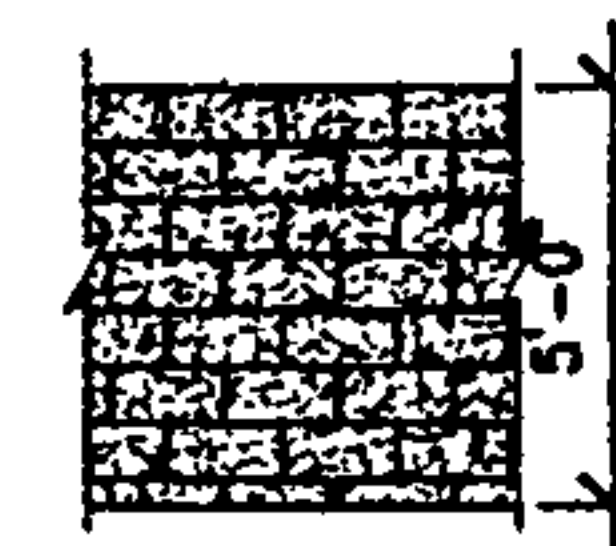
BAS/bjc



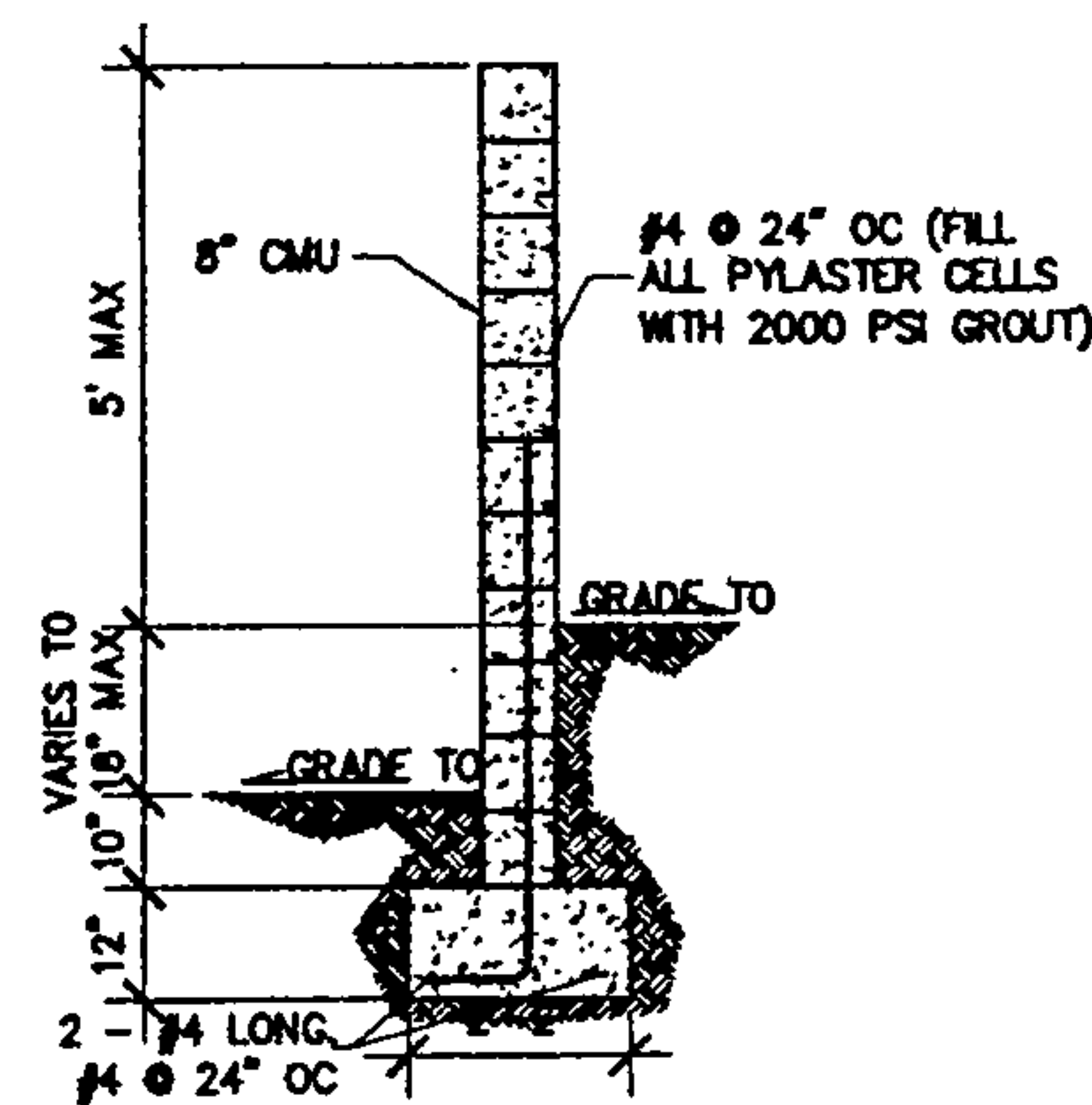
1 GATE DETAIL (SEE SECTION B)
SCALE: 1/4" = 1'

DETAIL NOTES:

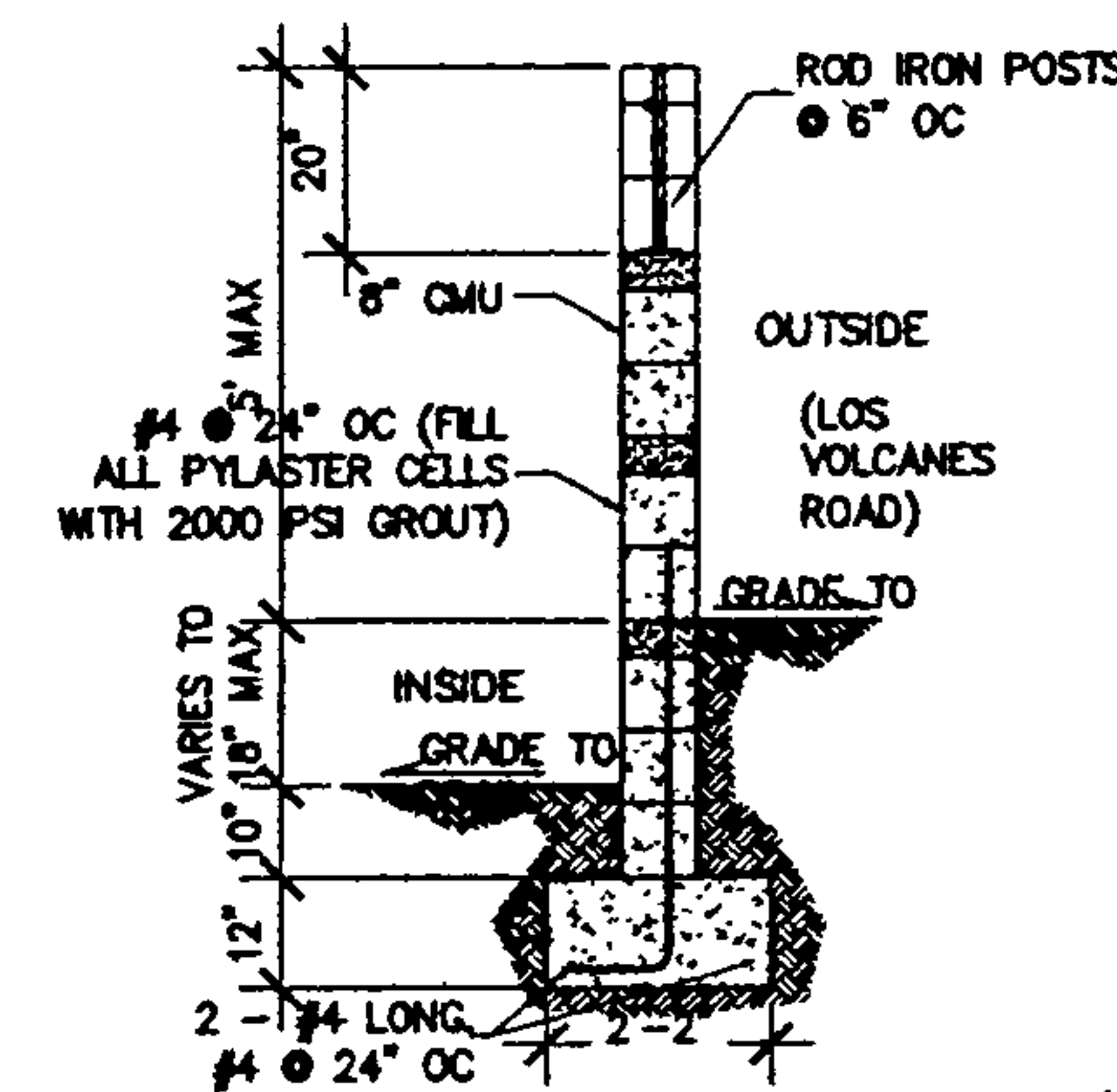
1. ALL CONCRETE IS TO BE MIN. 3000 PSI IN 28 DAYS
2. MINIMUM COMPACTION TO BE 95% PER ASTM. D 1557. FOR A DEPTH OF 2' MOISTURE CONTENT IS TO BE OPTIMUM 2%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL REBAR TO BE GRADE 60 ASTM 615.
5. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS. SHALL PROJECT A MIN. OF 40 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
6. CONTRACTOR TO FIELD VERIFY DIMENSIONS AND INFORM ENGINEER OF ANY VARIATIONS THAT WOULD VARY THE INTENT OF THE DESIGN.
7. CONTRACTOR TO ENSURE 1500 PSF MIN. SOIL BEARING PRESSURE.
8. CONTRACTOR NOT TO SET GATES DUE TO ELEVATION CHANGE IN PARKING ENTRANCE UNTIL BUILDING PERMIT SET IS APPROVED.
9. CONTRACTOR TO FIELD EXISTING SURVEY POINTS ALONG OLIVER ROSS ROAD PRIOR TO CONSTRUCTION. ANY VARIATION IN THESE POINTS SHOULD BE REPORTED TO ENGINEER.



2 WALL DETAIL (SEE SECTION A)
SCALE: NTS



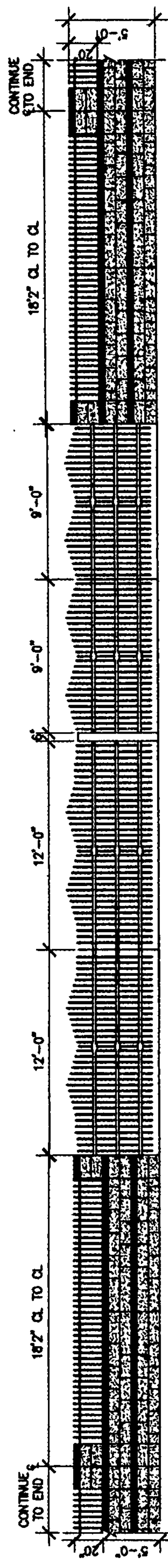
SECTION A
SCALE: NTS



SECTION B
SCALE: NTS

Albuquerque
Building & Safety
MAR 27 2008
I.B.C.
Plan Check Section

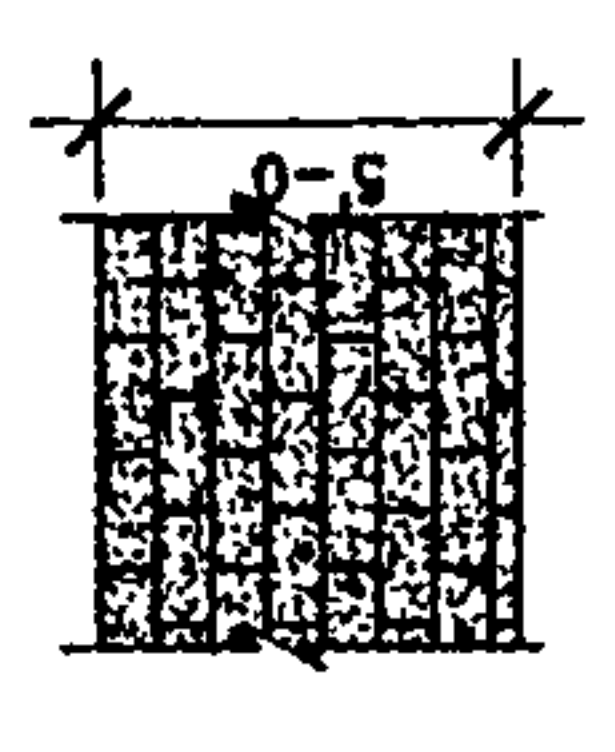
	DATE: 12/07	PROJECT: KINGDOM HALL
	SCALE: AS SHOWN	LOCATION: 8000 LOS VOLCANES RD NW ALBUQUERQUE, NM
DESIGNED: QLL	ENGINEER: QuikDraw ENGINEERING, L.L.C.	DATE: MAR 27 2008
DRAWN: QLL	P.O. Box 729 Corralos, NM 87046 Office (505) 898-0809 Fax (505) 297-0809	SCALE: 8" = 8'
ENGINEER'S SEAL		



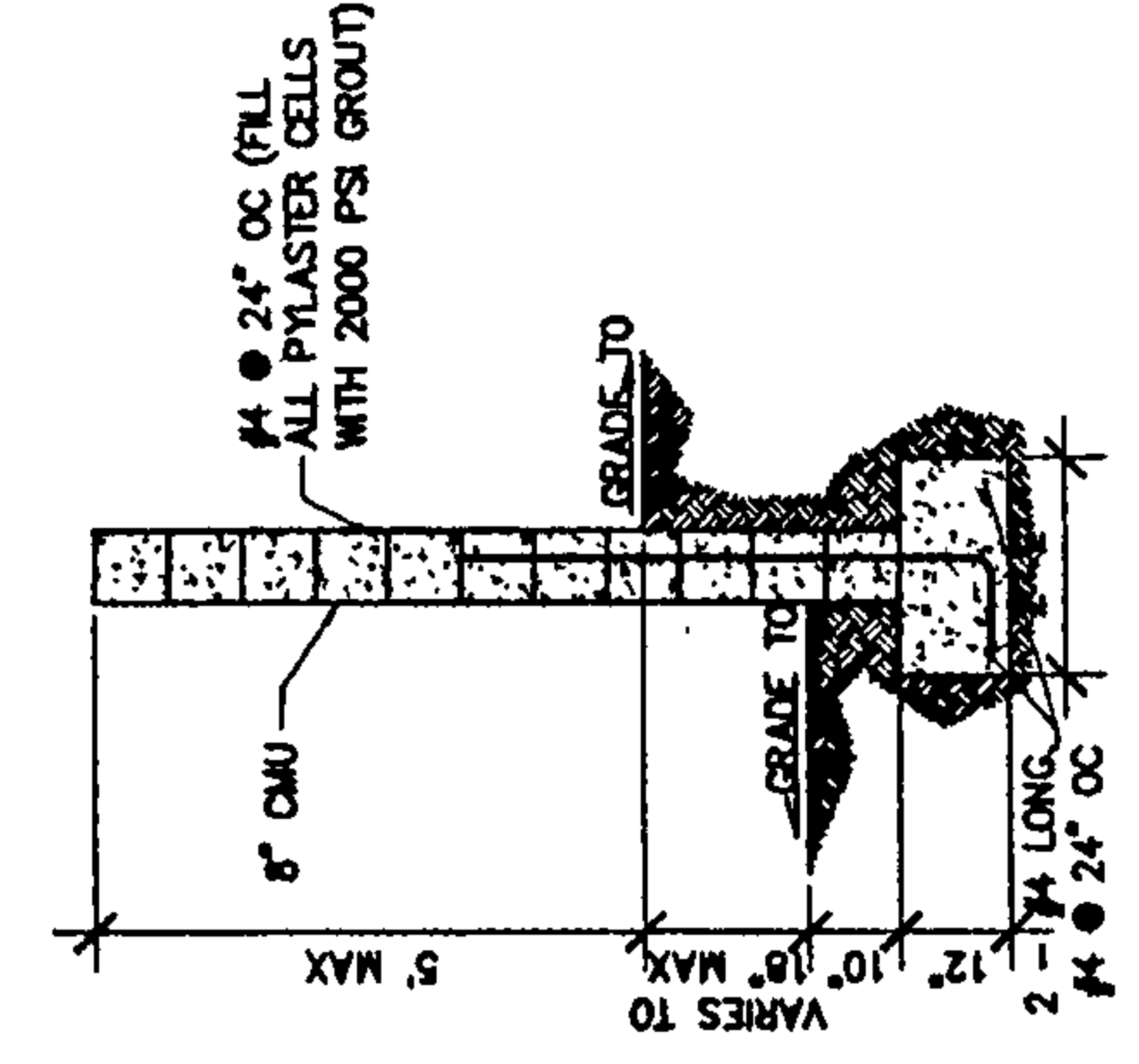
GATE DETAIL (SEE SECTION B)
SCALE: 1/4" = 1'

DETAIL NOTES:

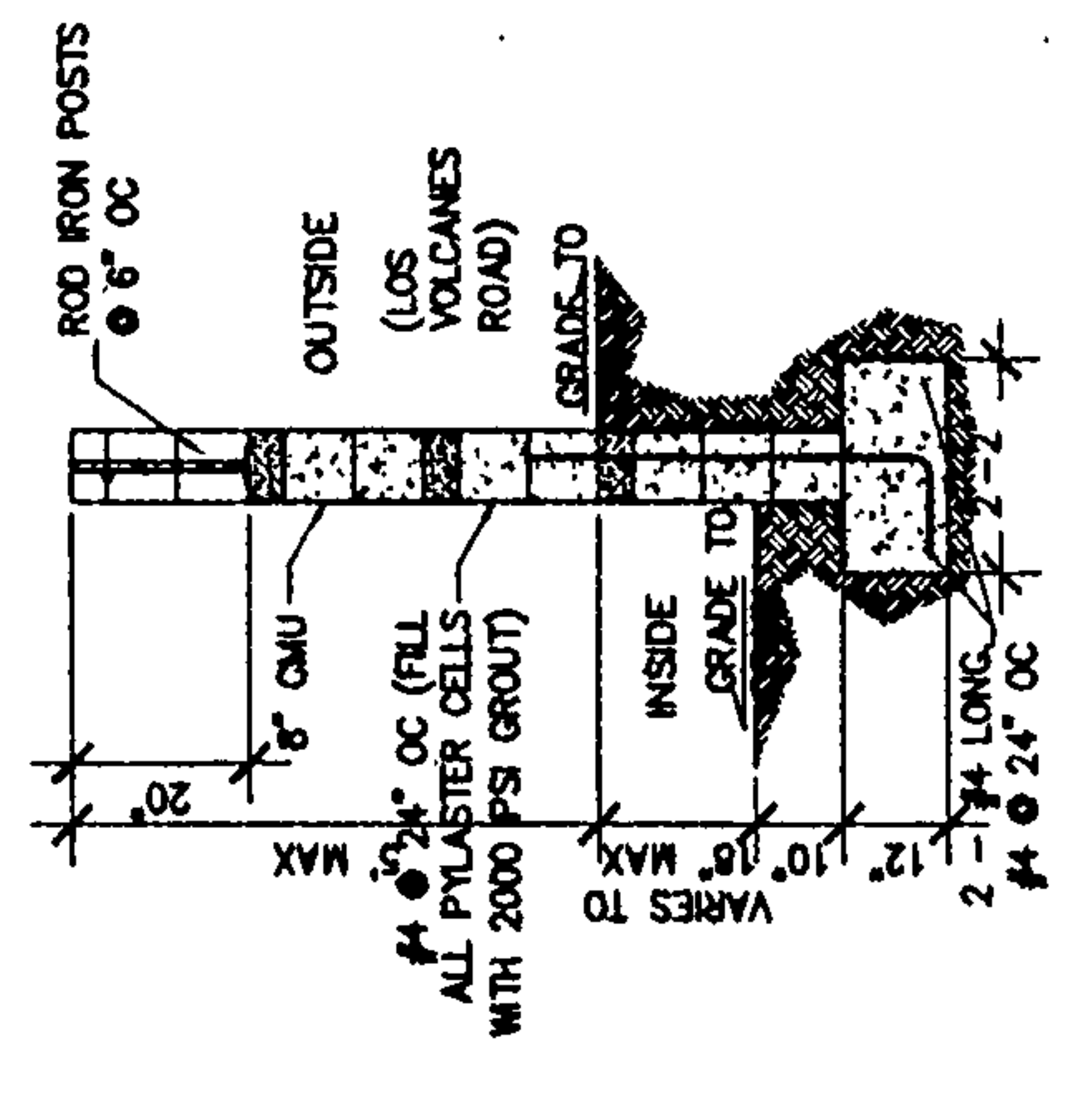
1. ALL CONCRETE IS TO BE MIN. 3000 PSI IN 28 DAYS.
2. MINIMUM COMPACTION TO BE 95% PER ASTM D 1557. FOR A DEPTH OF 2' MOISTURE CONTENT IS TO BE OPTIMUM 2%.
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WALL DETAIL (SEE SECTION A)
SCALE: NTS



SECTION A
SCALE: NTS



SECTION B
SCALE: NTS

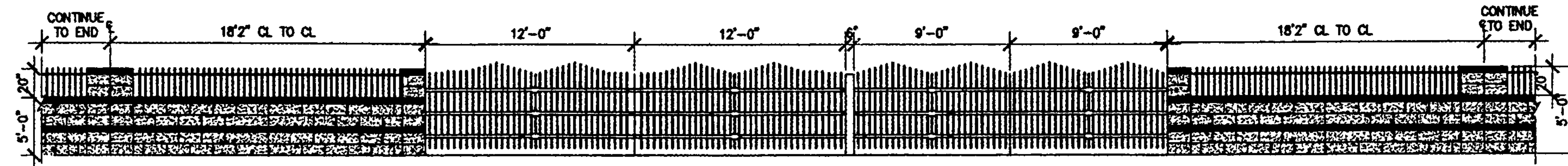
Albuquerque
Building & Safety
MAR 27 2008
I.B.C.
Plan Check Section

PROJECT		8 / 8	
CLIENT		QuikDraw ENGINEERING, L.L.C.	
DATE	12/07	SCALE	AS SHOWN
ISSUE	01	DATE	01
BY	CL	CHECKED	CL
DATE	01	DATE	01

KINGDOM HALL
8800 LOS VOLCANES RD NW ALBUQUERQUE, NM

ENGINEER'S SEAL

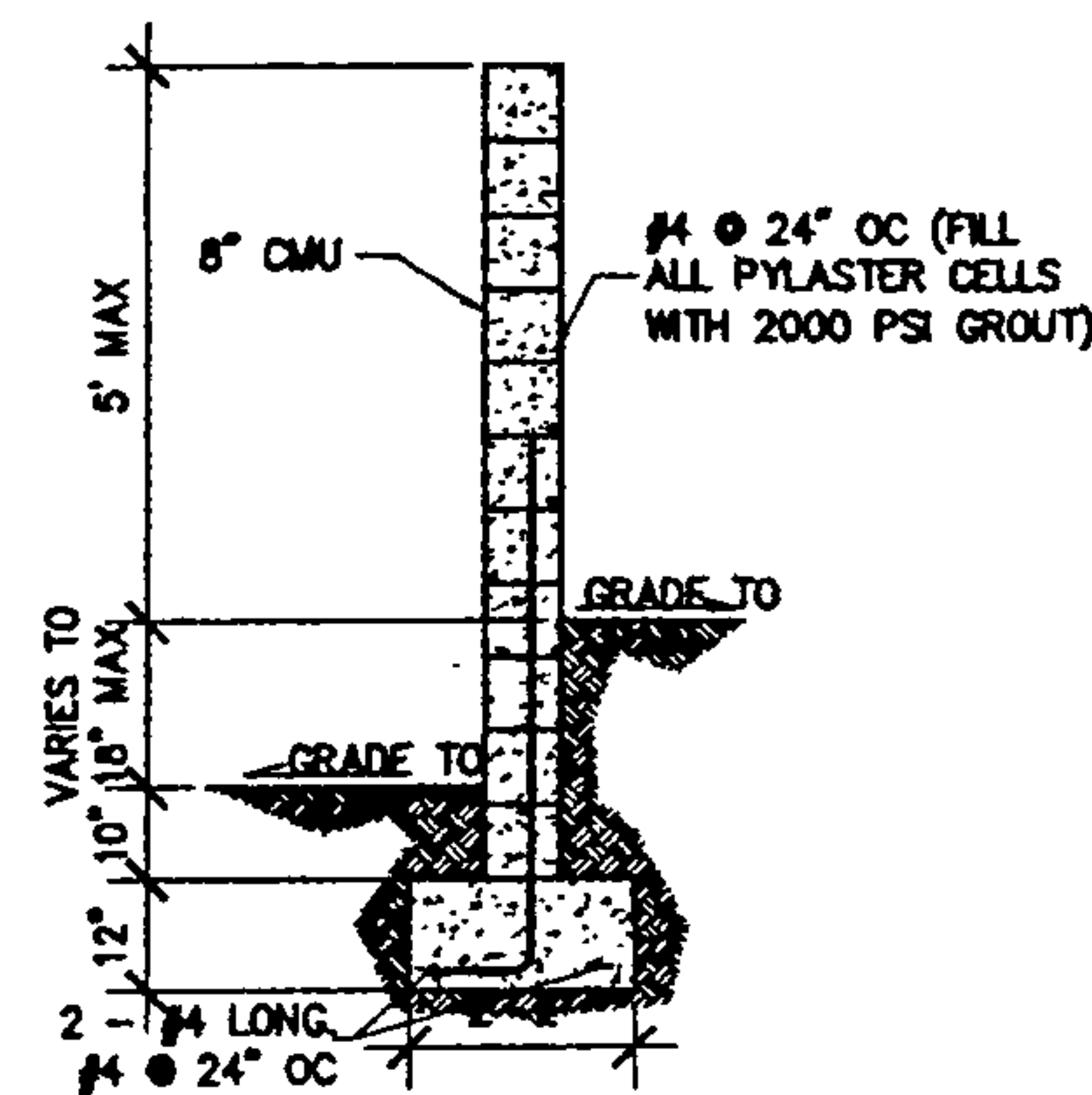
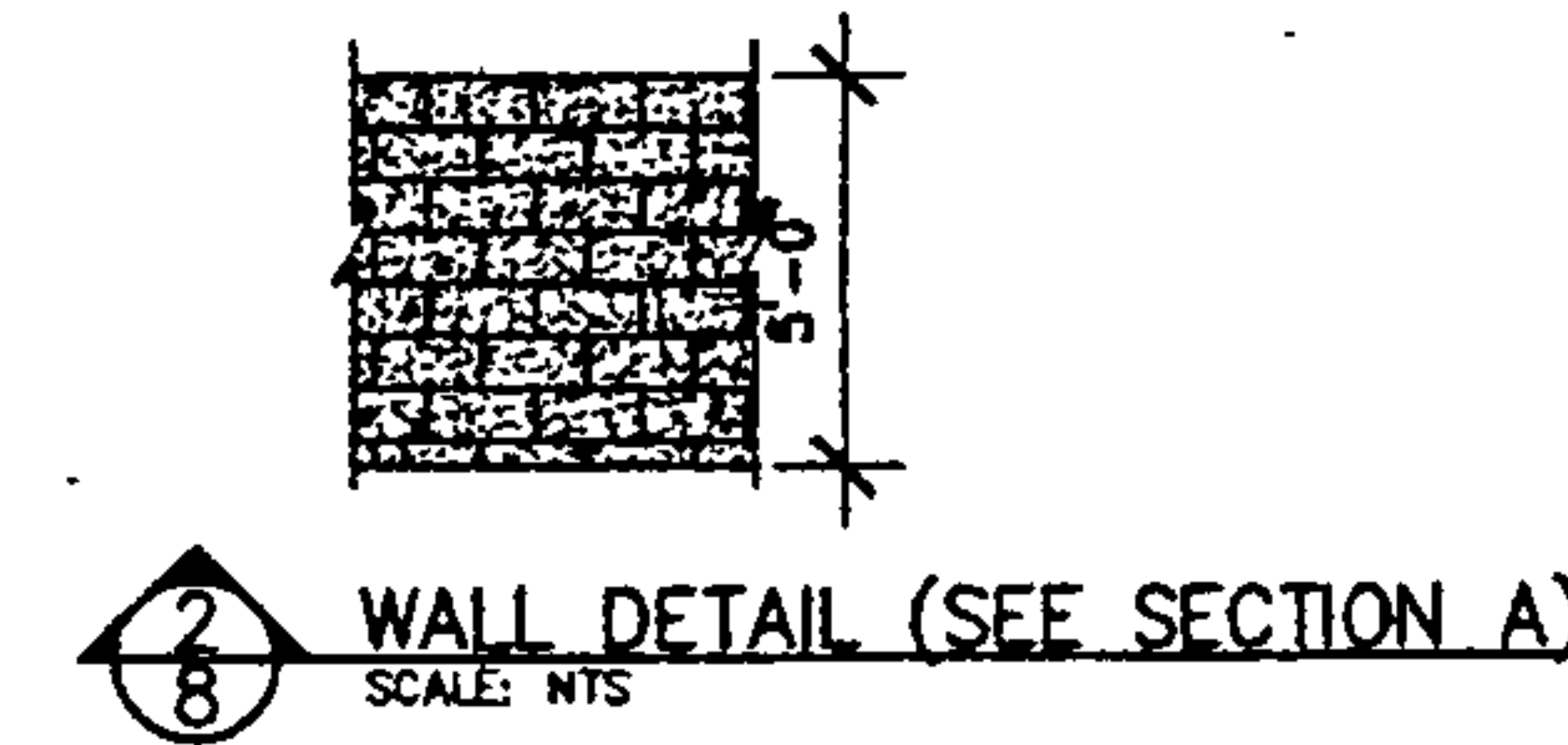
Professional Engineer Seal for Jeffrey S. Laska, License No. 14253, State of New Mexico.



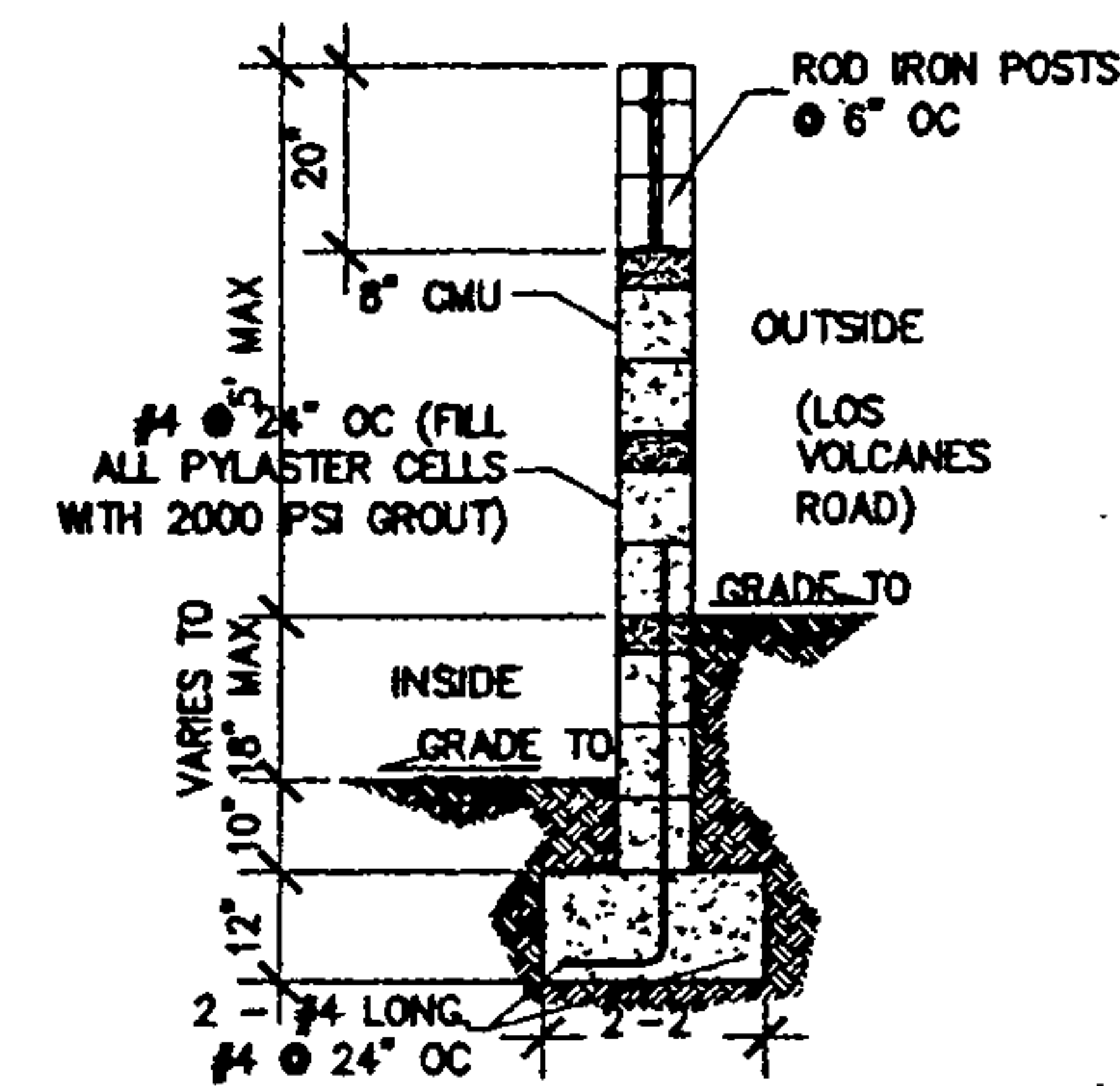
1
8
GATE DETAIL (SEE SECTION B)
SCALE: 1/4" = 1'

DETAIL NOTES:

1. ALL CONCRETE IS TO BE MIN. 3000 PSI IN 28 DAYS
2. MINIMUM COMPACTION TO BE 95% PER ASTM D 1557. FOR A DEPTH OF 2' MOISTURE CONTENT IS TO BE OPTIMUM 2%.
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SECTION A
SCALE: NTS



SECTION B
SCALE: NTS

Albuquerque
Building & Safety
MAR 27 2008
I.B.C.
Plan Check Section

	KINGDOM HALL 8800 LOS VOLCANES RD NW ALBUQUERQUE, N.M.	SHEET 8 / 8
	KINGDOM HALL WALL DETAIL	DATE: 12/07 SCALE: AS SHOWN REVISION: C11 DRAWN: C11
ENGINEER'S SEAL	QuikDraw ENGINEERING, L.L.C. P.O. Box 729 Corralitos, NM 87040 Office (505) 880-0360 Fax (505) 887-0366	

DRBA

APPLICATION NO. 06AA - 01168	PROJECT NO. 1003057
PROJECT NAME GATEWAY WEST	BUSINESS PARK
EPC APPLICATION NO.	
APPLICANT / AGENT KEN HOWEY	PHONE NO. 341-3302
ZONE ATLAS PAGE K-9	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR) (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE <i>8/11/06</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE <i>9/13/06</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>WG</i>	DATE <i>8-11-06</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE <i>8/11/06</i>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

DRB AA

APPLICATION NO. 06AA-81168	PROJECT NO. 1003057
PROJECT NAME GATEWAY BUSINESS PARK	
APPLICANT / AGENT KEN HOUEY	PHONE NO. 341-3302
ZONE ATLAS PAGE K-9	DATE SUBMITTED 8-11-06

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)

(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: <u>8/11/06</u> D: _____ F: _____ D: _____ A: <u>8/11/06</u>	F: <u>9/12/06</u> D: _____ F: _____ D: _____ A: <u>9/12/06</u>		F: <u>8/11/06</u> D: _____ F: _____ D: _____ A: <u>8/11/06</u>	F: _____ D: _____ F: _____ D: _____ A: <u>9/11/06</u>	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number _____

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

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

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

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

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

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

DRB AA

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Annexation
County Submittal
EPC Submittal
Zone Map Amendment (Establish or Change Zoning)
Sector Plan (Phase I, II, III)
Amendment to Sector, Area, Facility or Comprehensive Plan
Text Amendment (Zoning Code/Sub Regs)
Street Name Change (Local & Collector)
APPEAL / PROTEST of...
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: 1-40 GATEWAY WEST, LLC PHONE: 505.341-3302
ADDRESS: 2430 MIDTOWN PLACE NE, STE A FAX: 343 1183
CITY: ALBUQ STATE NM ZIP 87107 E-MAIL: CARL@INDUSTRIALWEST.COM
Proprietary interest in site: OWNER List all owners:
AGENT (if any): KEN HOVEY PHONE: 341.3302
ADDRESS: 2430 MIDTOWN PLACE NE, STE A FAX: 343.1183
CITY: ALBUQ STATE NM ZIP 87107 E-MAIL: KENHOVEY@INDUSTRIALWEST.COM

DESCRIPTION OF REQUEST: SITE PLAN AMENDMENT

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. TRACT A-2-C-1 Block: 01B Unit: 3
Subdiv. / Addn. CLIFFORD WEST BUSINESS PARK
Current Zoning: IP Proposed zoning: IP
Zone Atlas page(s): K-9 No. of existing lots: 1 No. of proposed lots: 2
Total area of site (acres): 6.4565 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. 1009 057 525 425 103 13 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD, NW
Between: LOS VOLCANES RD, and SAIL BELL ROAD

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB 1003057

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

SIGNATURE KEN HOVEY DATE 8-11-06
(Print) KEN HOVEY Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Table with columns: Application case numbers, Action, S.F., Fees. Includes handwritten entries like 06/11, 01168, ASPP, P(4).

Hearing date

Total \$ [Handwritten Signature]

PLANNER / DATE [Handwritten Signature] 8/11/06

Project # 1003057

INDUSTRIALWEST.COM

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- ~~Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies~~ *5 copies*
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) ~~1 copy~~ *5 copies*
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in *Zoning Code §14-16-3-17(A)(5)*
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

KEN HOVEY
Applicant name (print)
KEN H HOVEY 8-11-06
Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
- Fees collected *DJB* *Alena* - 01168
- Case #s assigned
- Related #s listed

LE SLS 8/11/06
Planner signature / date

Project # 1003057

INDUSTRIAL WEST CONSTRUCTORS,. LLC
2430 MIDTOWN PLACE NE, SUITE A
ALBUQUERQUE, NEW MEXICO 87107
PHONE: (505) 341-3302
FAX: (505) 343-1183

August 11, 2006

City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, New Mexico

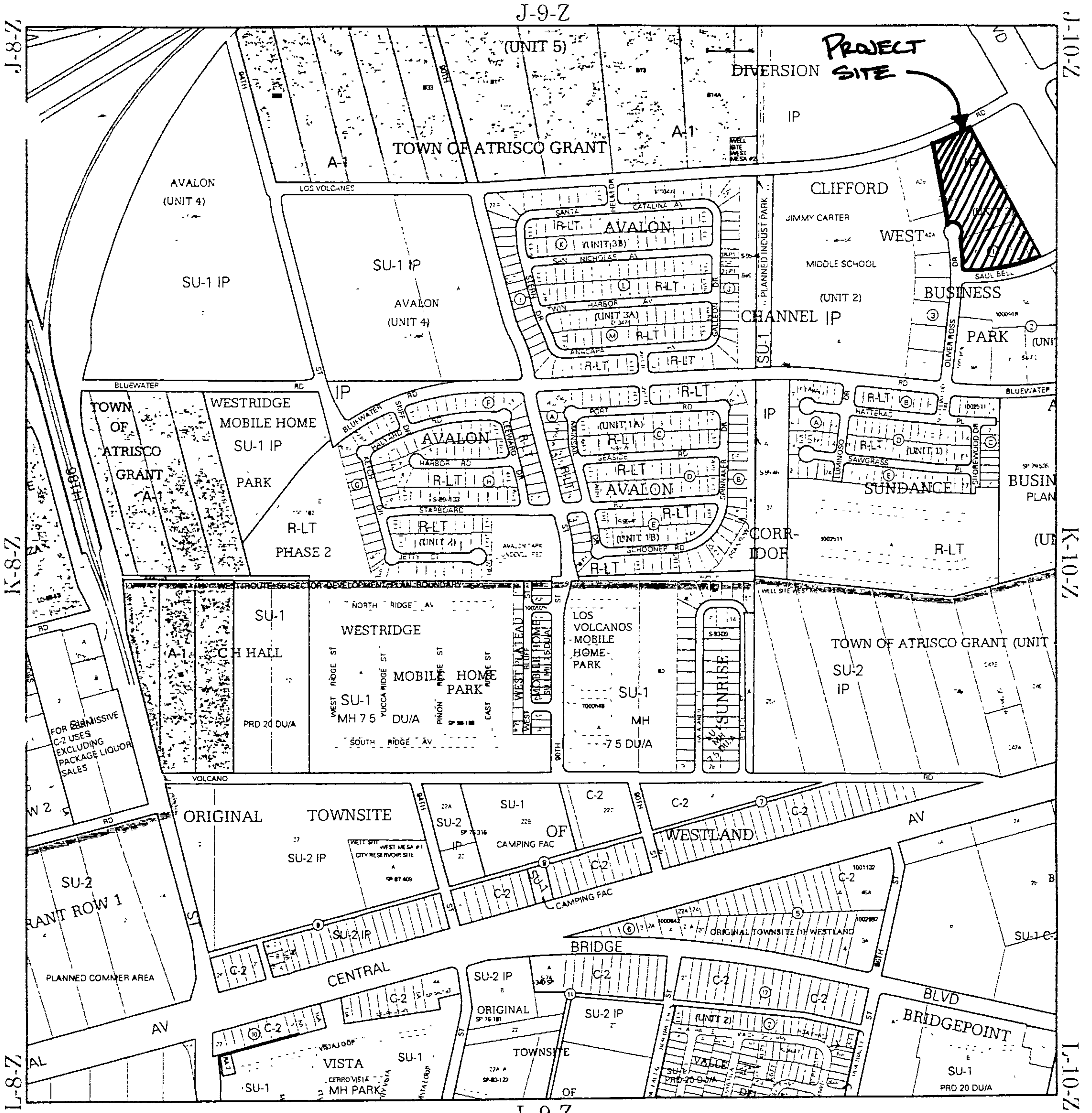
This is to request approval of a Site Development Plan amendment to show the lot split of Tract A-2-C-1, Block One, Clifford West Business Park, Unit 3 into Tracts A-2-C-1-A and A-2-C-1-B, addition of a shared detention pond, and relocation of a proposed driveway to accommodate the detention pond.

If you have any questions, or if further discussion is required, please don't hesitate to contact me at (505) 341-3302 or by email at kenhovey@industrialwest.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'KEN HOVEY', written in a cursive style.

Ken Hovey

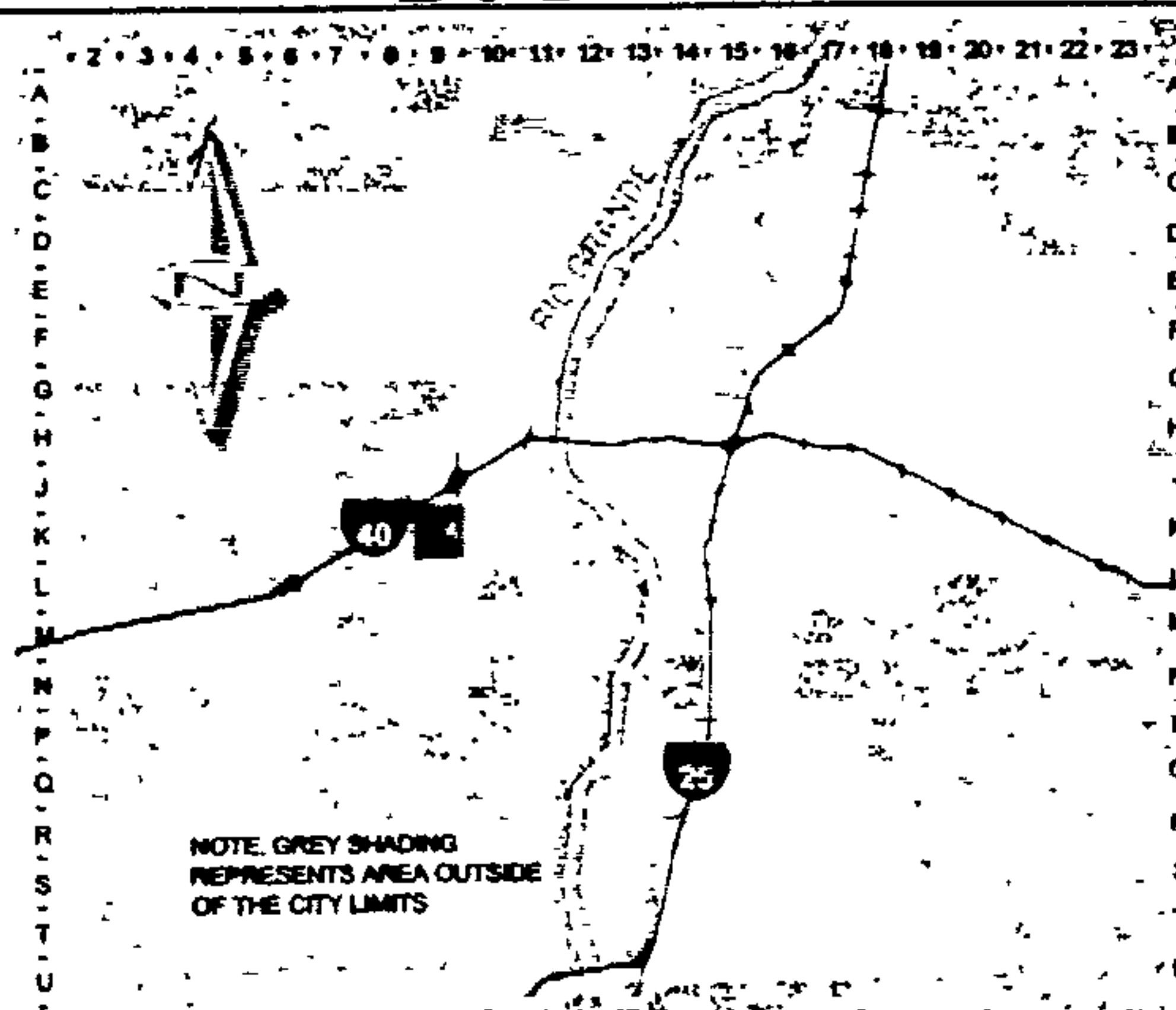
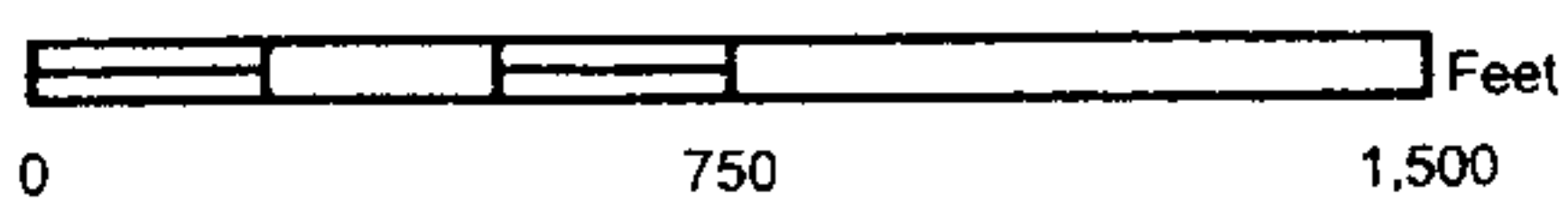


Zone Atlas Page: **K-9-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE

Hacienda Historia

A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

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

PAID RECEIPT

APPLICANT NAME Robert Russell
AGENT Senneq Southwest
ADDRESS _____
PROJECT & APP # 100.3057
PROJECT NAME Cleypore West

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50⁰⁰ 441006/4983000 DRB Actions sepsonal fee

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 50⁰⁰ 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

7/20/2006 2:09PM LOC: ANNX
RECEIPT# 00063927 WS# 006 TRANS# 0022
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt \$50.00
J24 Misc

\$50.00

CK \$50.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action <u>PRELIM/FINAL</u></p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z</p> <p>P</p> <p>L A</p> <p>D</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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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: ROBERT A. RUSSELL PHONE: 480-525-4048

ADDRESS: P.O. BOX 28216 FAX: _____

CITY: SCOTTSDALE STATE AZ ZIP 85255 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): SURVEYS SOUTHWEST LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS OF LAND & TO GRANT ADDITIONAL EASEMENTS AS SHOWN.

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. TRACT A-2-C-1 Block: 1 Unit: 3

Subdiv. / Addn. CLIFFORD WEST BUSINESS PARK

Current Zoning: IP Proposed zoning: N/A

Zone Atlas page(s): K-9-Z & K-10-Z No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 6.4565 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. 1-009-057-525-425-10313 MRGCB Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: LOS VOLCANES TRAIL NW

Between: SAUL BELL TRAIL NW and UNSER BLVD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): PROJ# 1003057

05DRB-00893

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

SIGNATURE Dan Graney DATE 6-13-06

(Print) Dan Graney Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>05DRB-00893</u> - <u>DD 877</u></p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>Hearing date <u>6-28-06</u></p>	<p>Action</p> <p><u>DRB</u></p> <p><u>CMR</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>5(3)</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p>\$ <u>305.00</u></p>	<p>Fees</p> <p>\$ <u>285.00</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p>
---	--	--	---	--

Kim Sims 6/14/06

Project # 1003057

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the 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
 - Design elevations & cross sections of perimeter walls **3 copies**
 - 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
 - Copy of recorded SIA
 - 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.
 - 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.

Dan Craney Applicant name (print)
Dan Craney Applicant signature / date
6.13.06



Form revised 8/04, 1/05 & 10/05

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
010DRB - - 00877

Kim Ellis 6/14/06
Planner signature / date

Project # 1003057

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

June 13, 2006

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: TRACTS A-2-C-1-A & A-2-C-1-B, BLOCK 1, CLIFFORD WEST BUSINESS PARK,
UNIT 3

Dear Board Members:

The purpose of this replat is to divide One (1) tract into Two (2) new tracts so that the office / warehouses will be on separate tracts.

If you have any questions please feel free to contact me.

Sincerely,

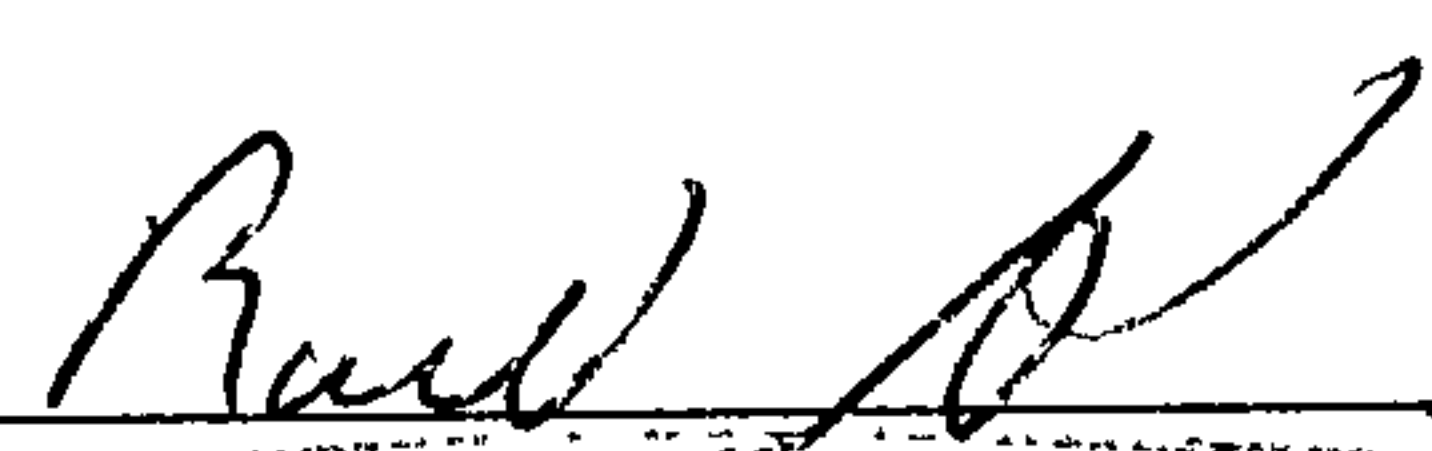
Dan Graney
President

GRANT OF EASEMENT

The undersigned grantor(s) do hereby grant as easement within Tract A-2-C-2 of CLIFFORD WEST BUSINESS PARK UNIT 3, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 9, 2005, in Book 2005C, Page 194.

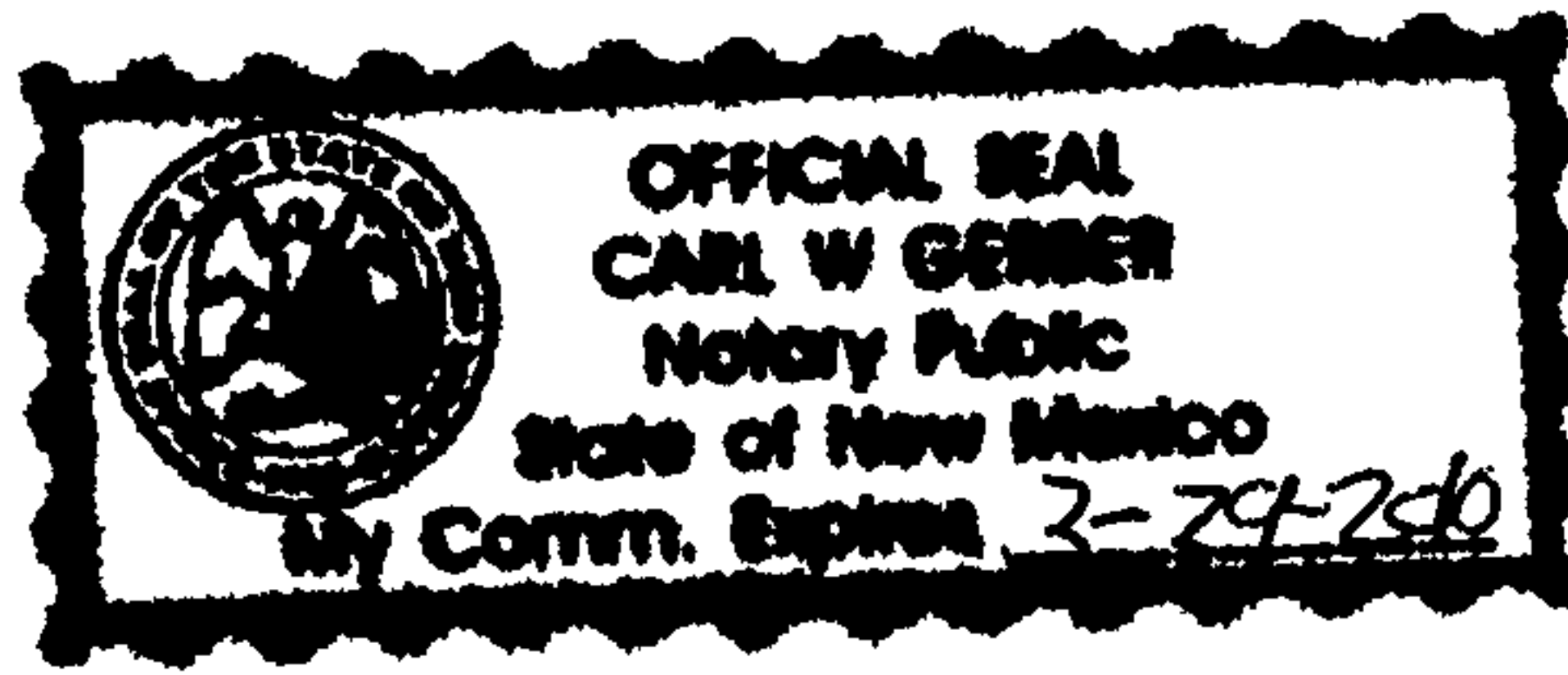
Said easement being more particularly shown and described on "Exhibit A" attached hereto.

Said easement is hereby granted as a Private Joint Use Access Easement for ingress and egress and private drainage easement. Said easement is granted for the benefit of the owners of Tracts A-2-C-1 and A-2-C-2. This document easement shall void and replace the grant of easement filed June 28, 2005, in Book A99, page 1717. This easement shall run with the land and shall be binding on the heirs, successors, administrators and assigns of the undersigned grantor(s).



Robert A. Russell, managing member for I-40 Gateway West LLC

ACKNOWLEDGEMENT

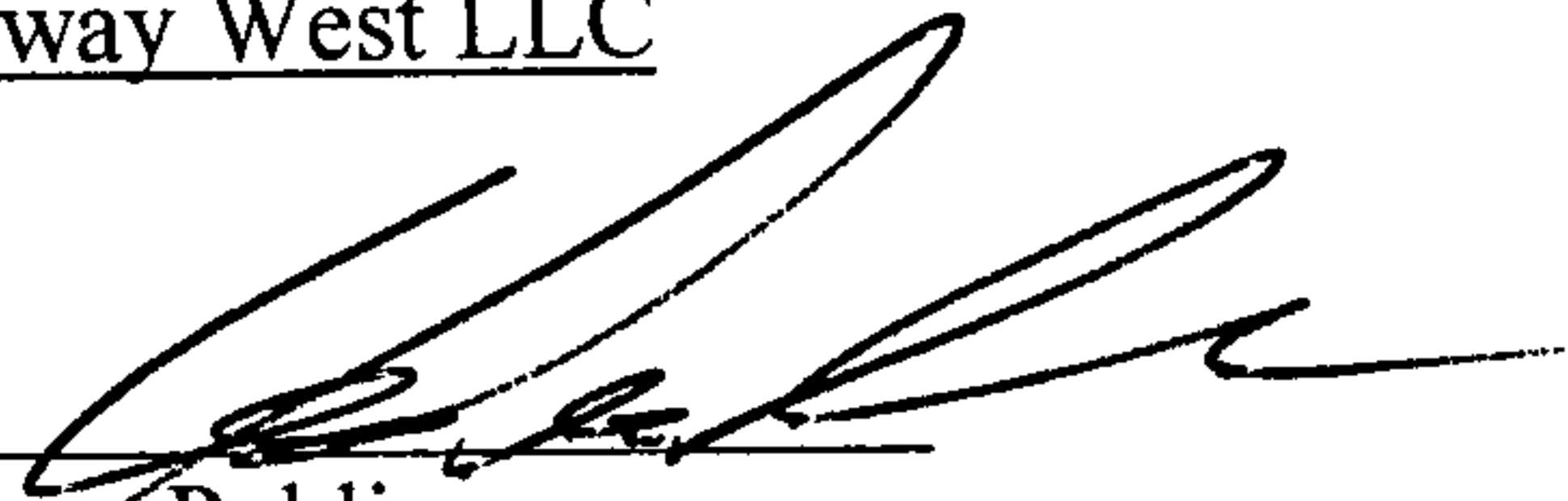


State of New Mexico)

County of Bernalillo) ss

This instrument was acknowledged before me on 7-24, 2006.

By: Robert A. Russell, managing member for I-40 Gateway West LLC

My commission expires: March 29, 2010 
Notary Public



2006110562
6498125
Page: 1 of 2
07/25/2006 02:19P
Bk-A121 Pg-252

EXHIBIT A

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.70'	S30°02'27"E
L2	23.15'	S73°45'24"E
L3	1.66'	N59°36'24"E
L4	57.08'	S30°23'36"E
L5	37.87'	S09°08'28"E
L6	44.62'	S30°02'27"E
L7	30.00'	N59°57'33"E
L8	56.81'	S11°34'08"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2323.83'	2.00'	0°02'58"	N62°37'32"E	2.00'
C2	970.00'	36.57'	2°09'37"	S63°27'46"W	36.57'

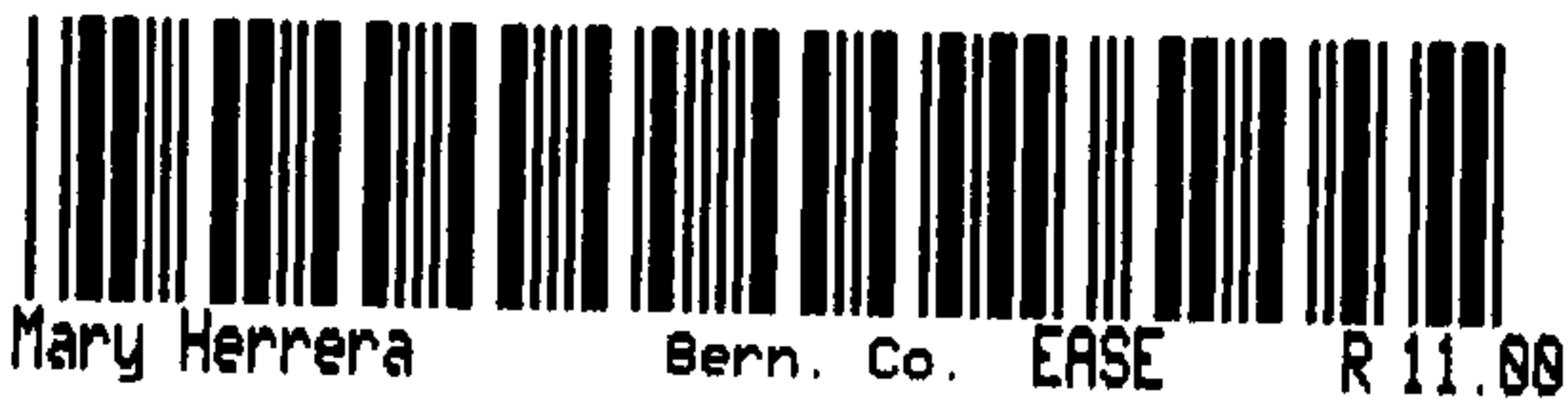
LOS VOLCANES ROAD N.W.
64' RIGHT-OF-WAY

UNSER BOULEVARD N.W.
156' RIGHT-OF-WAY

PRIVATE JOINT USE
ACCESS ESMT. &
PRIVATE DRAINAGE ESMT.
GRANTED BY
THIS DOCUMENT

TRACT A-2-C-2
CLIFFORD WEST
BUSINESS PARK UN. 3

Tract A-2-C-1
CLIFFORD WEST
BUSINESS PARK UN. 3



2006110562
6498125
Page: 2 of 2
07/25/2006 02:19P
Bk-A121 Pg-252

PRIVATE DRAINAGE ESMT.
GRANTED BY
THIS DOCUMENT



OLIVER ROSS DRIVE N.W.

SAUL BELL ROAD N.W.
60' RIGHT-OF-WAY

1" = 100'
PROJECT NO. 0505PB15
DRAWN BY GEG
ZONE ATLAS: K-9, K-10

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

AA PRB ADMIN APPROVAL ○

APPLICATION NO. 05AA-01277	PROJECT NO. 1003057
PROJECT NAME Clifford Business PARK	
EPC APPLICATION NO.	
APPLICANT / AGENT KEN HOVEY!	PHONE NO. 259-8458
ZONE ATLAS PAGE K-9; K10	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN) (IR), (AA)	
ONE STOP COMMENT FORM LOG	

~~HYDROLOGY DEV (505) 924-3986~~

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

~~UTILITY DEV (505) 924-3989~~

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

~~TRANSPORTATION DEV (505) 924-3990~~

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

~~PARKS AND REC (505) 768-5328~~

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>Sam</i>	DATE <i>08/08/05</i>	DATE
COMMENTS:		
<i>(Please make me leaper to put in my master plan file.)</i>		

Revised 3/3/04

(Return form with plat / site plan)

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCG approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

ADMINISTRATIVE AMENDMENT TO MASTER DEVELOPMENT PLAN

- AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION**
- AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**
- CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY**

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in-addition to all those listed above:

- Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

KEN HOVEY **KEN HOVEY**
Applicant name (print)
[Signature] **8-8-05**
Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers
- - 01277
- -
- -

[Signature] **8/8/05**
Planner signature / date

Project # 1003057

PO Box 28216
Scottsdale, AZ 85255
Fax (480) 505-4049
Phone (480) 505-4048

I-40 Gateway West, LLC

June 1, 2005

To Whom It May Concern:

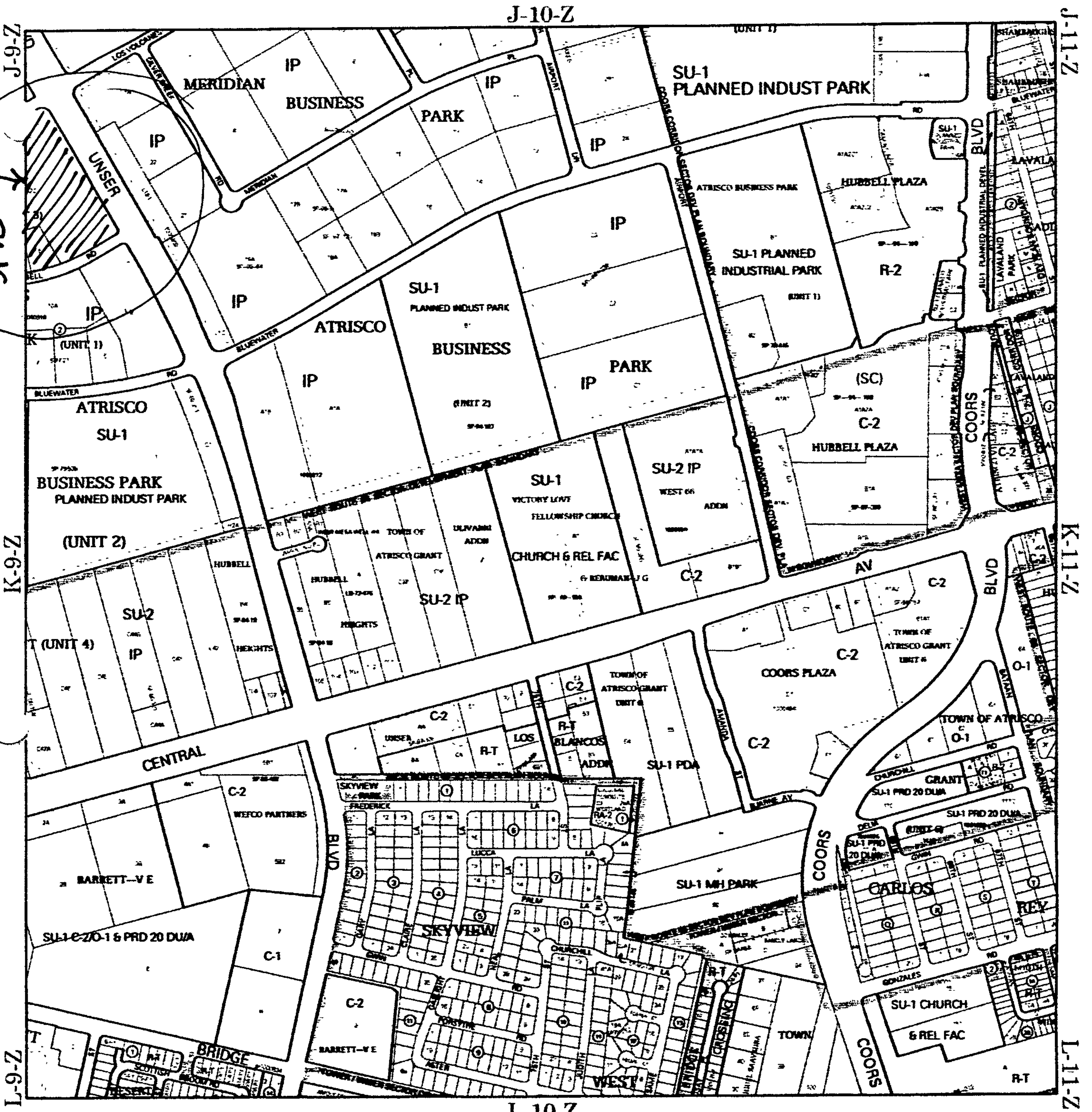
Ken Hovey is authorized to act on my behalf regarding any matters involving site development plan approval for the Gateway West Business Park located at Unser and Los Volcanes N.W. in Albuquerque, New Mexico.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Robert A. Russell
Manager

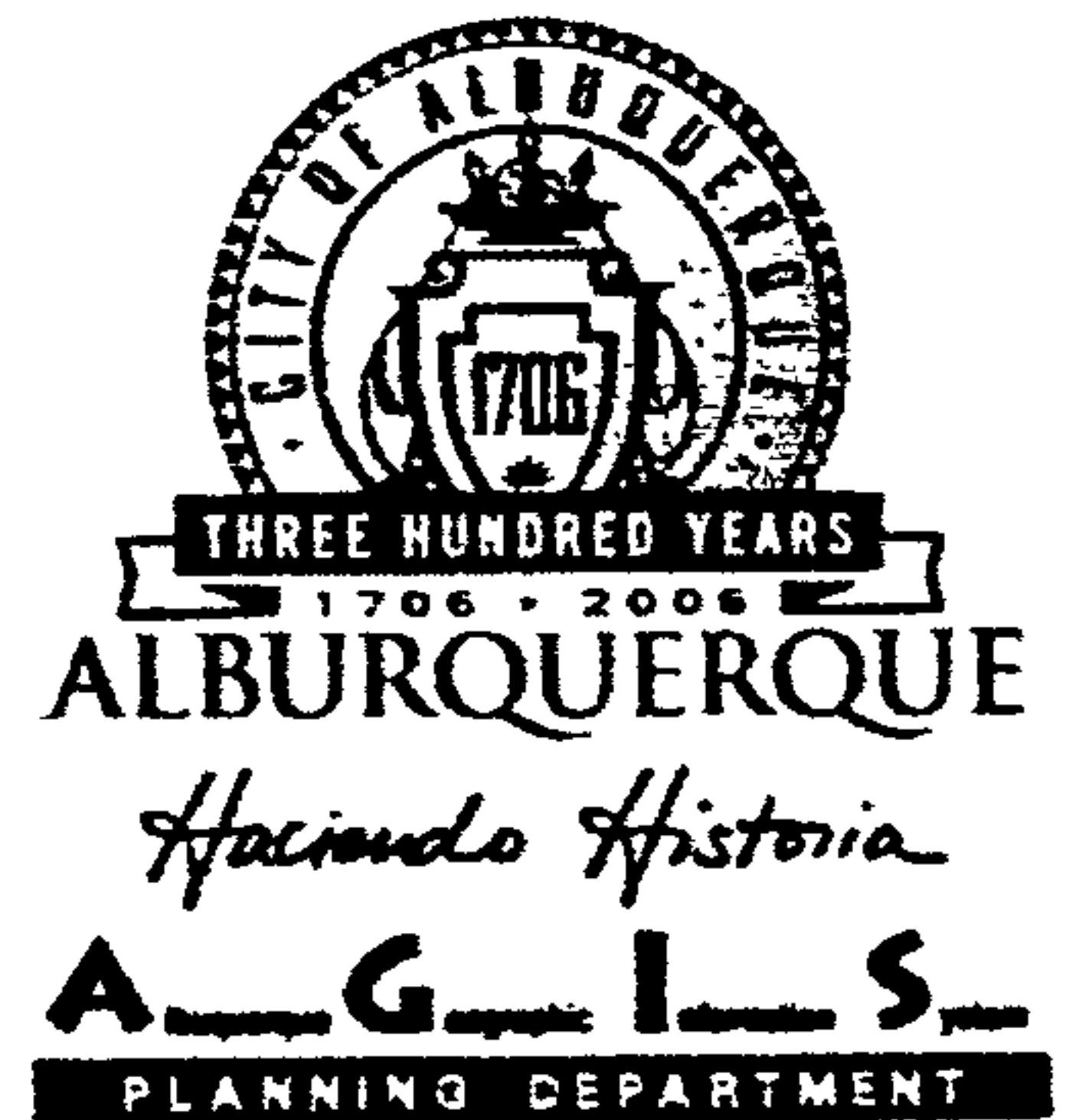
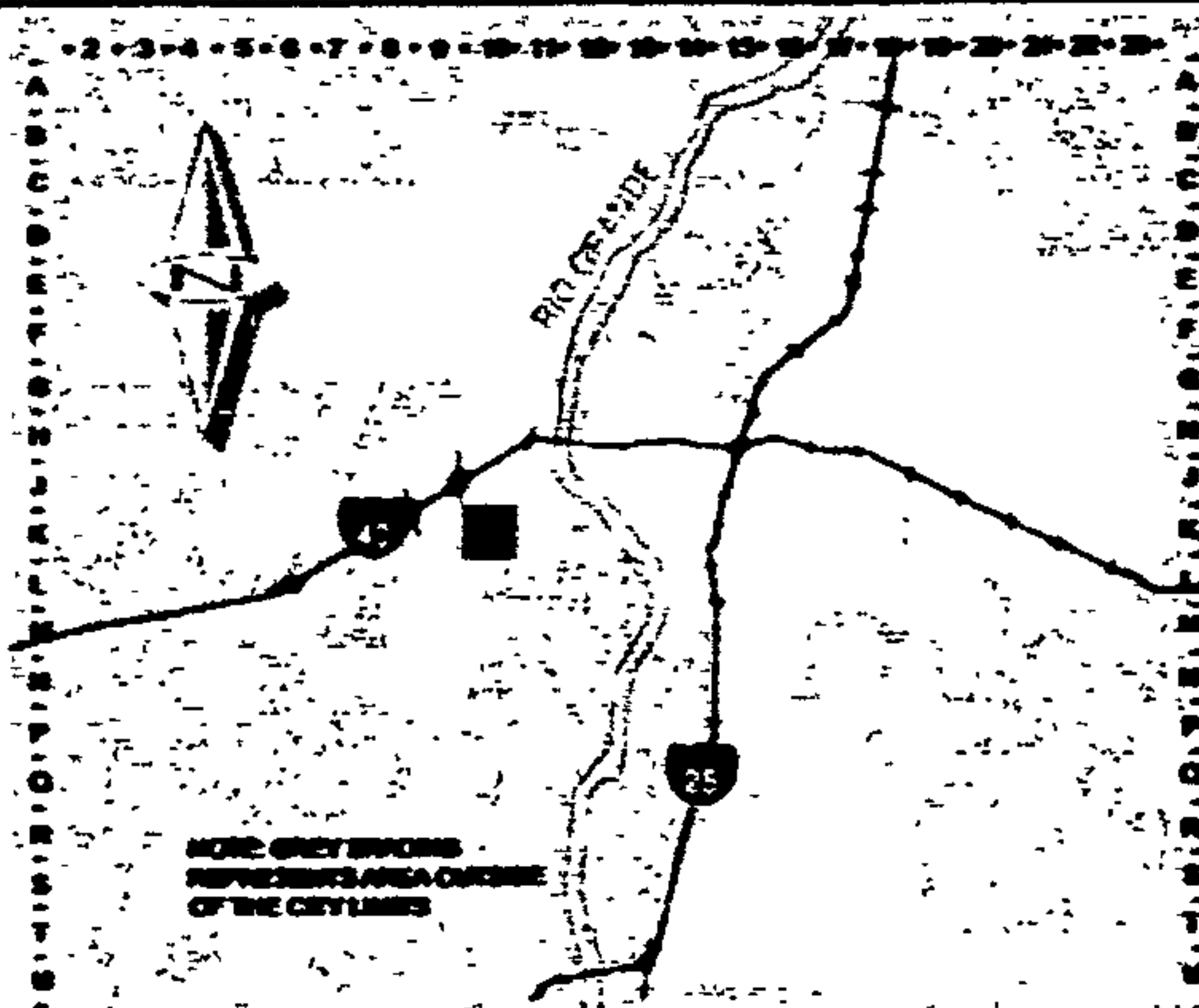


Zone Atlas Page: K-10-Z

Map amended through: Aug 06, 2004

Selected Symbols

- | | |
|---------------------------|------------------------|
| Unincorporated Areas | Grant Boundaries |
| Sector Plan Boundaries | Petroglyph |
| Parcel Boundaries | H-1 Buffer Zone |
| Easement Lines | Arroyos |
| Freeway Lanes | LDN Noise Level |
| Jurisdictional Boundaries | Airport Clearance Zone |
| Westgate Wall | Design Overlay Zones |
| Escarpment | |



© Copyright 2004

BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.

- 14. Project # 1003057**
05DRB-00980 Minor-SiteDev Plan
BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD CITY OF ALBUQUERQUE DWG NUMBERS AND LABELING AND TO PLANNING FOR AA FOR CLIFFORD BUSINESS PARK MASTER PLAN, COMMENTS IN FILE AND 3 COPIES OF THE SITE PLAN.**

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

- 15. Project # 1003788**
05DRB-01044 Minor-Prelim&Final Plat
Approval

CARLOS TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL ADDITION**, zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW containing approximately 1 acre(s). [REF: 04DRB-1787] (J-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

- 16. Project # 1003265**
05DRB-01048 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2, 3, & 4, Block(s) 3, **SANTA FE ADDITION**, zoned SU-2 for R-1 residential zone, located on BARELAS SW, between

August 5, 2005

Ken Hovey, Architect
3808 Simms Avenue SE
Albuquerque, New Mexico 87108

City of Albuquerque
Planning Department
600 2nd Street NE
Albuquerque, NM 87102

Gentlemen:

The accompanying submittal, an Amended Master Development Plan for the Clifford West Business Park is submitted for Administrative Amendment approval.

The proposed amendment affects Tracts 5 and 6 and Tract A-2-C, Block 1 of the Clifford West Business Park, Unit 3 containing 11.4457 acres. Lot lines of Tracts 5 and 6 are eliminated and joined with Tract A-2-C which tract is then split into Tracts A-2-C-1 and A-2-C-2.

A copy of the recorded plat of Tracts A-2-C-1 and A-2-C-2. is submitted as supporting documentation.

You may contact me at (505) 259.8458 for discussion or may direct email correspondence to ken_hovey@msn.com.

Best regards,

A handwritten signature in black ink, appearing to read 'Ken Hovey', written over a horizontal line.

Ken Hovey

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

PAID RECEIPT

APPLICANT NAME I-40 GATEWAY WEST, LLC
AGENT KEN HOVEY
ADDRESS 3808 SIMMS AVE. SE.
PROJECT & APP # 10003057 / 01277
PROJECT NAME CLIFFORD WEST BUSINESS PARK

\$ _____ 441032/3424000 Conflict Management Fee
\$ 45.00 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
\$ 45.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

8/8/2005 10:55AM LOC: ANNX
RECEIPT# 00044952 WSH 006 TRANS# 0014
Account 441006 Fund 0110
Activity 4983000 TRSASR
Trans Amt \$45.00
J24 Misc
\$45.00
CK \$45.00
CHANGE \$0.00



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: I-40 GATEWAY WEST, LLC PHONE: 505-341-0218
 ADDRESS: 2430 MIDTOWN PLACE NE, SUITE 'A' FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): KEN HOVEY PHONE: 505 259 8458
 ADDRESS: 3808 SIMMS AVE SE FAX: 505 254 0083
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: ken_hovey@msd.com

DESCRIPTION OF REQUEST: REQUEST APPROVAL FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT - PROPERTY ZONED IP

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. A-2-G-1 Block: ONE Unit: _____
 Subdiv. / Addn. CLIFFORD WEST BUSINESS PARK UNIT 3
 Current Zoning: IP Proposed zoning: _____
 Zone Atlas page(s): K-9 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 6.4565 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
 XUPC No. 100905753043610311 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD. NW
 Between: LOS VOLCANES and SAUL BELL ROAD

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.):
2-97-11 AA-98-54

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

SIGNATURE KEN HOVEY DATE 8 JUNE 2005
 (Print) KEN HOVEY _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>05DRB-00980</u>	<u>SBP</u>		\$ <u>385.00</u>
		<u>CMF</u>	\$ <u>20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			\$ <u>405.00</u>

Sandy Handley 06/10/05
 Planner signature / date

Project # 1003057
1004257
 per Sherman

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
 - ___ Completed Site Plan for Subdivision Checklist
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - ___ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - ___ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - ___ Infrastructure List, if relevant to the site plan
 - ___ 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.

KEN HOVER
KEN HOVER 10 June 2005 X
 Applicant name (print)
KEN HOVER 10 June 2005 X
 Applicant signature / date



Form revised JUNE 2005

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

Application case numbers
05DRB - 00980
 _____ - _____
 _____ - _____

Sandy Handley 06/10/05
 Planner signature / date

Project # 1004257

1003057

June 8, 2005

Ken Hovey, Architect
3808 Simms Avenue SE
Albuquerque, New Mexico 87108

City of Albuquerque
Planning Department
Development Review Board
600 2nd Street NE
Albuquerque, NM 87102

Gentle people of the DRB:

The accompanying submittal, a Site Development Plan for Building Permit, seeks approval for a proposed office/warehouse facility to be located at the southwest quadrant of the intersection of Unser Blvd. NW at Los Volcanes Street. The property is described as Tract A-2-C-1 of Block One of Clifford West Business Park, Unit 3 and contains 6.4565 acres. The current zoning is IP.

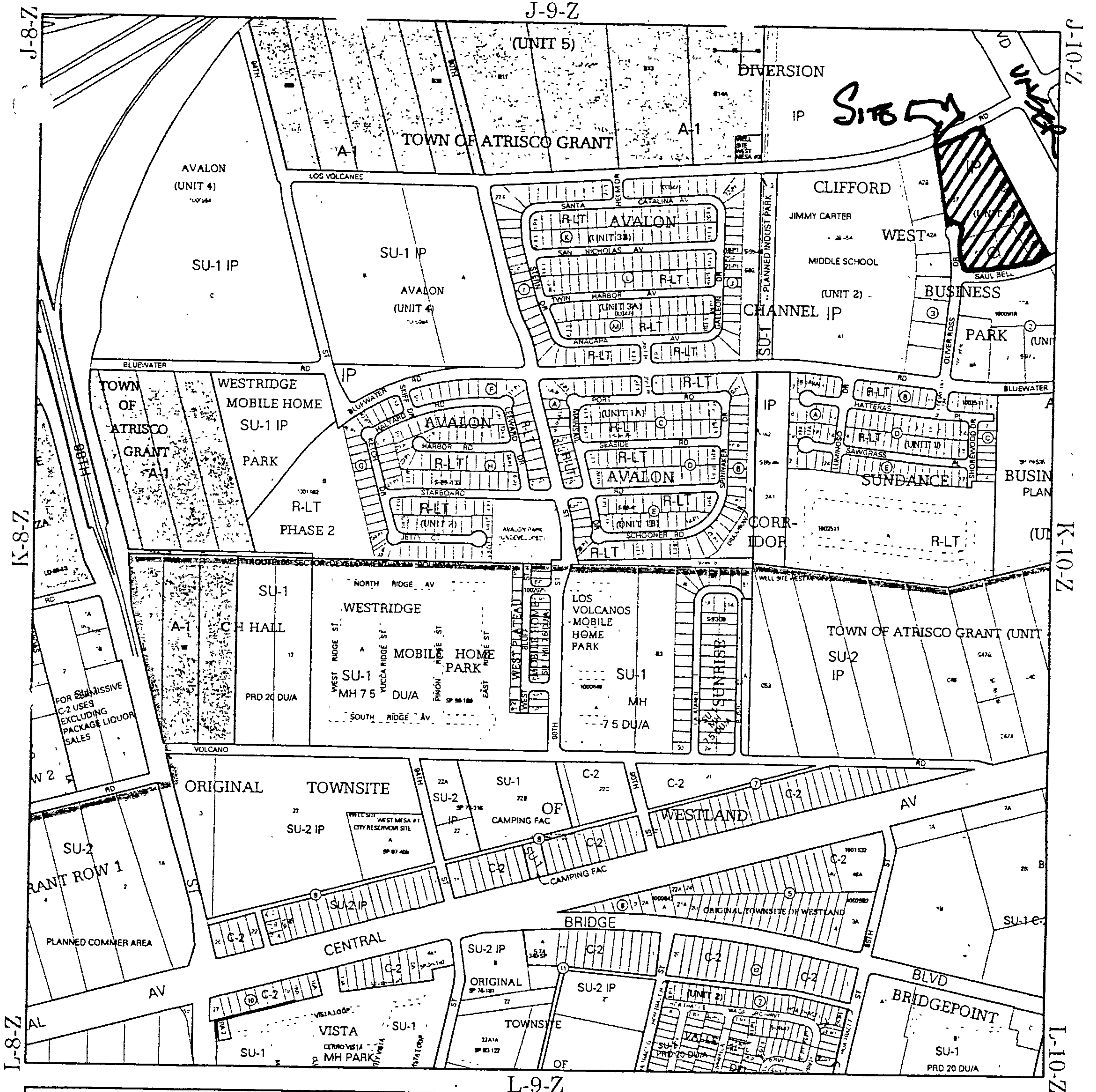
The proposed office/warehouse facility is represented as two structures with a total of 84,840 sq. ft. in floor area. The proposed use is a permissive use under IP zoning and is consistent with other industrial properties in the area. Approval of this Site Development Plan will not negatively impact surrounding properties.

You may contact me at (505) 259.8458 for discussion or may direct email correspondence to ken_hovey@msn.com.

Best regards,

A handwritten signature in black ink, appearing to read "KEN HOVEY". The signature is stylized and somewhat cursive.

Ken Hovey

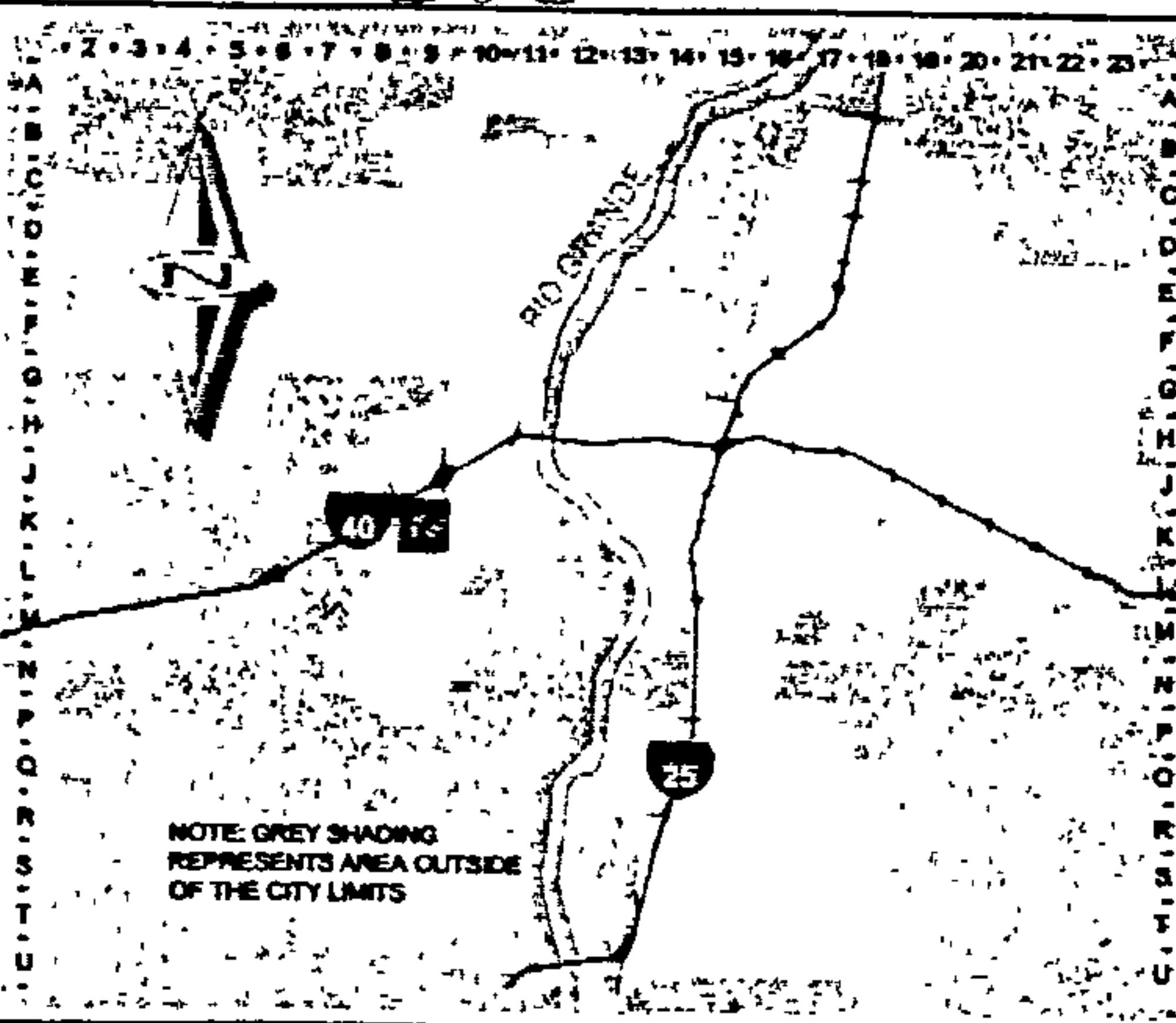
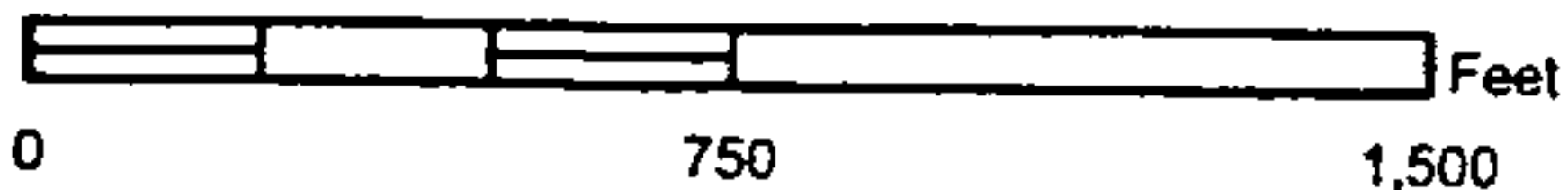


Zone Atlas Page: **K-9-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- | | |
|---------------------------|------------------------|
| Unincorporated Areas | Grant Boundaries |
| Sector Plan Boundaries | Petroglyph |
| Parcel Boundaries | H-1 Buffer Zone |
| Easement Lines | Arroyos |
| Freeway Lanes | LDN Noise Level |
| Jurisdictional Boundaries | Airport Clearance Zone |
| Westgate Wall | Design Overlay Zones |
| Escarpment | |



CITY OF ALBUQUERQUE
1706
TRREE HUNDRED YEARS
 1706 • 2006
ALBUQUERQUE
Haciendo Historia
A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004

PO Box 28216
Scottsdale, AZ 85255
Fax (480) 505-4049
Phone (480) 505-4048

I-40 Gateway West, LLC

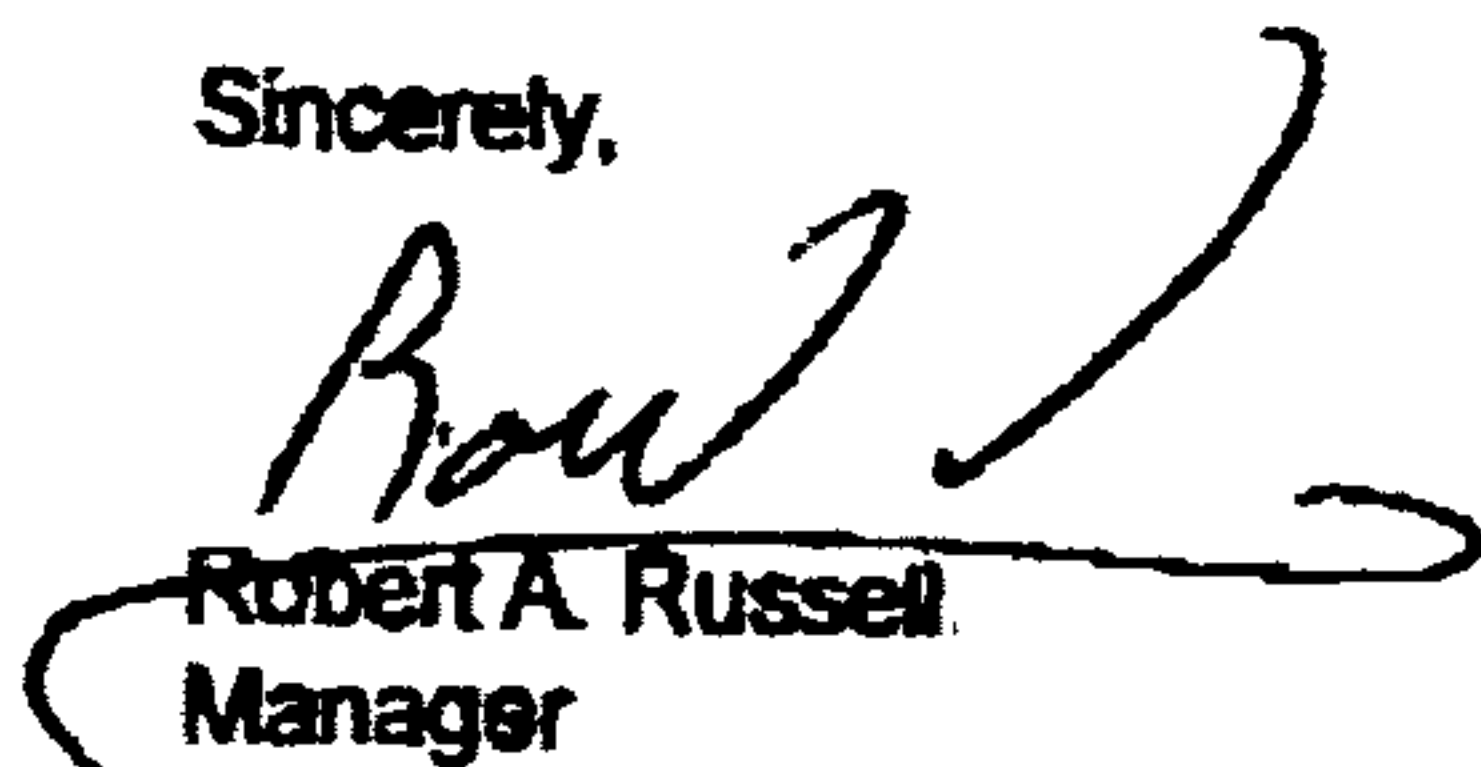
June 1, 2005

To Whom It May Concern:

Ken Hovey is authorized to act on my behalf regarding any matters involving site development plan approval for the Gateway West Business Park located at Unser and Los Volcanes N.W. in Albuquerque, New Mexico.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Robert A. Russell
Manager

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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 *existing walls*
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type) *on building only*
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 119 provided: 165
Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 6
provided: 8
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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) *only on BLDG*
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

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

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

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

ZONE MAP NUMBER _____

REFERRAL # _____

SITE ADDRESS 531 Unser Blvd. N.W

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 1523 GPM

SQUARE FOOTAGE - LARGEST BUILDING _____

TYPE CONSTRUCTION II- Sprinkled

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

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

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

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

DATE: 6-9-05

FIRE DEPARTMENT INSPECTOR: R.C. Sanchez

RECEIVED BY: KEN H TELEPHONE: 259 8488

NOTES:

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

WHITE - INDIVIDUAL YELLOW - FILE

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

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

ZONE MAP NUMBER _____

REFERRAL # _____

SITE ADDRESS 501 Unser Blvd N.W

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 1440 GPM

SQUARE FOOTAGE - LARGEST BUILDING _____

TYPE CONSTRUCTION II-B Sprinkled

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

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

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

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

DATE: 6-9-05

FIRE DEPARTMENT INSPECTOR: R. E. Sanchez

RECEIVED BY: [Signature] TELEPHONE: 259 8458

NOTES:

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

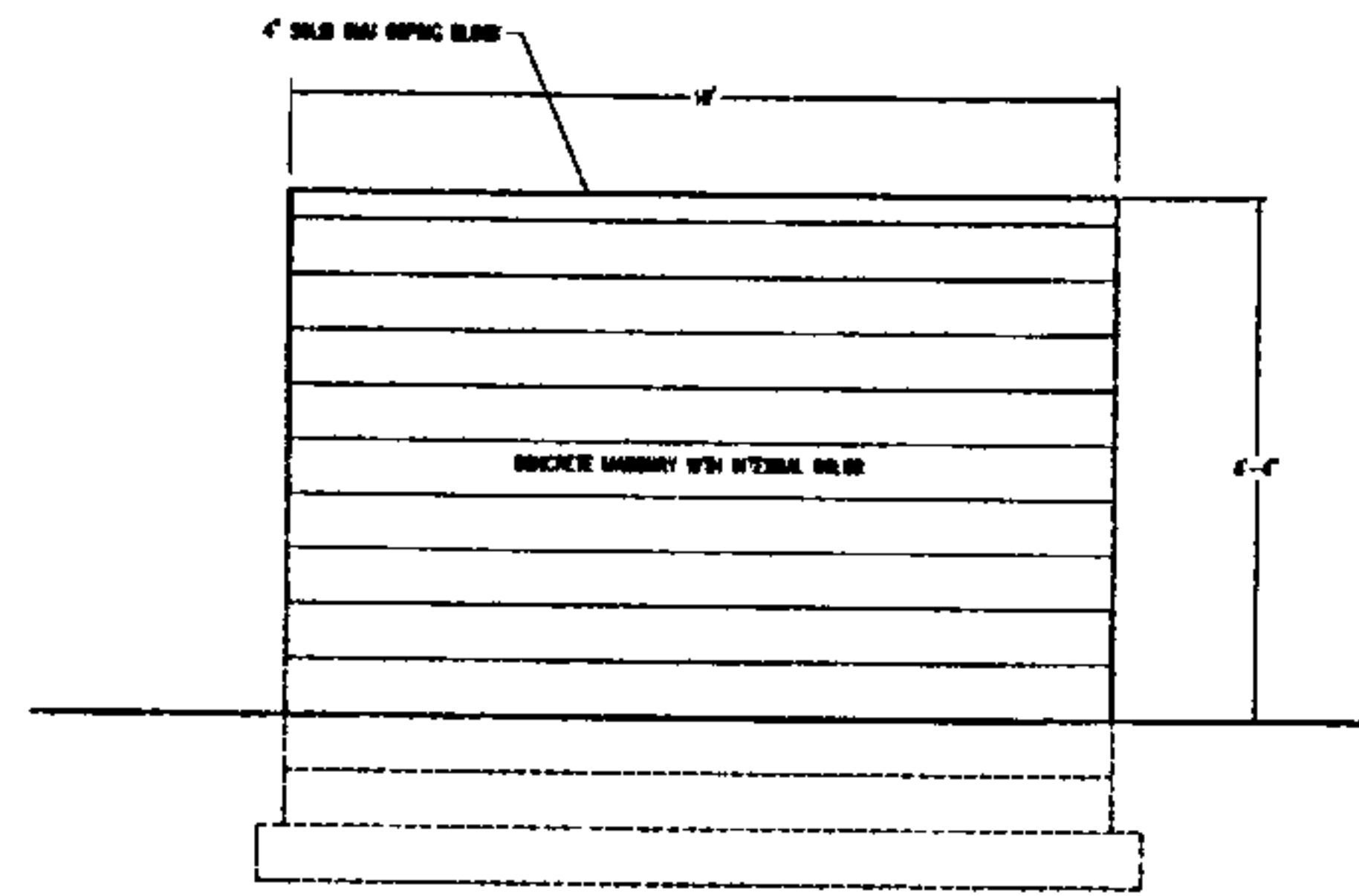
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YELLOW - FILE

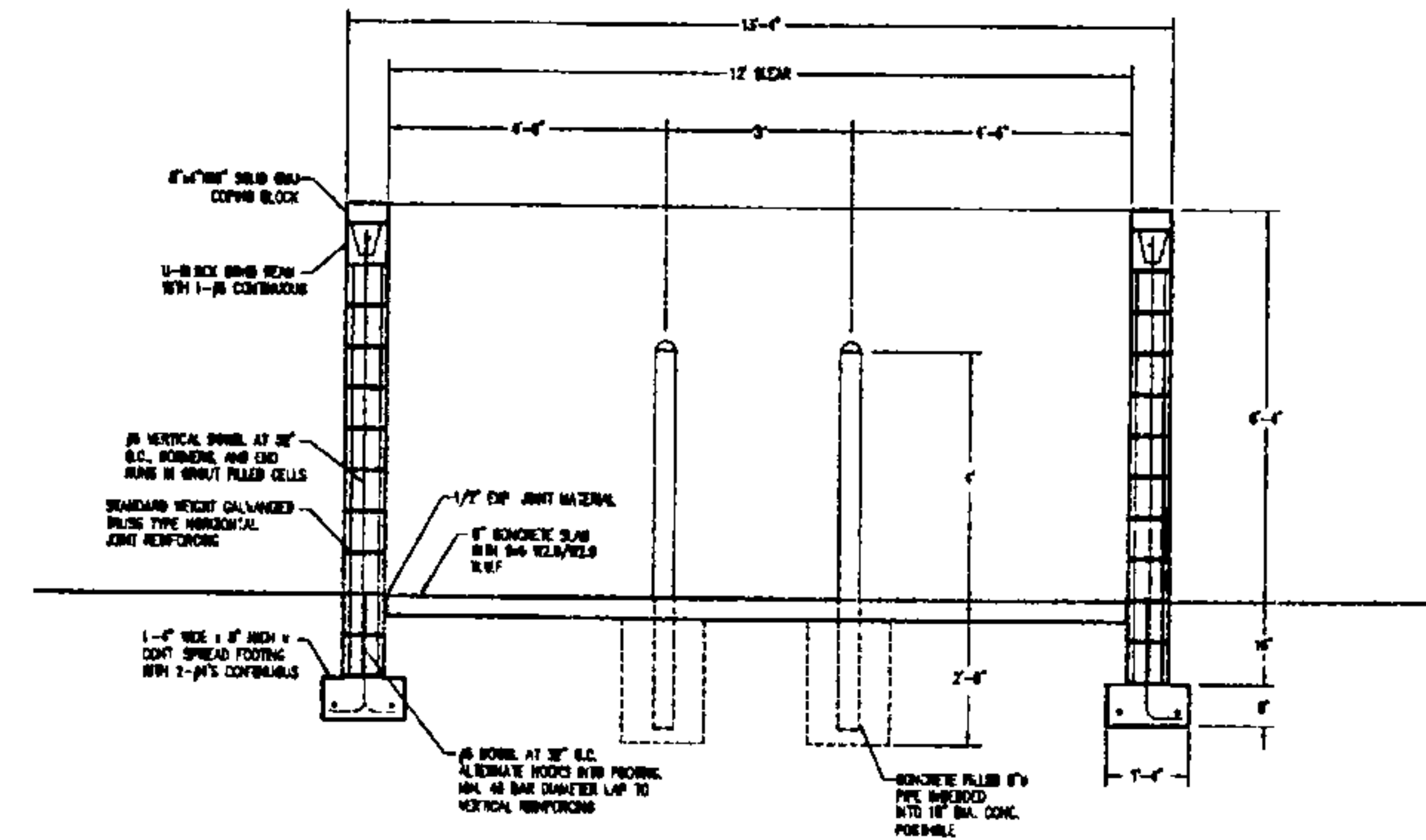
Architect:



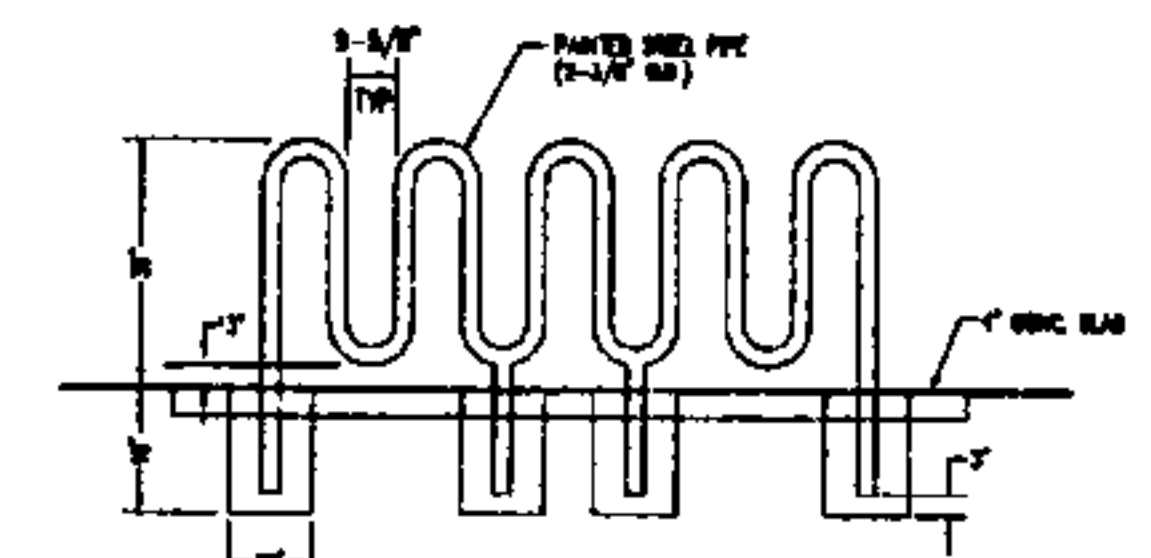
Dwg. Date: 6-6-06



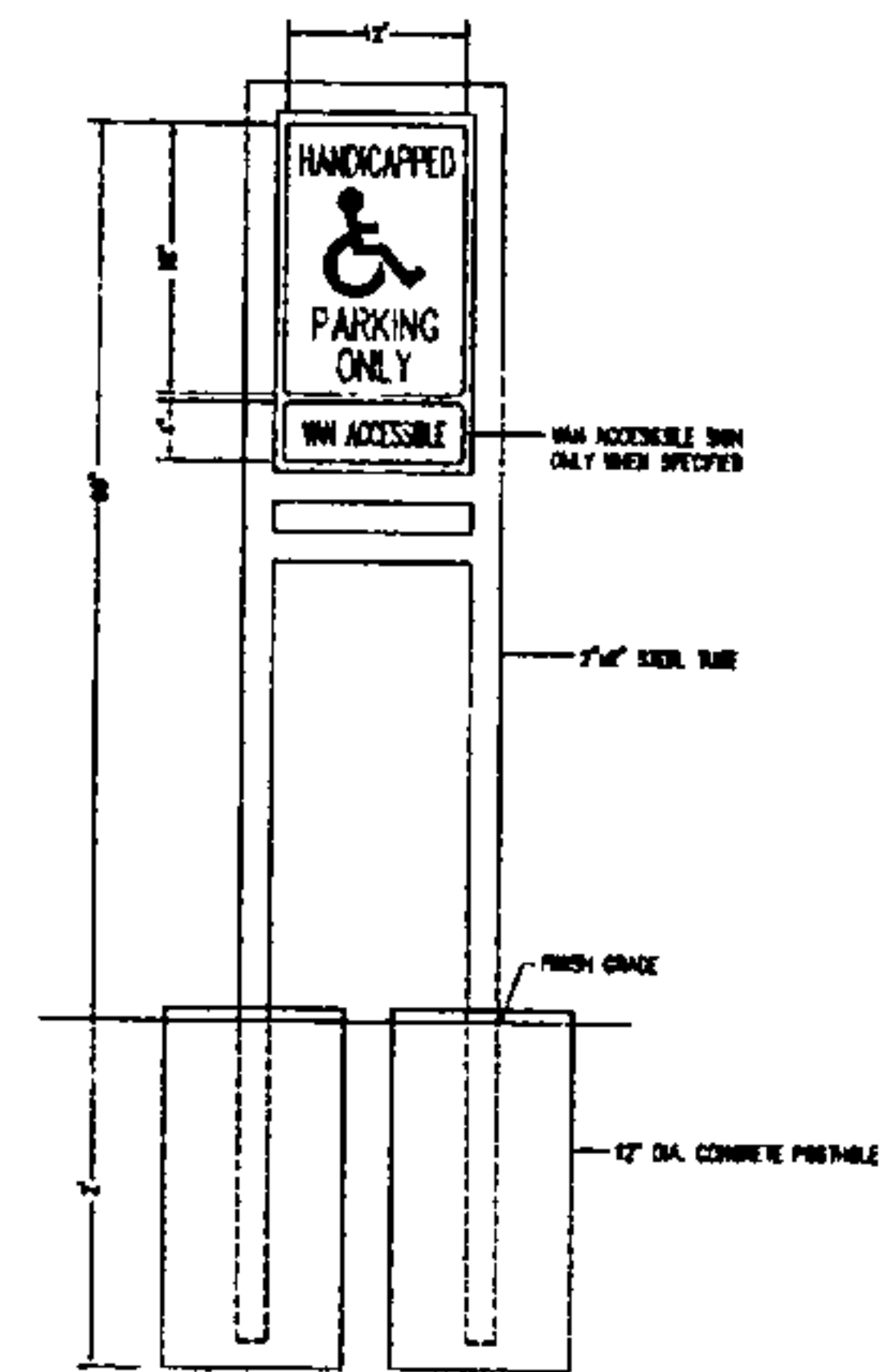
Side Elevation
Scale: 1/2"=1'-0"



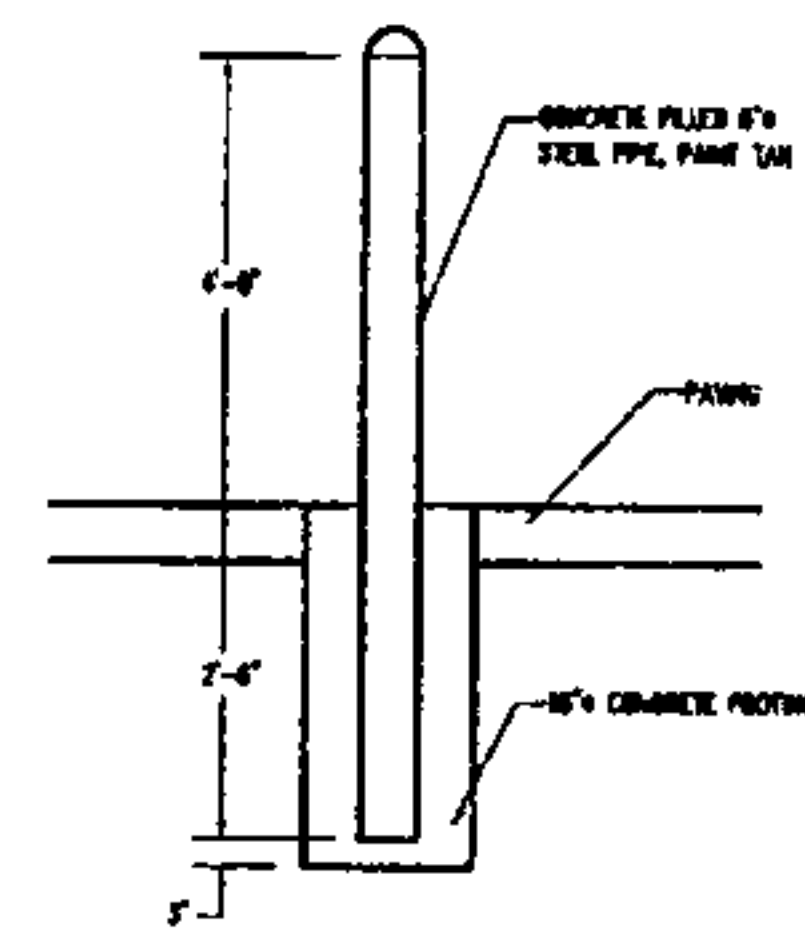
Section
Scale: 1/2"=1'-0"



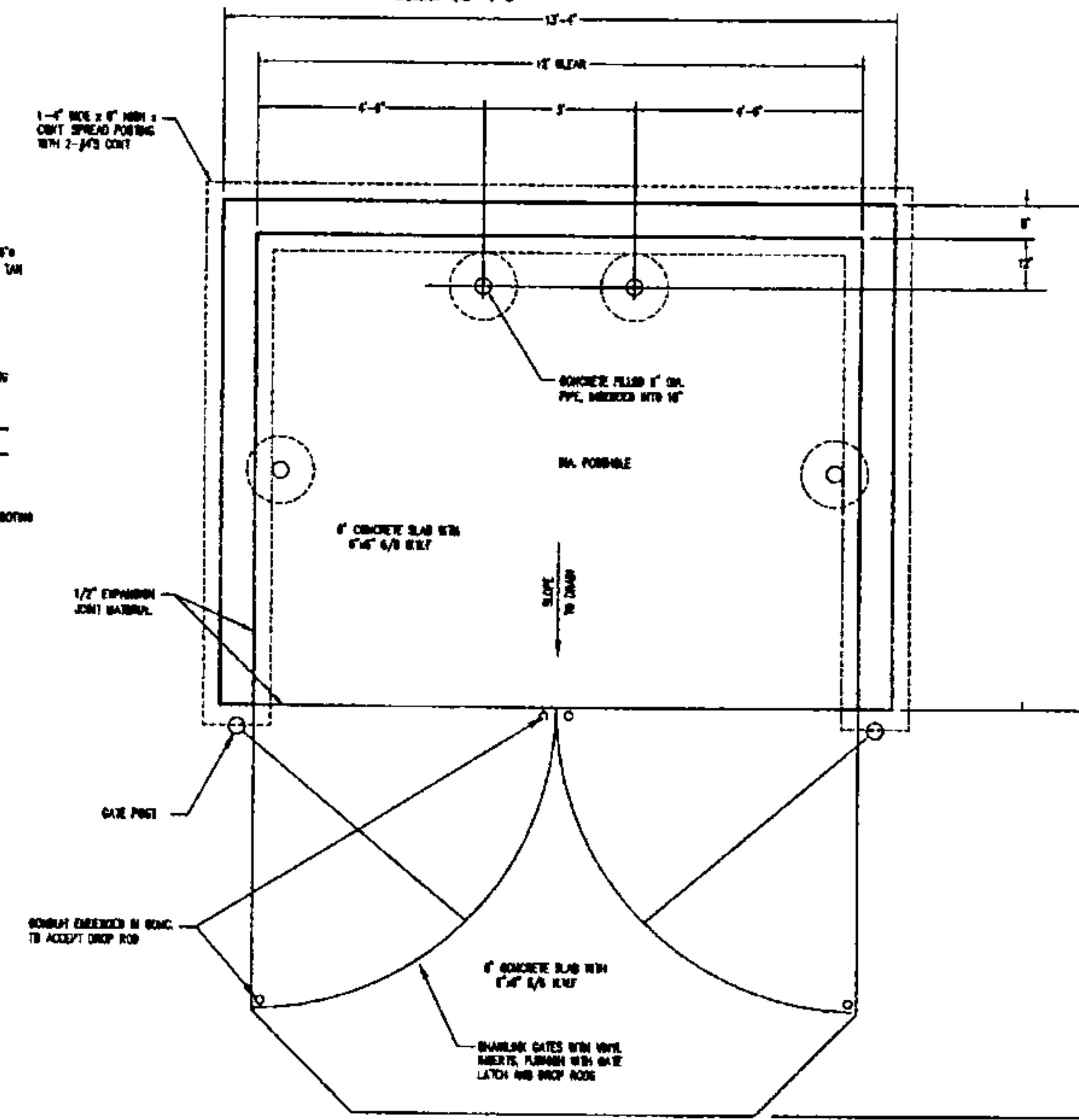
Bicycle Rack Detail
Scale: 3/8"=1'-0"



HC Sign Detail
Not to Scale



Boilard Detail
Scale: 1/2"=1'-0"



Plan
Scale: 1/2"=1'-0"

Refuse Enclosure Detail

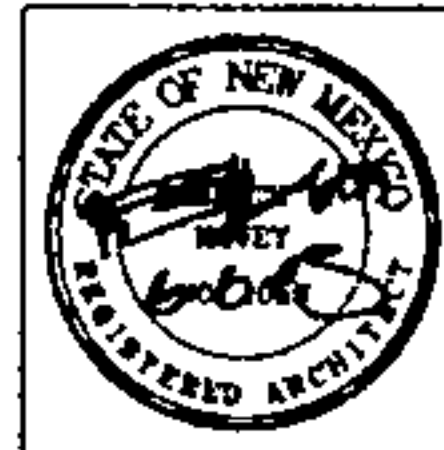
KEN HOVEY, ARCHITECT
 (505) 259-8458 • 3808 Simms Avenue SE, Albuquerque, NM 87108

Gateway West Business Park
 Developed by I-40 Gateway West LLC

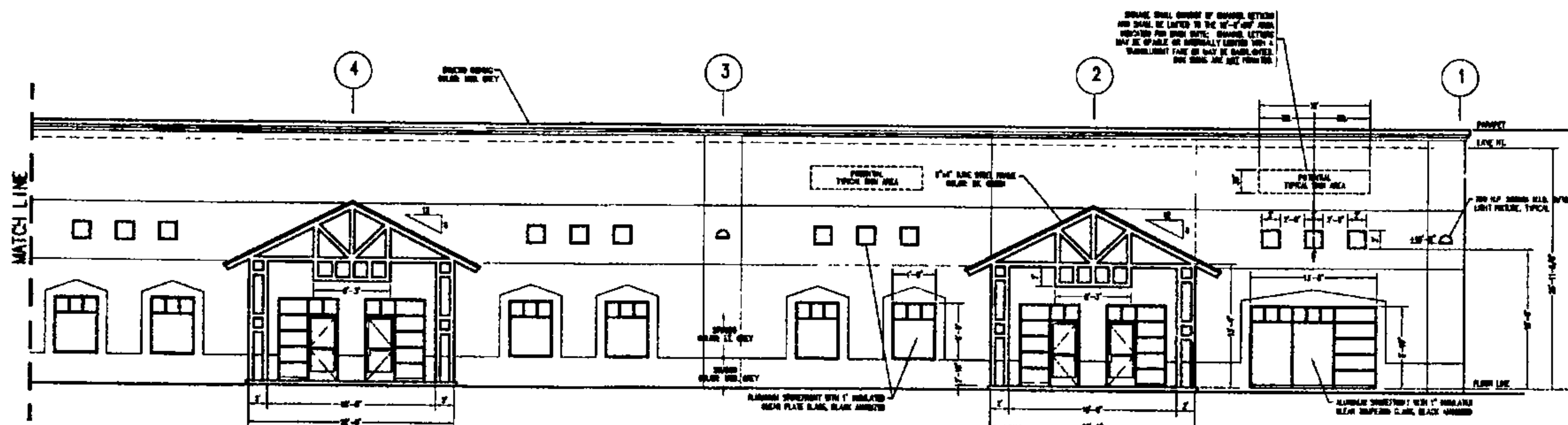
Unser Blvd. NW at Los Volcanes Street
 Albuquerque, NM

C.3

Architect:

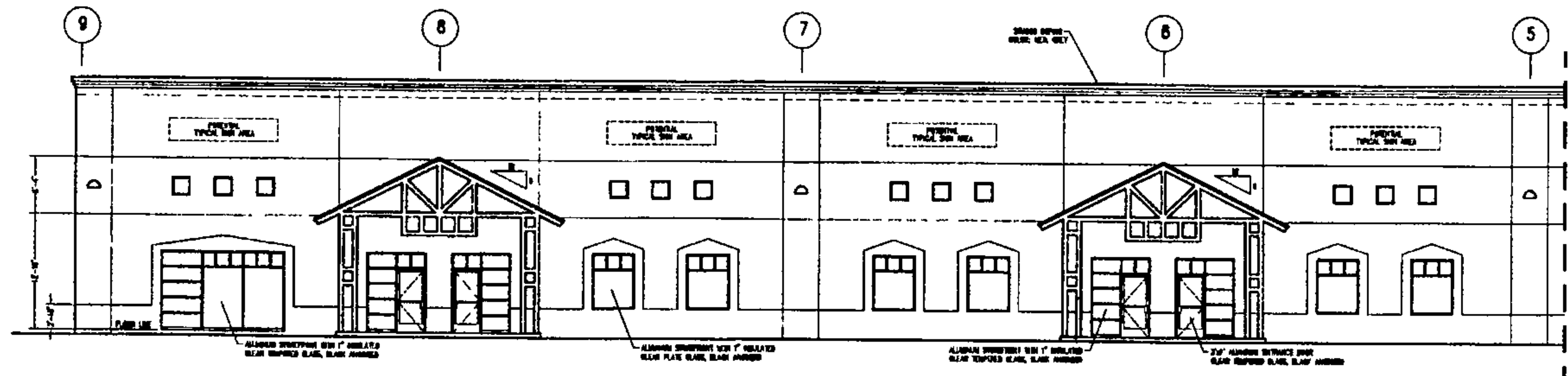


Dwg. Date: 6-6-05



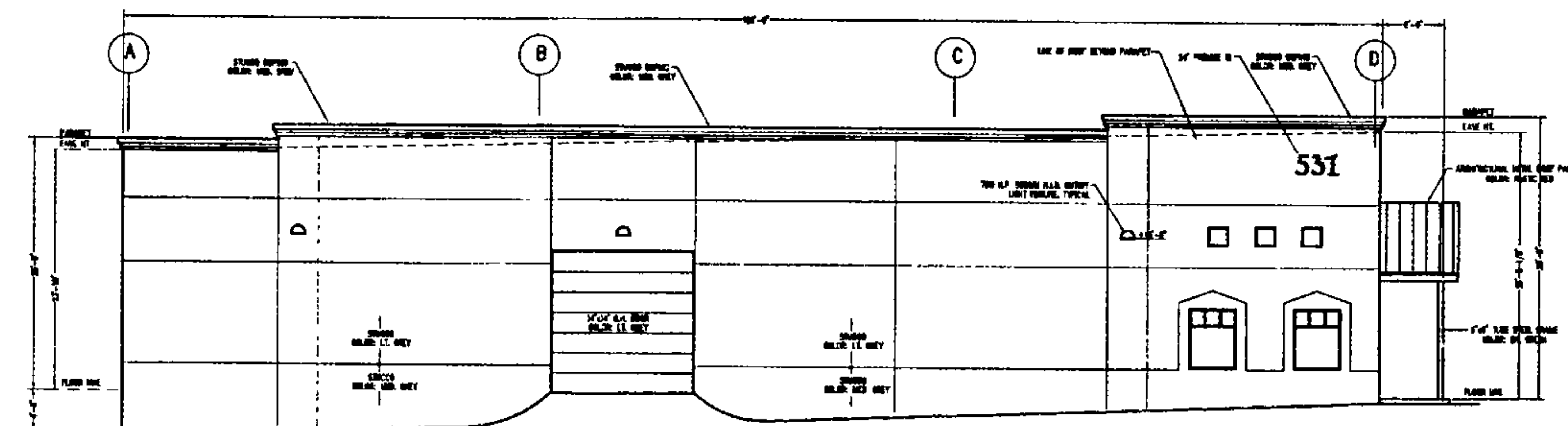
South Half Front Elevation Building No. 1

Scale: 1/8"=1'-0"



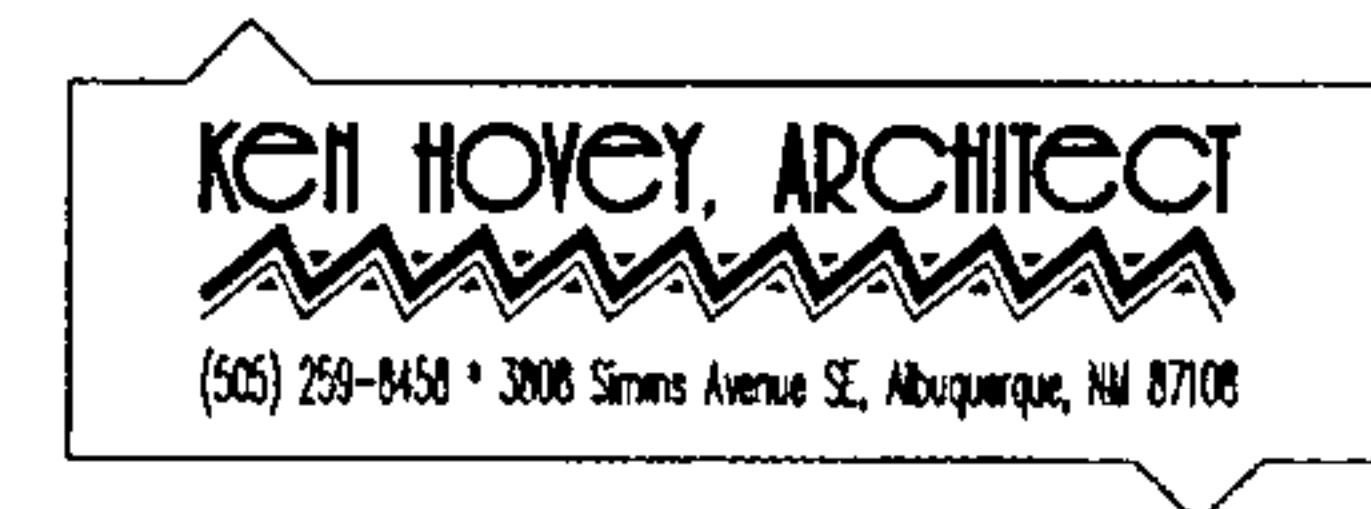
North Half Front Elevation Building No. 1

Scale: 1/8"=1'-0"



North End Elevation Building No. 1

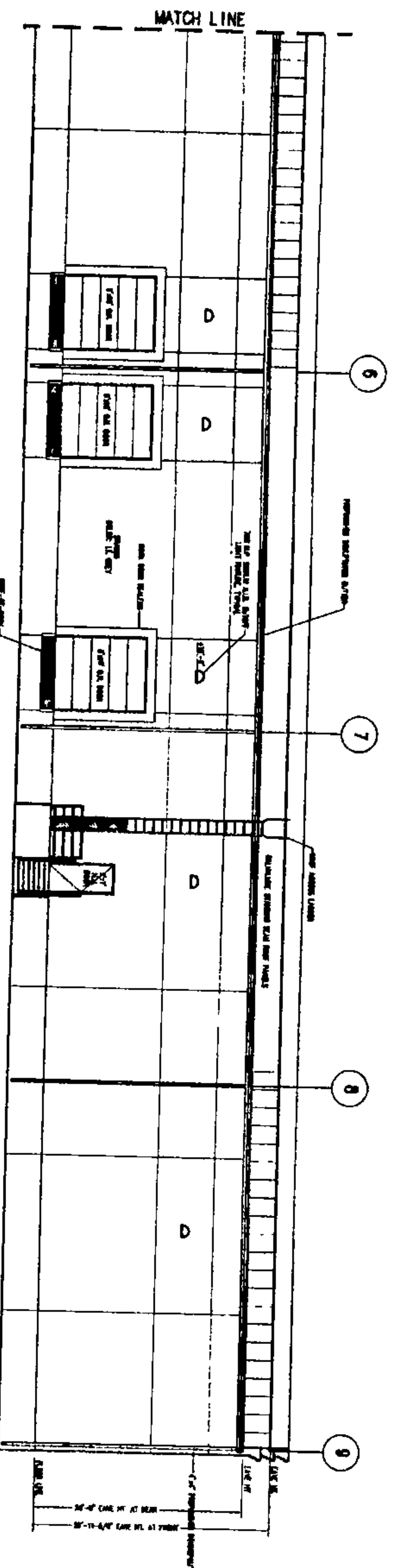
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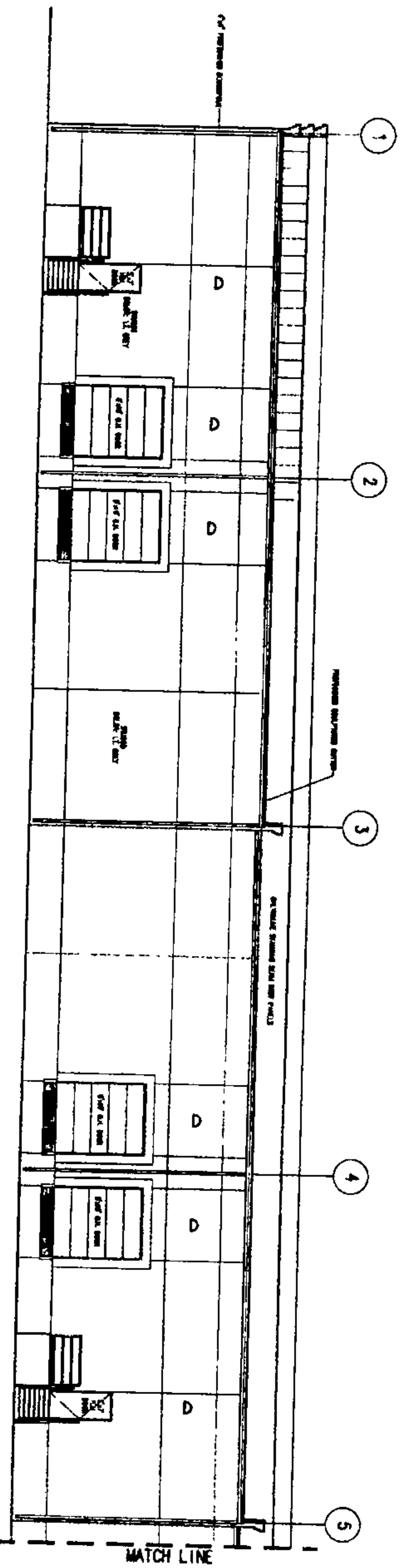
Gateway West Business Park
Developed by I-40 Gateway West, LLC

Unser Blvd. NW at Los Volcanes Street
Albuquerque, NM

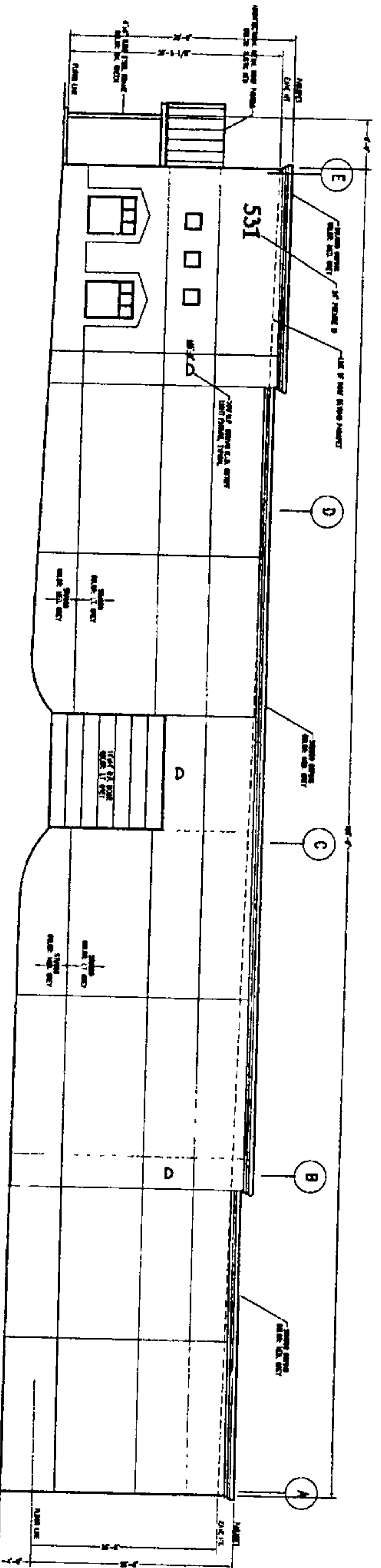
A.1.1



North Half Rear Elevation Building No. 1
Scale: 1/8"=1'-0"



South Half Rear Elevation Building No. 1
Scale: 1/8"=1'-0"

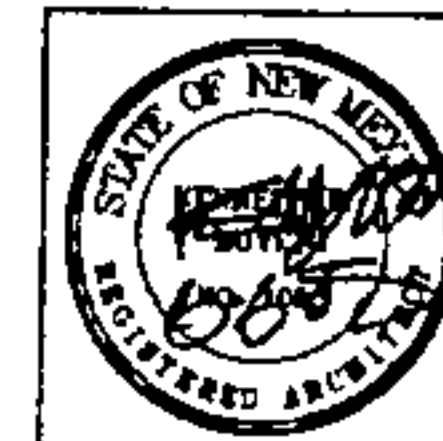


South End Elevation Building No. 1
Scale: 1/8"=1'-0"

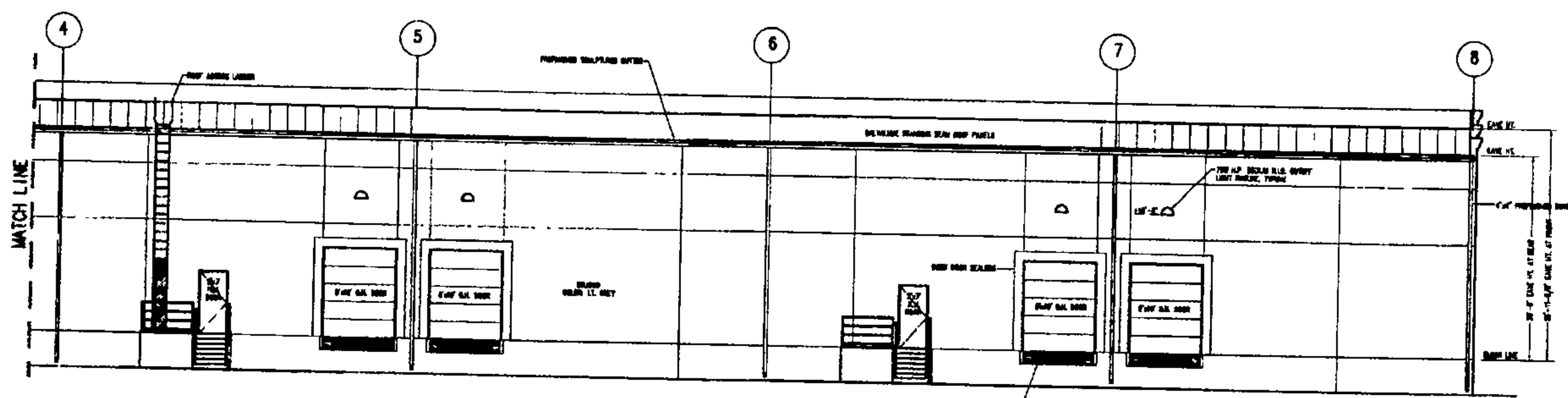
KEIL HOYER, ARCHITECT
 (505) 291-8158 • 3008 Sims Avenue S.E., Albuquerque, NM 87106

Gateway West Business Park
 Developed by I-40 Gateway West, LLC
 Unsub. Blvd. NW of Los Volcanes Street
 Albuquerque, NM
A.1.2

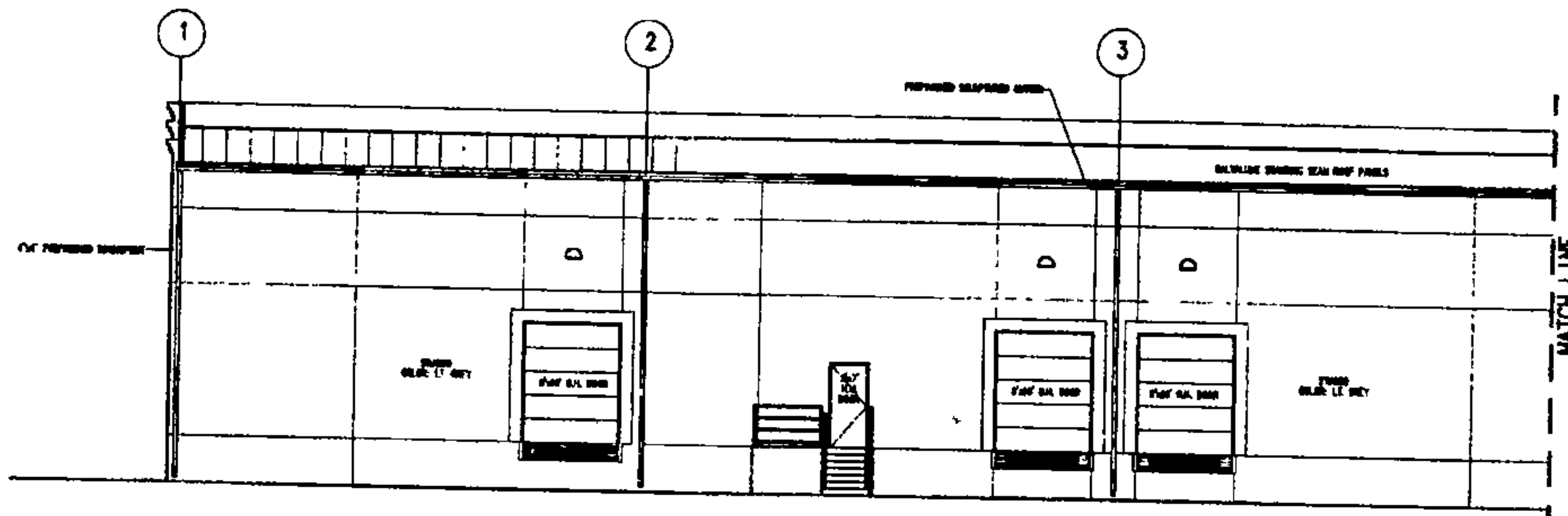
Architect



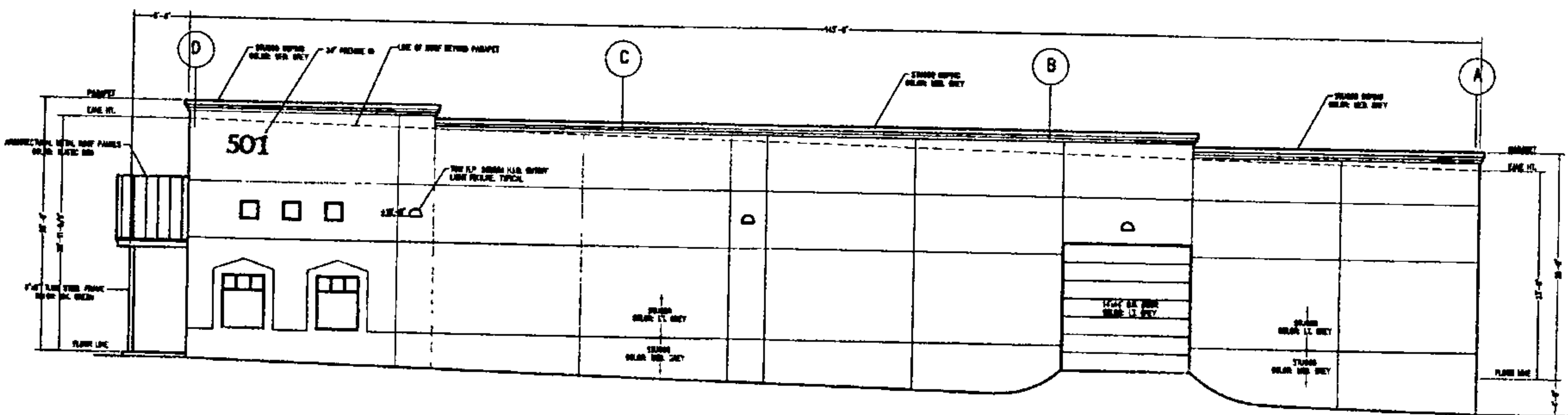
Dwg. Date: 6-6-05



East Half Rear Elevation Building No. 2
Scale: 1/8"=1'-0"



West Half Rear Elevation Building No. 2
Scale: 1/8"=1'-0"



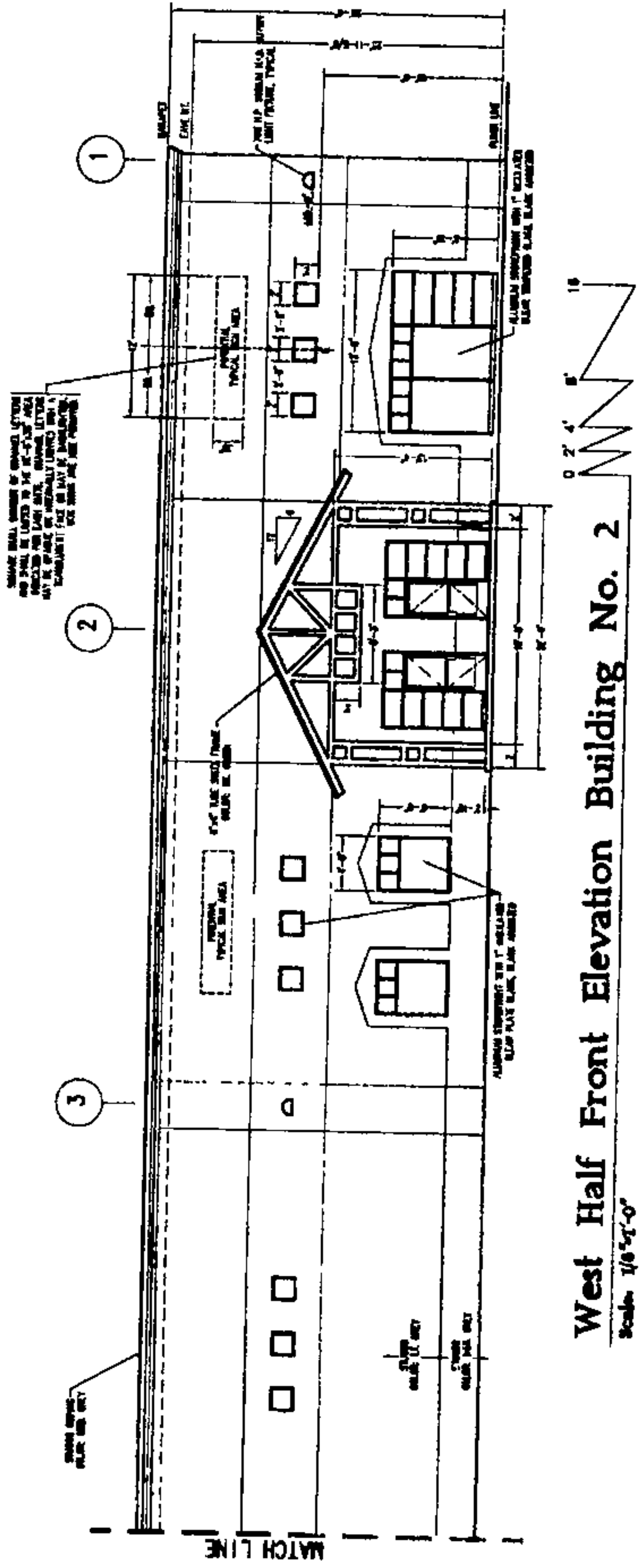
West End Elevation Building No. 2
Scale: 1/8"=1'-0"

KEN HOVEY, ARCHITECT
A stylized zigzag logo is positioned below the name.
(505) 259-8458 • 3808 Simms Avenue SE, Albuquerque, NM 87108

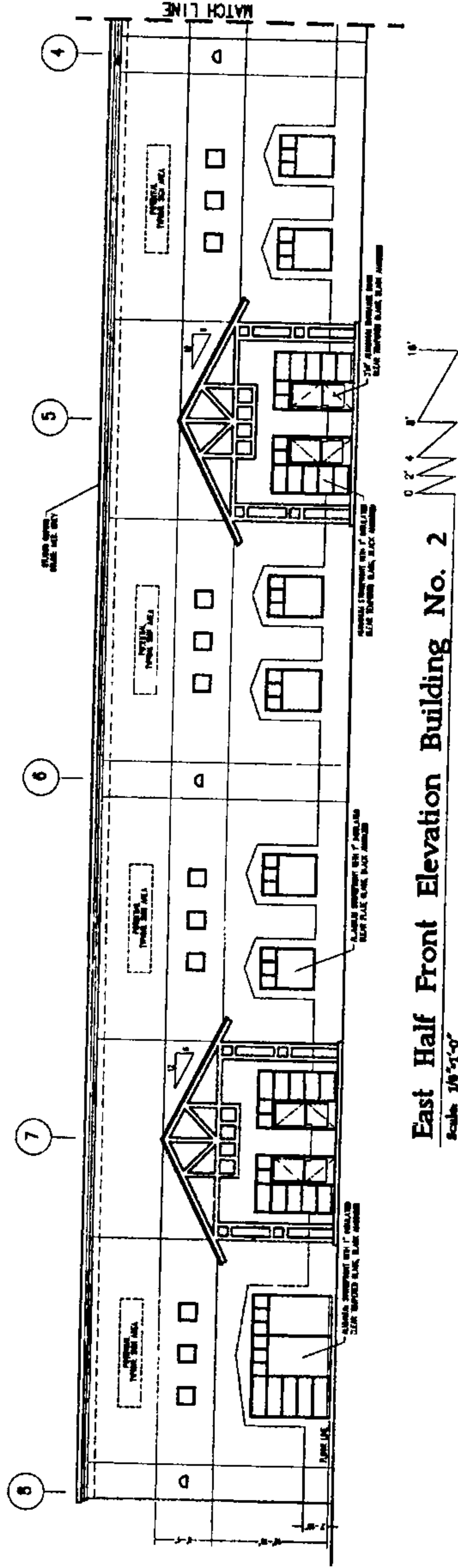
Gateway West Business Park
Developed by I-40 Gateway West, LLC

Unser Blvd. NW at Los Volcanes Street
Albuquerque, NM

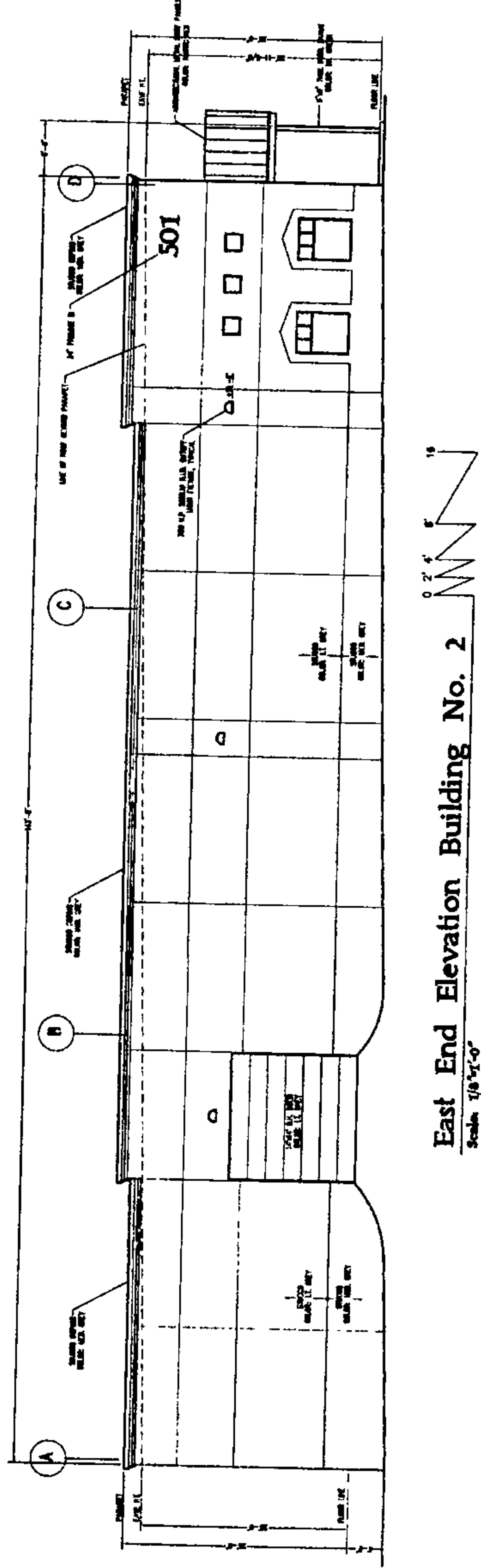
A.2.2



West Half Front Elevation Building No. 2
Scale: 1/8"=1'-0"



East Half Front Elevation Building No. 2
Scale: 1/8"=1'-0"



East End Elevation Building No. 2
Scale: 1/8"=1'-0"

KEN HOWEY, ARCHITECT
 (505) 259-4638 • 300 Sims Avenue SE, Albuquerque, NM 87108

Gateway West Business Park
 Developed by I-40 Gateway West, LLC
 Unser Blvd. NW at Los Volcanes Street
 Albuquerque, NM

A.2.1

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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.

 June 8, 2005

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**
5. **Conceptual Utility Plan**

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

Accompanying Material

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

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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 *EXISTING WITH*
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type) *ON BUILDING ONLY*
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 119 provided: 165
Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 6
provided: 8
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 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: 1/10/2005

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) *only on Blvd*
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

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

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

PAID RECEIPT

APPLICANT NAME 1-40 GATEWAY WEST
 AGENT KEN HOVEY
 ADDRESS 3808 SIMMS AVE SE
3057
 PROJECT & APP # 1004257 / 05DRB00980
 PROJECT NAME CLIFFORD WEST BUSINESS PARK UNIT #3

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 385.00 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
 \$ 405.00 TOTAL AMOUNT DUE

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

6/10/2005 9:10 AM
 RECEIPT # 00044132
 ACCOUNT # 441006
 TRANS AMT. \$405.00
 J24 M1

KEN HOVEY
 3808 SIMMS AVE SE
 ALBUQUERQUE, NM 87102
 PH. 505-254-1083

Date 10 June 2005 95-32/1070 NM 1102

Pay to the Order of City of Albuquerque \$ 405.00
for DRB file # 1004257
 Dollars City of Albuquerque
 Treasury Division

Bank of America
 LOC: ANNX
 RECEIPT# 00044132 WSH 007
 Account 441006 M Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt. \$405.00
 1070003271000119590784 1876
 J24 M1 GUARDIAN SAFETY GREEN WGN
 CK CHANGE \$385.00 \$405.00 \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form Supplemental form

<p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>S</p> <p>P</p> <p>L</p>	<p>PRELIM/FINAL</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Z</p> <p>A</p>
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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: THOMAS A. RUSSELL PHONE: 341-0281

ADDRESS: 20 CRAZY RABBIT ROAD FAX: _____

CITY: SANTA FE STATE: NM ZIP: 87508 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBU STATE: NM ZIP: 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: RECONFIGURE ONE EXISTING TRACT & TWO EXISTING LOTS INTO TWO NEW TRACTS & TO GRANT ADDITIONAL EASEMENTS.

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. TRACT A-2-C & LOTS 5&6 Block: 1 Unit: 3

Subdiv. / Adn. CLIFFORD BUSINESS PARK

Current Zoning: IP Proposed zoning: N/A

Zone Atlas page(s): K-9-Z & K-10-Z No. of existing lots: 3 No. of proposed lots: 2

Total area of site (acres): 11.4480 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1

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

UPC No. 100905751738610307 MRGQD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: UNSERO BLVD NW

Between: OLIVER CROSS DR. NW and SAUL BELL ROAD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, IV, S, etc.): PROJ # 100.3057 03DRB-01903, 01902, 01904

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

SIGNATURE Dan Graney DATE 5.24.05

(Print) Dan Graney _____ Applicant Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>05 DRB - 00893</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>06/08/05</u></p>	<p>Action</p> <p><u>P&F</u></p> <p><u>CFM</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>53</u></p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p><u>\$ 285.00</u></p> <p><u>\$ 20.00</u></p> <p>_____</p> <p>_____</p> <p>Total <u>\$ 305.00</u></p>
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Sandy Handley 05/26/05 Planner signature / date Project # 1003057

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the 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
- 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.
 - 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.

SARAH AMATO
Sarah Amato 5/26/05
Applicant name (print)
Applicant signature / date



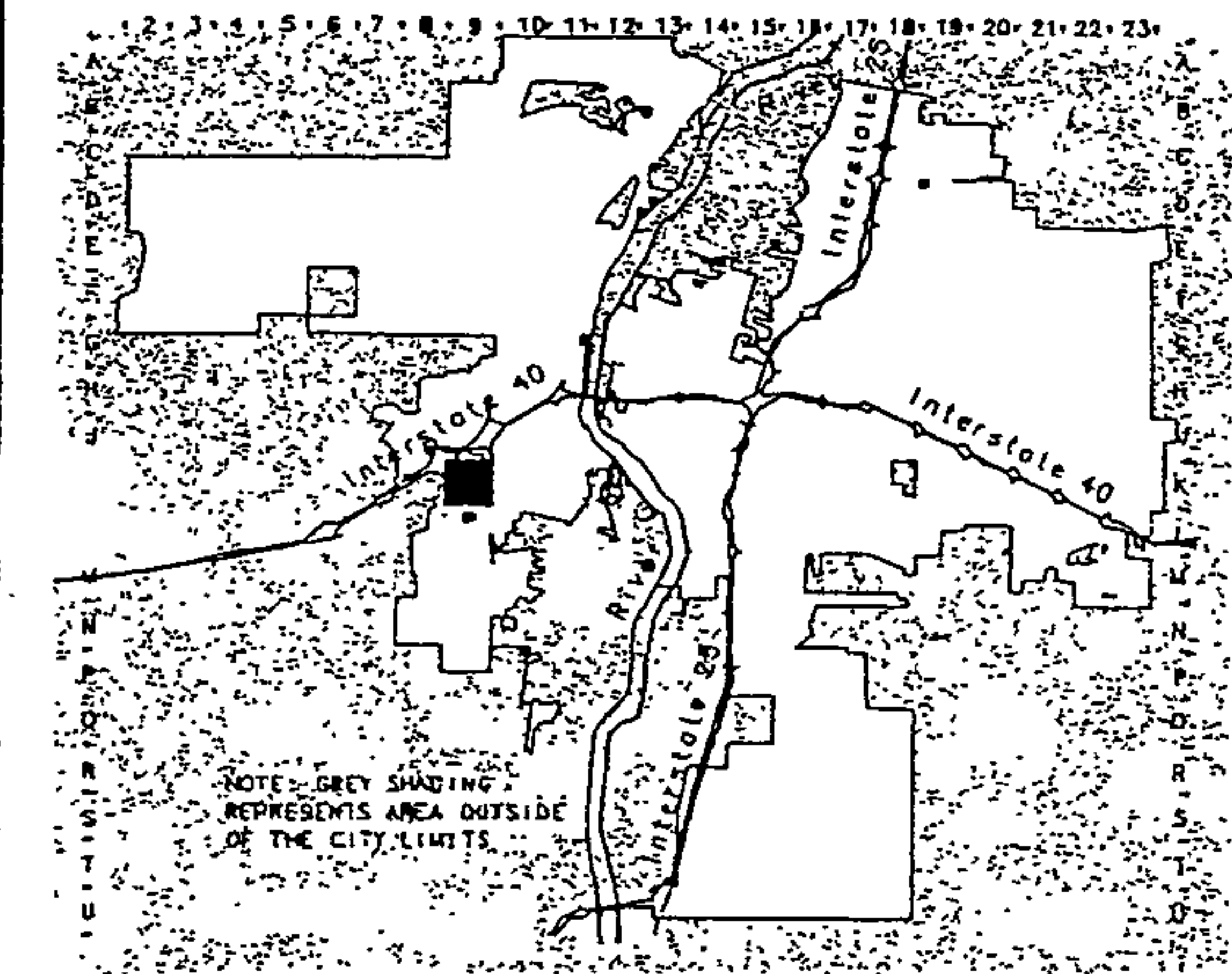
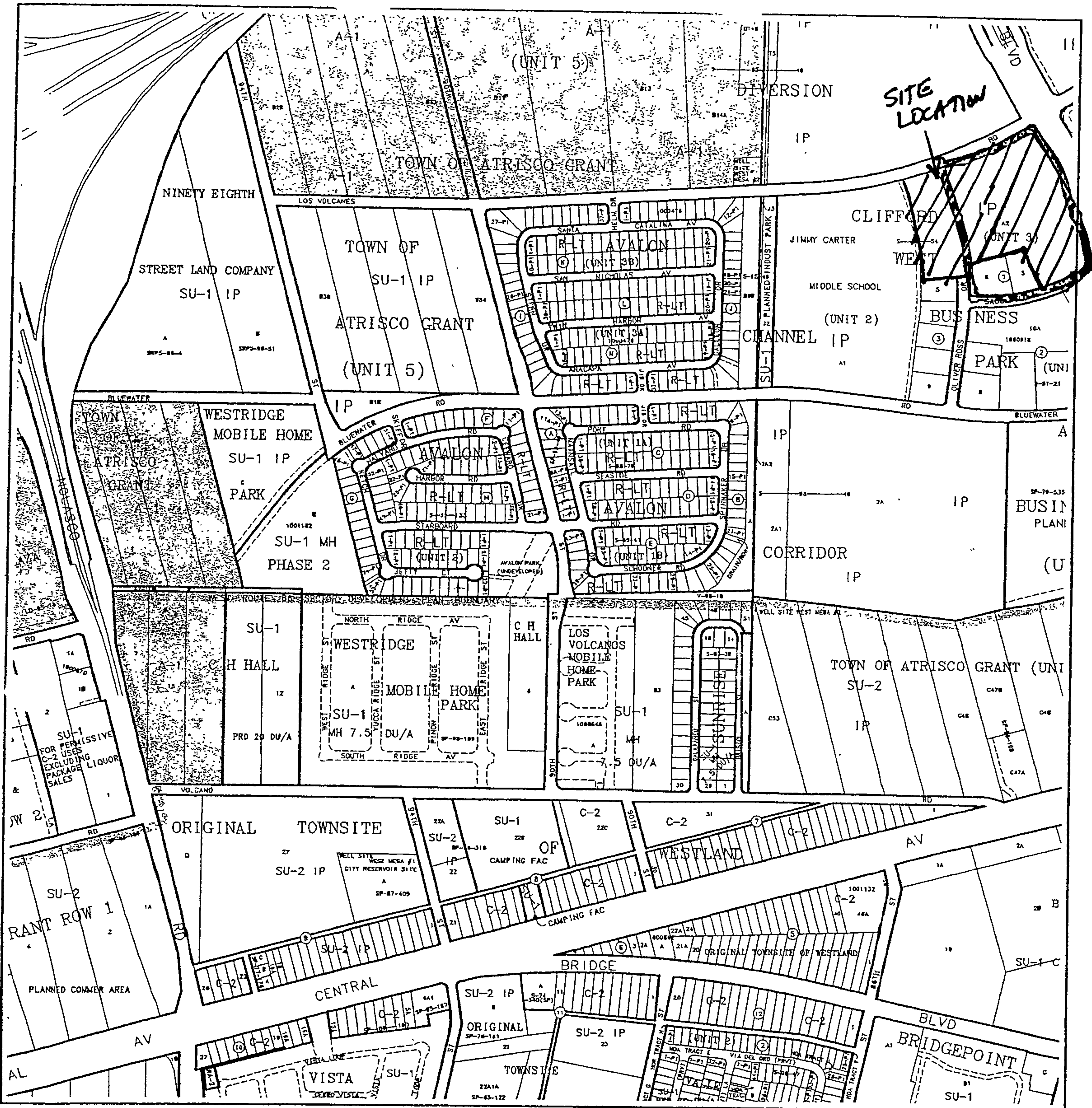
Form revised 3/03, 8/03 and 11/03

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

Application case numbers
05 DEB - 00893

Sandy Handley 05/26/05
Planner signature / date

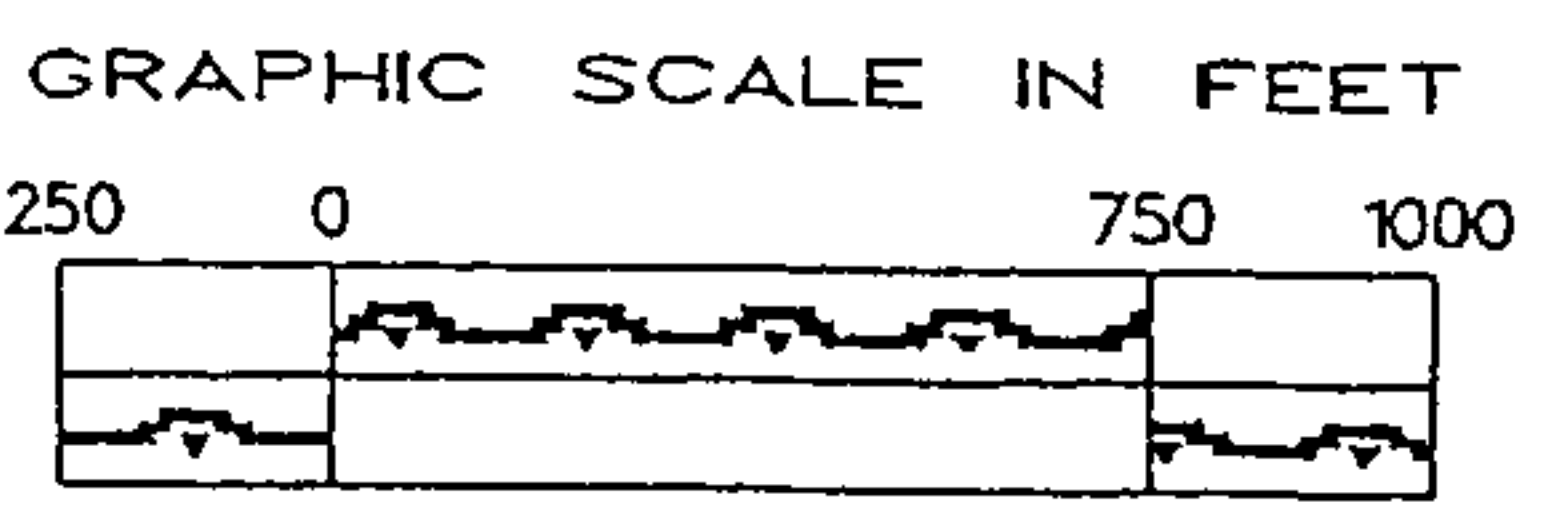
Project # 1003057



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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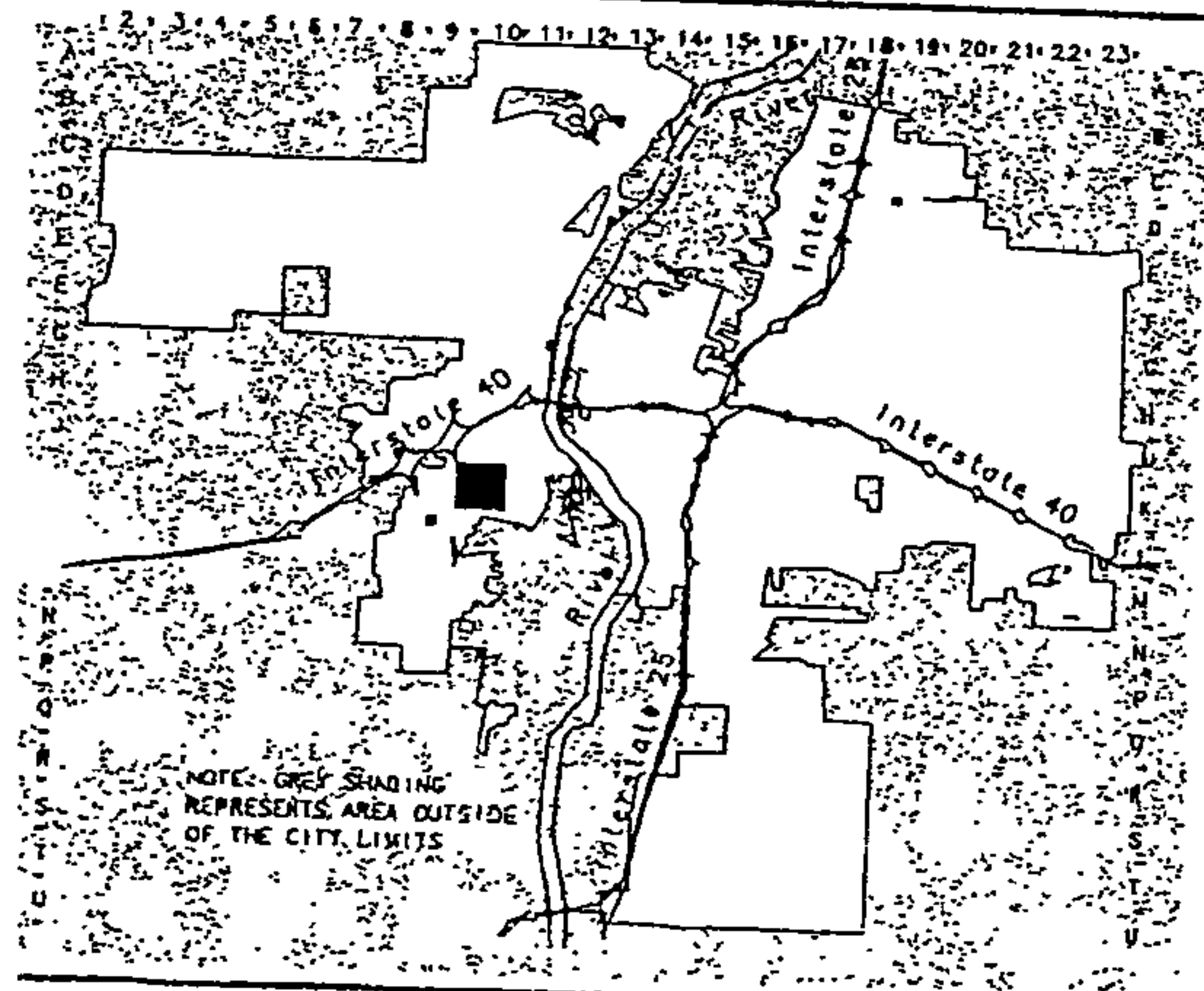


Zone Atlas Page

K-9-Z

Map Amended through January 21, 2003

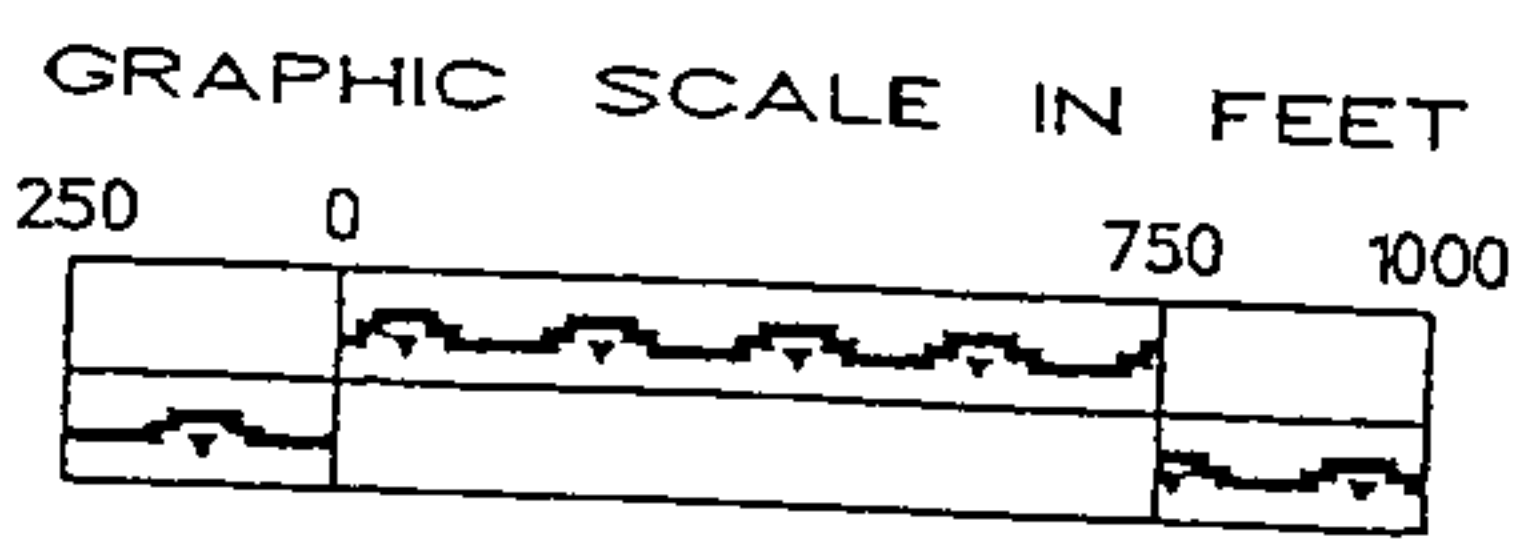
UPC #



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

K-10-Z

Map Amended through January 21, 2003

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

May 24, 2005

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: TRACTS A-2-C-1 & A-2-C-2, BLOCK 1, CLIFFORD WEST BUSINESS
PARK UNIT 3

Dear Board Members:

The purpose of this replat is to reconfigure lot lines for new development of the west parcel with office / warehouse.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

Design Data

LEGAL DESCRIPTION: TRACT A-29A-3
NORTHEAST UNIT
TOWN OF ATRISCO GRANT
ALBUQUERQUE, NM

CURRENT ZONING: SU-1 PDA C-1 USES

ZONE ATLAS PAGE: C-11

ADDRESS: 3136 COORS BLVD. NW

SITE AREA: 1.2391 ACRES

BUILDING AREA: 11,352 SQ. FT.

OCCUPANCY USE: B

TYPE OF CONSTRUCTION: V-B

FIRE SPRINKLERED: NO

TOTAL BUILDING AREA:
PROPOSED/FUTURE: 14,000 SQ. FT.

PROJECT NUMBER: 1000651

Application Number:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated MAY 19, 2005. Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved and the DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

PARKING REQUIREMENTS

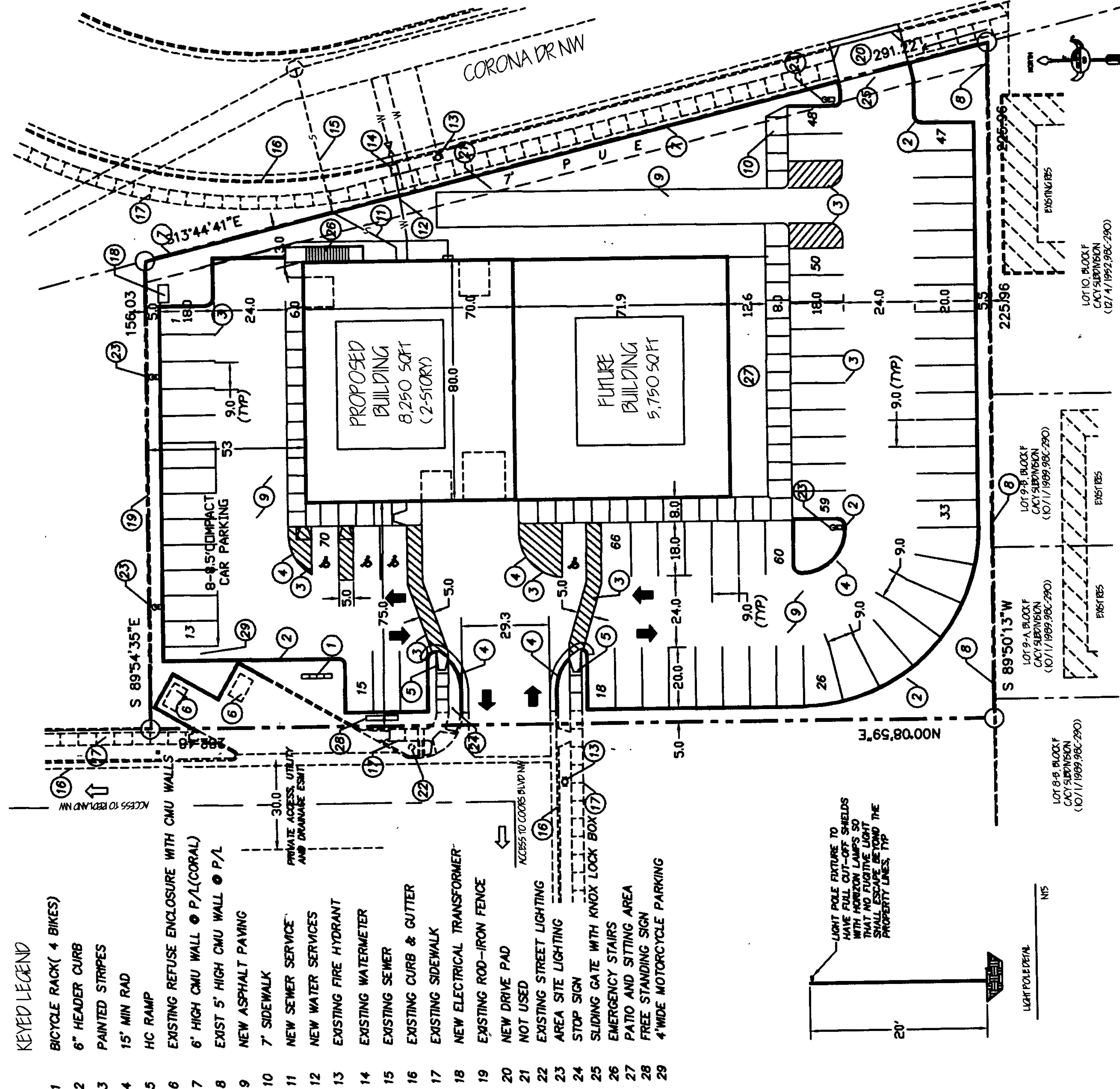
OFFICE AND LOBBY SERVICE AREA
PROPOSED 8,250
FUTURE 5,750
RETAIL AREA 14,000/200 = 70 SPACES
CREDIT FOR BUS ROUTE LOCATION
LESS 10%
= 7 SPACES
63 SPACES REQUIRED

LANDSCAPE REQUIREMENTS

TOTAL AREA 53,975 (1.2391 AC)
BUILDING AREA PROPOSED & FUTURE 11,352
LANDSCAPE REQUIREMENT (NET AREA x 0.15) 42,623 (NET AREA)
LANDSCAPE PROVIDED 8,968 SQ FT

4 HC SPACES REQUIRED AND PROVIDED
70 SPACES PROVIDED

2 MOTORCYCLE SPACES REQUIRED AND PROVIDED



KEYED LEGEND

- 1 BICYCLE RACK (4 BIKES)
- 2 6" HEADER CURB
- 3 PAINTED STRIPES
- 4 15' MIN RAD
- 5 HC RAMP
- 6 EXISTING REFUSE ENCLOSURE WITH CMU WALLS
- 7 6' HIGH CMU WALL @ P/L(CORAL)
- 8 EXIST 5' HIGH CMU WALL @ P/L
- 9 NEW ASPHALT PAVING
- 10 7' SIDEWALK
- 11 NEW SEWER SERVICE
- 12 NEW WATER SERVICES
- 13 EXISTING FIRE HYDRANT
- 14 EXISTING WATERMETER
- 15 EXISTING SEWER
- 16 EXISTING CURB & GUTTER
- 17 EXISTING SIDEWALK
- 18 NEW ELECTRICAL TRANSFORMER
- 19 EXISTING ROD-IRON FENCE
- 20 NEW DRIVE PAD
- 21 NOT USED
- 22 EXISTING STREET LIGHTING
- 23 AREA SITE LIGHTING
- 24 STOP SIGN
- 25 SLIDING GATE WITH KNOX LOCK BOX
- 26 EMERGENCY STAIRS
- 27 PATIO AND SITTING AREA
- 28 FREE STANDING SIGN
- 29 4' WIDE MOTORCYCLE PARKING

SYMBOL LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED HEADER CURB
- PROPOSED SIDEWALK

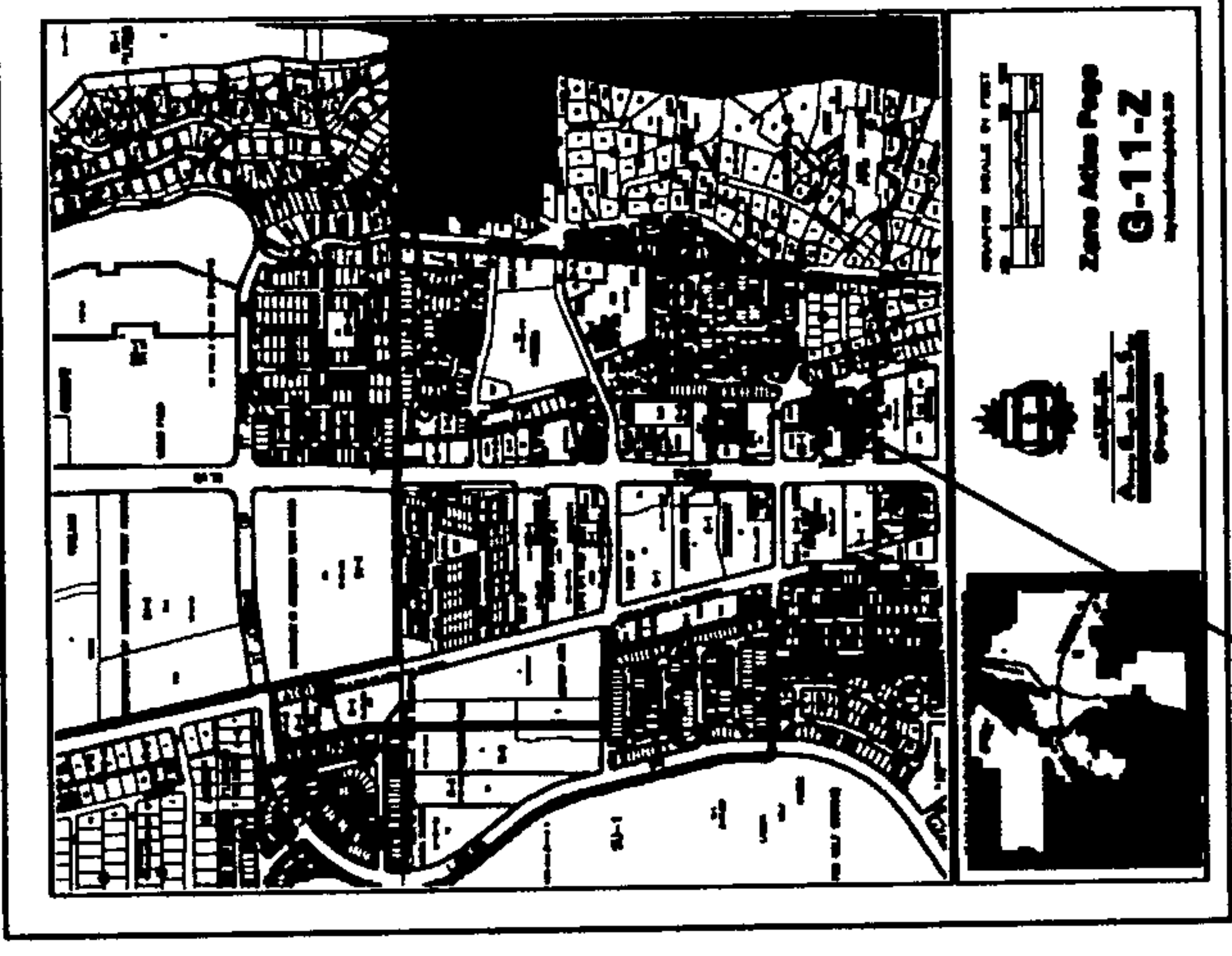
SITE PLAN

Scale 1" = 20'-0"

VIRGIL GIL
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
STATE OF NEW MEXICO

DRB SITE DEVELOPMENT PLAN

3146 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO



PROJECT SITE

ORIGINAL

INFRASTRUCTURE LIST

Clare

Date Preliminary Plat Approved: 11-19-03

Date Preliminary Plat Expires: 11-19-04

DRB Project No.: 1003057

DRB Application No.: 03 DRB 04040

0190

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

**Clifford West Business Park, Unit 3
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract A-2, Unit 3, Clifford West Business Park
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA S ence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' FF *4'	Paving Perm Pvmt Deferred Sdwk (Both Sides) C & G (Both Sides)	Oliver Ross Rd	North Property Line Lot 5	End of Cul-de-sac	/	/	/
		8"	Sanitary Sewer Sanitary Sewer	Oliver Ross Road	130 ft N of Saul Bell Rd	End of Cul-de-Sac	/	/	/
		18"	Storm Sewer Storm Sewer w / Appurtenances.	Oliver Ross Road	140 ft N of Saul Bell Rd (Existing Manhole)	Tract A-2-B End of Cul-de-Sac	/	/	/

1 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants

2 SAS to include manholes and service connections

AGENT / OWNER

Amy L. D. Niese, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

SIGNATURE - date

[Signature] 11/14/03

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 11/19/03
DRB CHAIR - date

[Signature] 11/19/03
PARKS & GENERAL SERVICES - date

[Signature] 11/19/03
TRANSPORTATION DEVELOPMENT - date

[Signature] 11/19/03
UTILITY DEVELOPMENT - date

[Signature] 11-19-03
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER


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

PAID RECEIPT

APPLICANT NAME Robert A Russell
 AGENT Survey Southwest
 ADDRESS _____
 PROJECT & APP # 1003057/05DRB00893
 PROJECT NAME Clifford Bus PK

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 285.00 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
 \$ 305.00 TOTAL AMOUNT DUE

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

RECEIPT# 004659394 DATE 5/20/2005 TIME 10:15 AM CITY OF ALBUQUERQUE PLANNING DEPARTMENT	Bank of America ACH R/T 122101706	1008
I-40 GATEWAY WEST, LLC 480-505-4048 P.O. BOX 28216 SCOTTSDALE, AZ 85255	01-05	91-170/1221 AZ 7739
PAY TO THE ORDER OF <u>City of Albuquerque</u>	I-40 GATEWAY WEST, LLC City of Albuquerque **305.00	5/20/2005
Three: Hundred Five and 00/100 *****	RECEIPT# 004659394 US# 007 TRANS# 0012 Account 441006 Fund 01 Activity 4923000 TRS_LIS Trans Am. 3705.00 J24 file \$285.00 CK \$305.00 C-AMOUNT \$0.00	***** DOLLARS
MEMO: Planning fees per 4/20/05 invoice		@001008@ 122101706: 004659394257@



SUBDIVISION	Supplemental form S	ZONING & PLANNING	Z
<input 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 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	
<input type="checkbox"/> IP Master Development Plan		APPEAL / PROTEST of...	A
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	<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: <u>Grayland, Inc</u>	PHONE: <u>881-0900</u>
ADDRESS: <u>PO Box 35640</u>	FAX: <u>881-1075</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87176</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates, PA</u>	PHONE: <u>(505) 828-2200</u>
ADDRESS: <u>PO Box 90606</u>	FAX: <u>(505) 797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>goodwinengrs@comcast.net</u>

DESCRIPTION OF REQUEST: Clifford West Business Park, Unit 3 Final Plat approval for minor subdivision, ~~Site 1003057~~

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. A-2 Block: _____ Unit: 3

Subdiv. / Addn. Clifford West Business Park

Current Zoning: SU-1/IP Proposed zoning: Same

Zone Atlas page(s): K-9, K-10 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 12.6 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 100905753043610311 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Boulevard NW
Between: Los Volcanos Rd NW and Saul Bell Road NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1003057; Z-97-11; 97-138; S-98-54; AA-98-54

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10/29/2003

SIGNATURE Amy L. D. Niese DATE 1/16/04

(Print) Amy L. D. Niese, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00056</u>	<u>FP</u>	<u>S(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMP</u>		<u>\$ 20-</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>1/28/04</u>			Total <u>\$ 20-</u>

A. Beeland 1/16/04
Planner signature / date

Project # 1003057

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

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

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

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

AMY L. D. NIESE 1/16/04
Applicant name (print) / date

[Signature]
Applicant signature / date



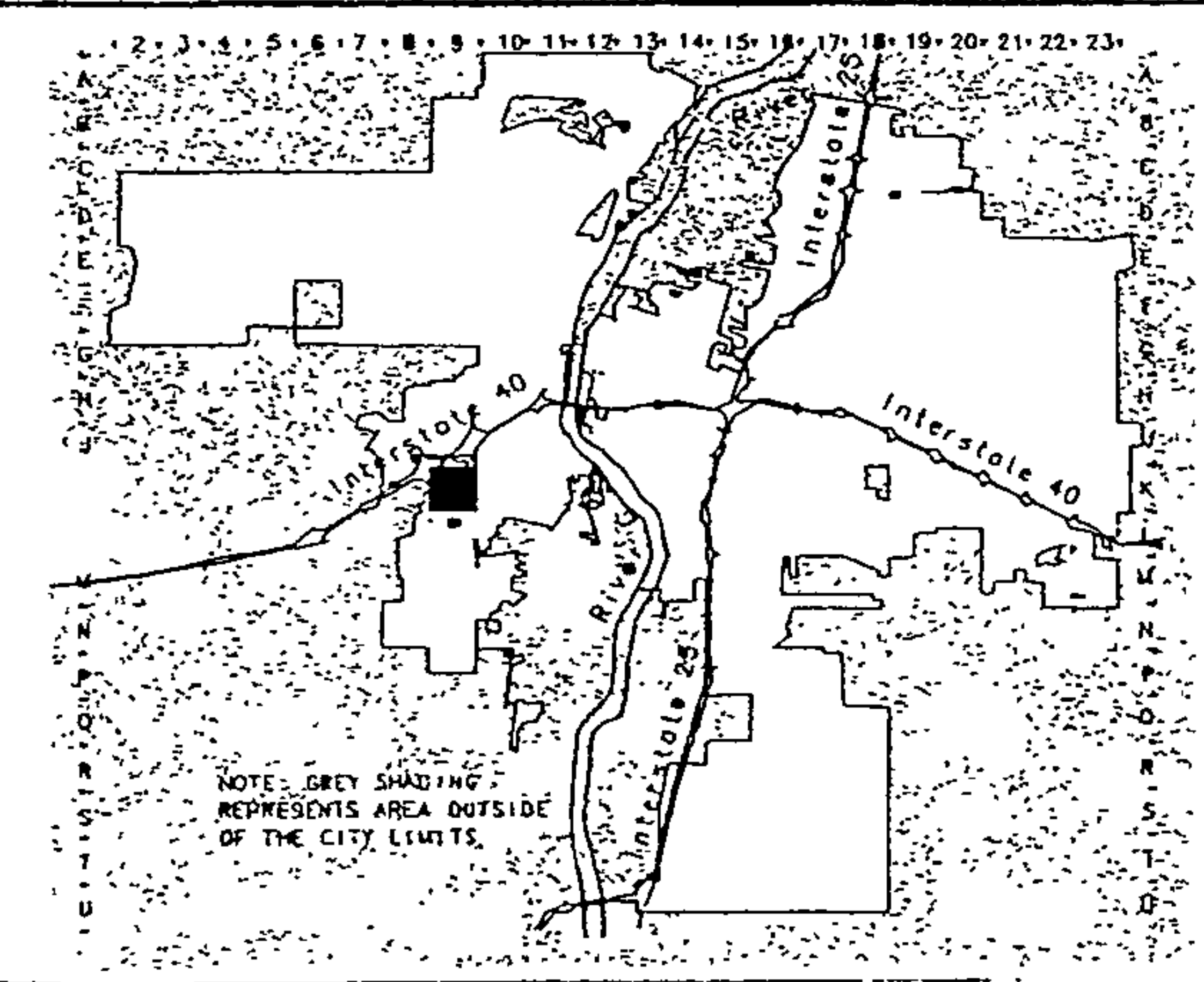
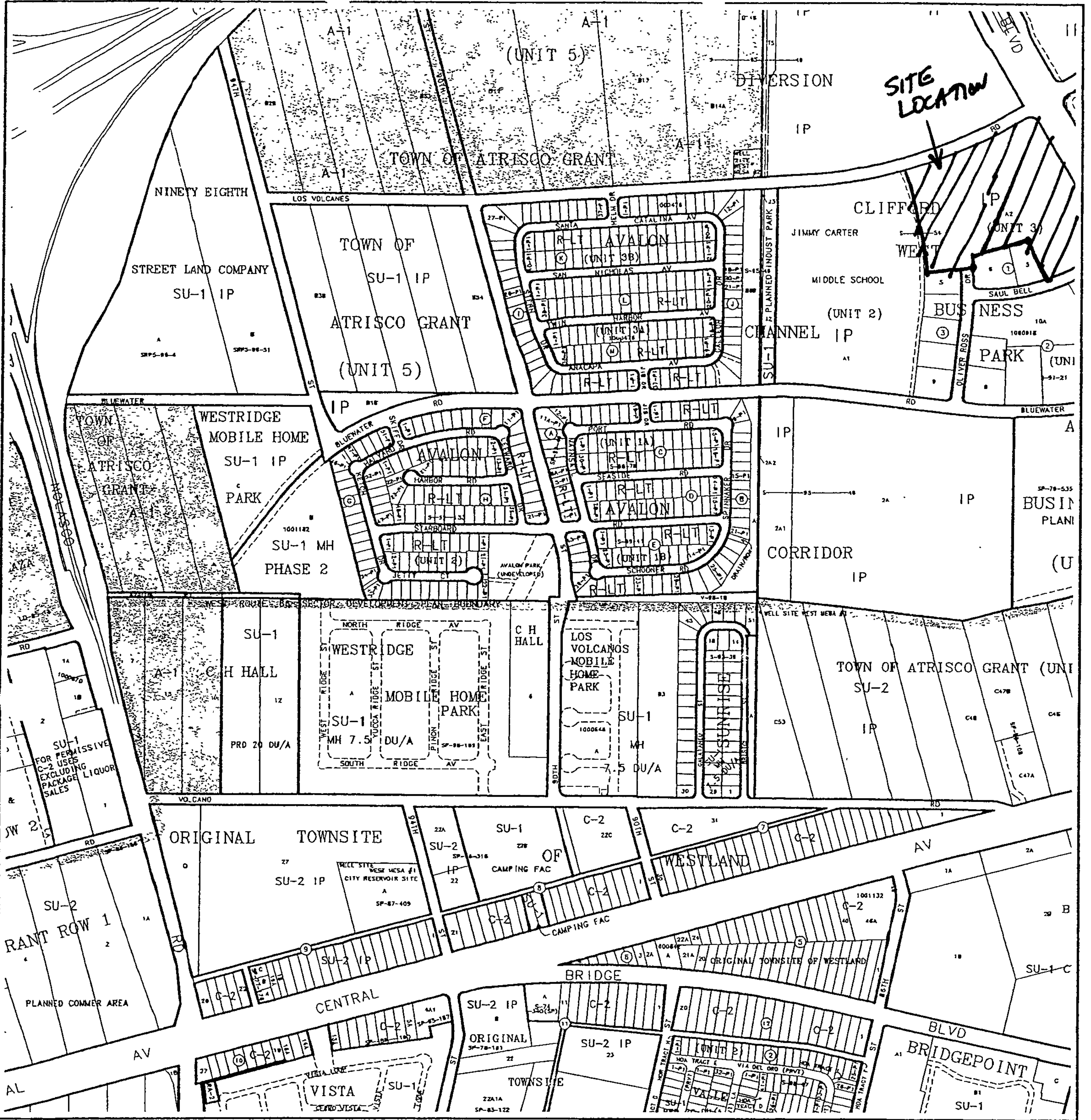
Form revised February 2003

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

Application case numbers
04DRB - 00056

[Signature] 1/16/04
Planner signature / date

Project # 1003057



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003

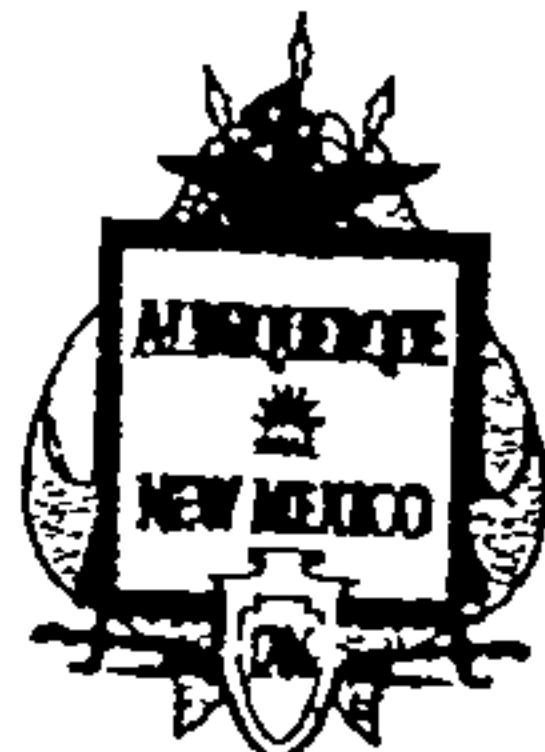
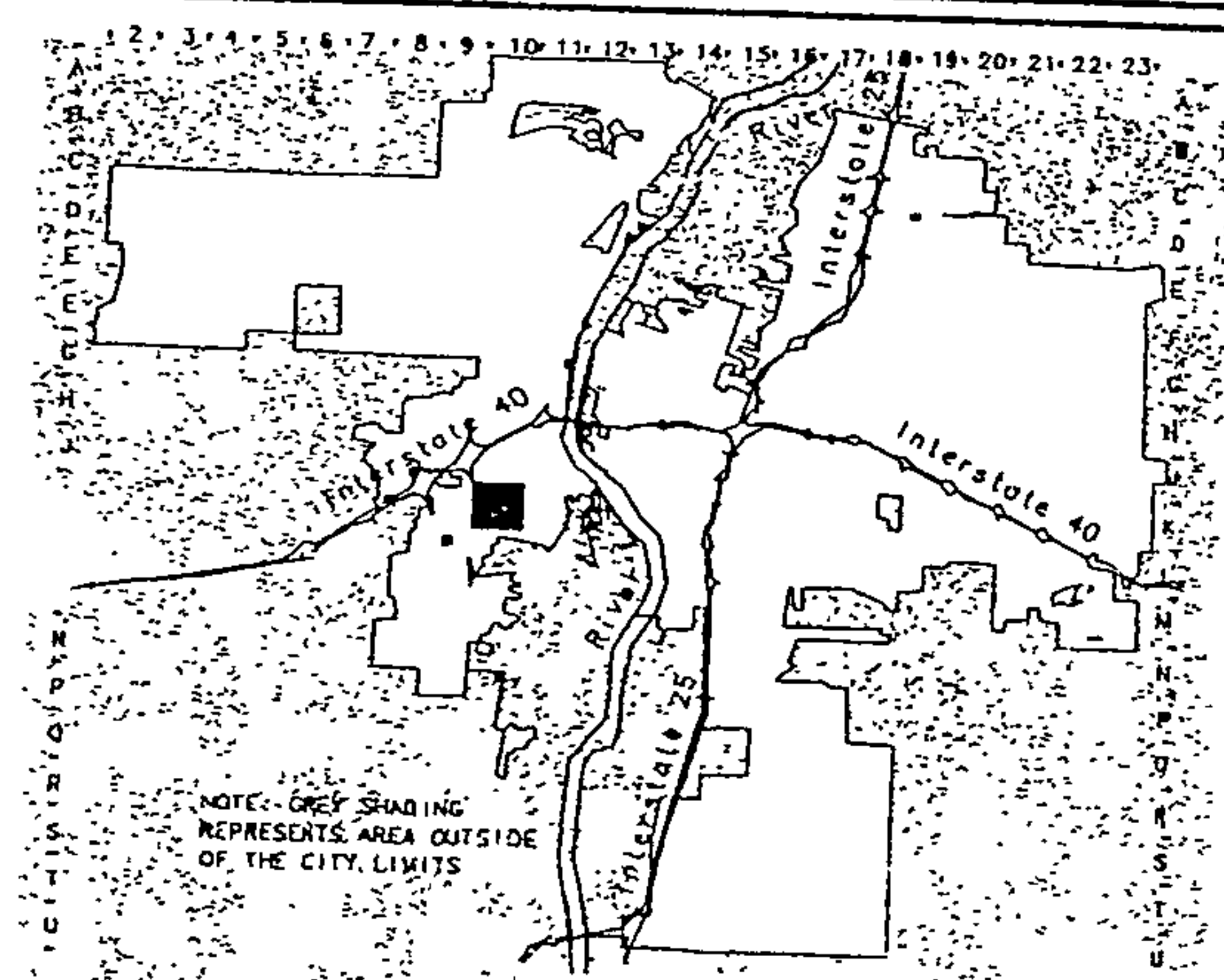


Zone Atlas Page

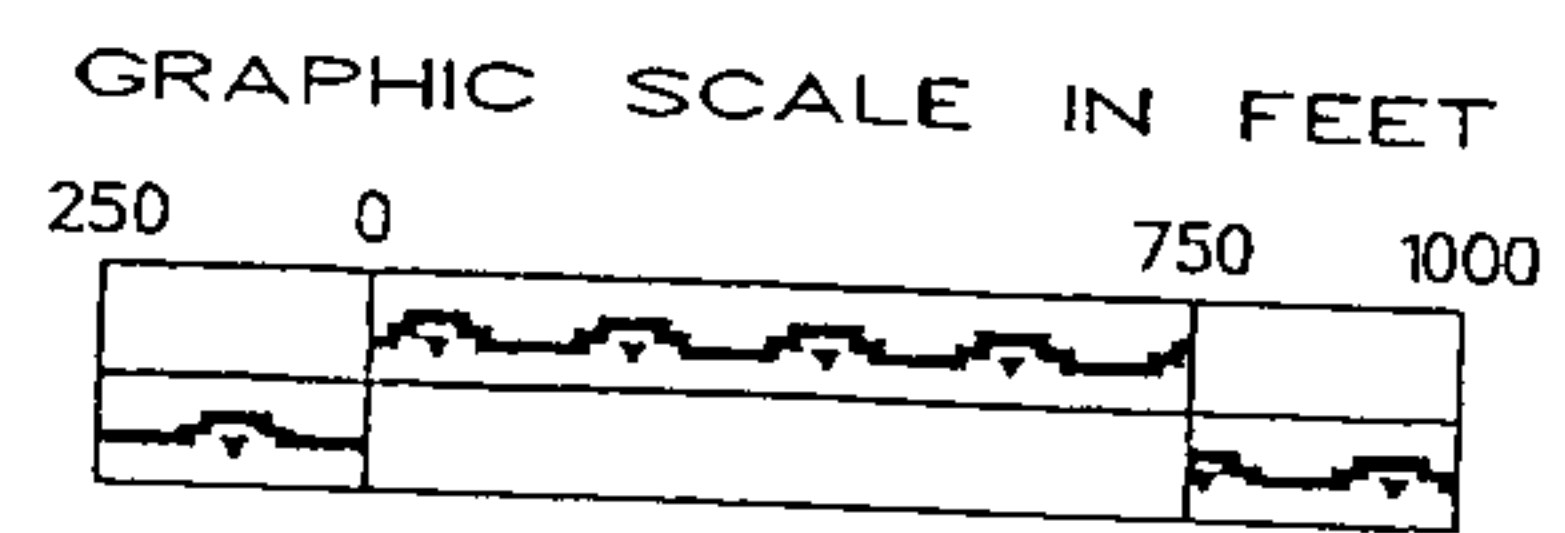
K-9-Z

Map Amended through January 21, 2003

UPC #



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

K-10-Z

Map Amended through January 21, 2003

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

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

7. **Project # 1003057**
03DRB-01902 Minor-Amnd SiteDev Plan
Subd
03DRB-01903 Minor-Prelim&Final Plat
Approval
03DRB-01904 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for GRAYLAND, INC. request(s) the above action(s) for all or a portion of Tract(s) A-2, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned SU-1 IP, located on UNSER BLVD NW, between LOS VOLCANES RD NW and SAUL BELL RD NW containing approximately 13 acre(s). [REF: 1000918, AA-98-54, Z-97-11, DRB-97-138, S-98-54] *[Deferred from 11/12/03]* (K-9/K-10) THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/19/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/12/97 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

8. **Project # 1001334**
03DRB-01916 Minor-Amnd Prelim Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 465 & 466, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **WESTBROOK HEIGHTS, UNIT 2**) zoned RD (9 DU/acre, located on SAN YGNACIO RD NW, between UNSER BLVD NW and 82nd ST NW containing approximately 10 acre(s). (L-10) THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED GRADING PLAN DATED 10/9/03 WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 11/19/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

No. of Lots: _____
Nearest Major Streets _____

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

Clifford West Business Park,
Unit 3

580083

**AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 30th day of December, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Clifford West, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is PO Box 35640, Albuquerque, NM 87176 and whose telephone number is 881-0900, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract A-2, Unit 3, Clifford West Business Park, recorded on August 10, 1998 in the records of the Bernalillo County Clerk at Book 98C, pages 235 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Clifford West, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as CLIFFORD WEST BUSINESS PARK, Unit 3 describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 19th day of November, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 580083.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ([DRB]), unless



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

PAID RECEIPT

APPLICANT NAME Grayland, INC
AGENT Mark Goodwin & Assoc, PA
ADDRESS P.O. Box 90606
PROJECT & APP # 1003057 - 04DRB-00056
PROJECT NAME Clifford West Business Park

\$ 20- 469099/4916000 Conflict Management Fee

\$ _____ 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

\$ 20- TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

Counterreceipt.doc 12/29/03

01/16/2004 3:53PM LOC: ANNX
RECEIPT# 00017654 WSH 006 TRANSH 0035
Account 469099 Fund 0110
Activity 4916000 TRSEJA
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

Thank You

Claire

Date Submitted 11/14/03
 Date Site Plan Approved: 11-19-03
 Date Preliminary Plat Approved: 11-19-03
 Date Preliminary Plat Expires: 11-19-04
 DRB Project No: 1003057
 DRB Application No: 03 DRB 04040
 01903

ORIGINAL


INFRASTRUCTURE LIST

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

Clifford West Business Park, Unit 3
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-2, Unit 3, Clifford West Business Park
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' FF	Paving Perm Pvmt	Oliver Ross Rd	North Property Line Lot 5	End of Cul-de-sac	/	/	/
		4'	Deferred Sidewalk (Both Sides) C & G (Both Sides)						
		8"	Sanitary Sewer Sanitary Sewer	Oliver Ross Road	130 ft N of Saul Bell Rd	End of Cul-de-Sac	/	/	/
		18"	Storm Sewer Storm Sewer w / Appurtenances.	Oliver Ross Road	140 ft N of Saul Bell Rd (Existing Manhole)	Tract A-2-B End of Cul-de-Sac	/	/	/

Project name: Clifford West Business Park . Unit 3

ORIGINAL

- 1 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 2 SAS to include manholes and service connections

AGENT / OWNER

Amy L. D. Niese, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 11/19/03 DRB CHAIR - date
[Signature] 11/19/03 TRANSPORTATION DEVELOPMENT - date
[Signature] 11/19/03 UTILITY DEVELOPMENT - date
[Signature] 11-19-03 CITY ENGINEER - date
[Signature] 11/19/03 PARKS & GENERAL SERVICES - date
 _____ AMAFCA - date
 _____ - date
 _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	2-14-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

INFRASTRUCTURE LIST

Claire

Date Site Plan Approved: 11-19-03
 Date Preliminary Plat Approved: 11-19-03
 Date Preliminary Plat Expires: 11-19-04

DRB Project No: 1003057

DRB Application No.: 03 DRB 04040

01903

ORIGINAL

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

Clifford West Business Park, Unit 3
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-2, Unit 3, Clifford West Business Park
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' FF *4'	Paving Perm Pvmt Deferred Sdwk (Both Sides) C & G (Both Sides)	Oliver Ross Rd	North Property Line Lot 5	End of Cul-de-sac	/	/	/
		8"	Sanitary Sewer Sanitary Sewer	Oliver Ross Road	130 ft N of Saul Bell Rd	End of Cul-de-Sac	/	/	/
		18"	Storm Sewer Storm Sewer w / Appurtenances.	Oliver Ross Road	140 ft N of Saul Bell Rd (Existing Manhole)	Tract A-2-B End of Cul-de-Sac	/	/	/

Project name:

Clifford West Business Park, Unit 3

ORIGINAL

1 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants

2 SAS to include manholes and service connections

AGENT / OWNER

Amy L. D. Niese, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

[Signature]
SIGNATURE - date 11/14/03

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 11/19/03
DRB CHAIR - date

[Signature] 11/19/03
PARKS & GENERAL SERVICES - date

[Signature] 11/19/03
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 11/19/03
UTILITY DEVELOPMENT - date

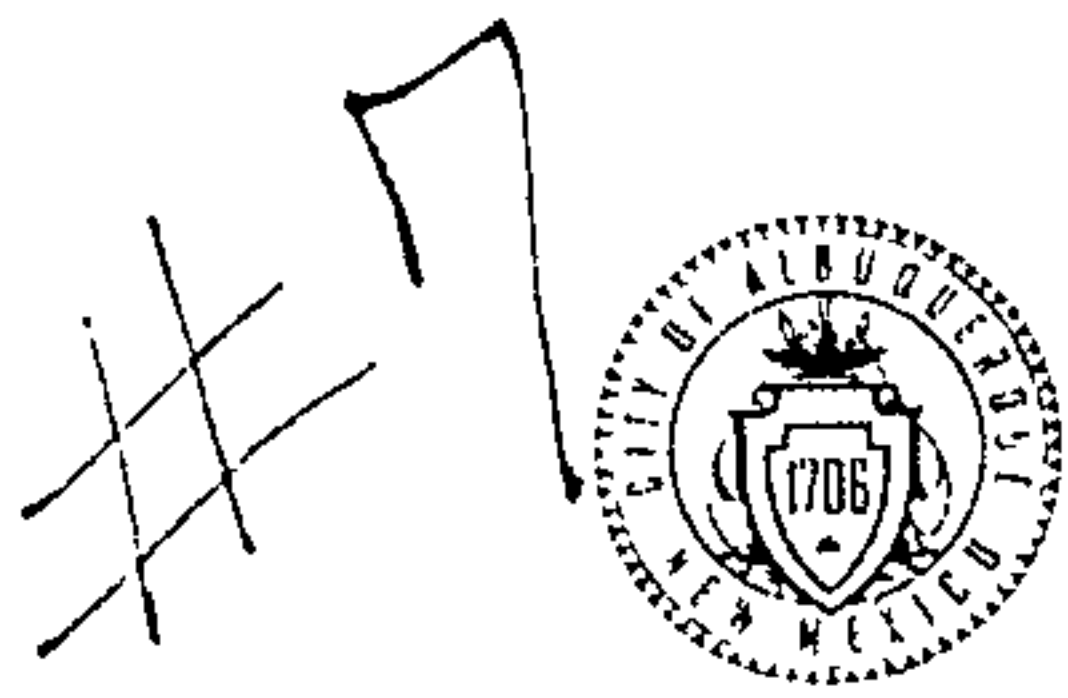
- date

[Signature] 11-19-03
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



DRB CASE ACTION LOG (AMEND. SPS)

REVISED 3/20/2003

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

DRB Application No.: **03-01902 (ASPS)**
Project Name: **CLIFFORD WEST BUSINESS PARK, UNIT 3**
Agent: **Mark Goodwin & Associates**

Project # **1003057**
EPC Application No.: **Z-97-11**
Phone No.: **828-2200**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/19/02 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1003057



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

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

APPLICANT INFORMATION:

NAME: <u>Grayland, Inc</u>	PHONE: <u>881-0900</u>
ADDRESS: <u>P.O. Box 35640</u>	FAX: <u>881-1075</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87176</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>P.O. Box 90606</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp/cpm</u>

DESCRIPTION OF REQUEST: Clifford West Business Park, Unit 3: Preliminary and Final plat approval for minor subdivision, Sidwalk Deferral
 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. A-2 Block: _____ Unit: 3

Subdiv. / Addn. Clifford WEst Business Park

Current Zoning: SU-1 / IP Proposed zoning: same

Zone Atlas page(s): K-9; K-10 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 12.6 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 100905753043610311 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd NW
 Between: Los Volcanos Rd NW and Saul Bell Road NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 100305⁷; Z-97-11; 97-138; S-98-54 AA - 98-54

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10/29/03

SIGNATURE DATE 11/4/03

(Print) Amy L. D. Niese, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<p>INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>030RB</u> - _____ - <u>01903</u> <u>P+7</u></p> <p><u>030RB</u> - _____ - <u>01904</u> <u>TDS</u></p> <p>_____ - _____ - _____ _____</p> <p>_____ - _____ - _____ _____</p> <p>_____ - _____ - _____ _____</p> <p>Hearing date <u>Nov 12, 2003</u></p>	<p>Action</p> <p>S.F.</p> <p>Fees</p> <p>\$ <u>355⁰⁰</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>355⁰⁰</u></p>
<p><u></u> <u>11/4/03</u></p> <p>Planner signature / date</p>		<p>Project # <u>1003057</u></p>

FORM V: SUBDIVISION VARIANCES & VACATIONS

11
12
13
14

- BULK LAND VARIANCE (Public Hearing Case)**
 - Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- VACATION OF PUBLIC RIGHT-OF-WAY**
 - VACATION OF PUBLIC EASEMENT**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
 - SIDEWALK DESIGN VARIANCE**
 - SIDEWALK WAIVER**
 - Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through 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 variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through 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 deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- VACATION OF PRIVATE EASEMENT**
 - The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, 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 vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Amy L. D. Niese, PE
Applicant name (print)
[Signature] 11/4/03
Applicant signature / date



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

Application case numbers
03003 - 01904

Form revised April 2003
[Signature] 11/4/03
Planner signature / date
Project # 1003057

FORM S(3): SUBDIVISION - J.R.B. MEETING (UNADVERTISED, JR INTERNAL ROUTING)

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

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

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Amy L. D. Niese 11/4/03
Applicant name (print)

[Signature]
Applicant signature / date



Form revised February 2003

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

Application case numbers
030205 - 01903
 - -
 - -

Paul Carver 11/4/03
Planner signature / date

Project # 1003057



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

November 4, 2003

Ms. Sheran Matson
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Clifford West Business Park, Unit 3, DRB # 1003057

Dear Ms. Matson:

Enclosed is a submittal for Preliminary and Final Plat for a Minor Subdivision and Sidewalk Deferral. The site is located on Zone Atlas pages K9 and K10.

One lot is going to be divided into three. Please see the enclosed plat.

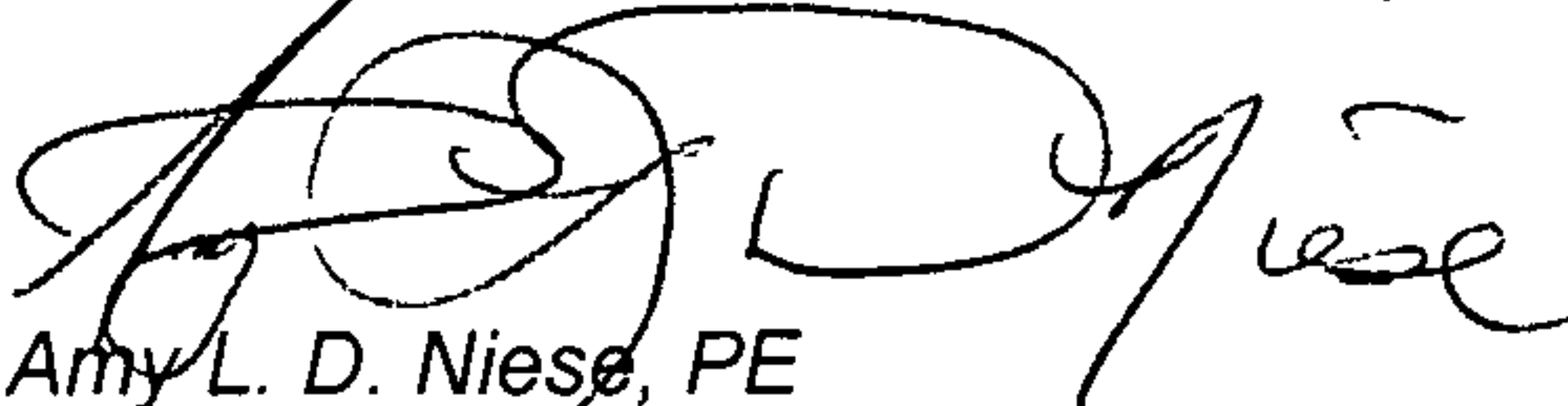
The proposed Master Development Plan is substituting for the Site Sketch. When the individual lots are developed, they will be required to go through the City's Building Permit process and to follow the Master Development Plan.

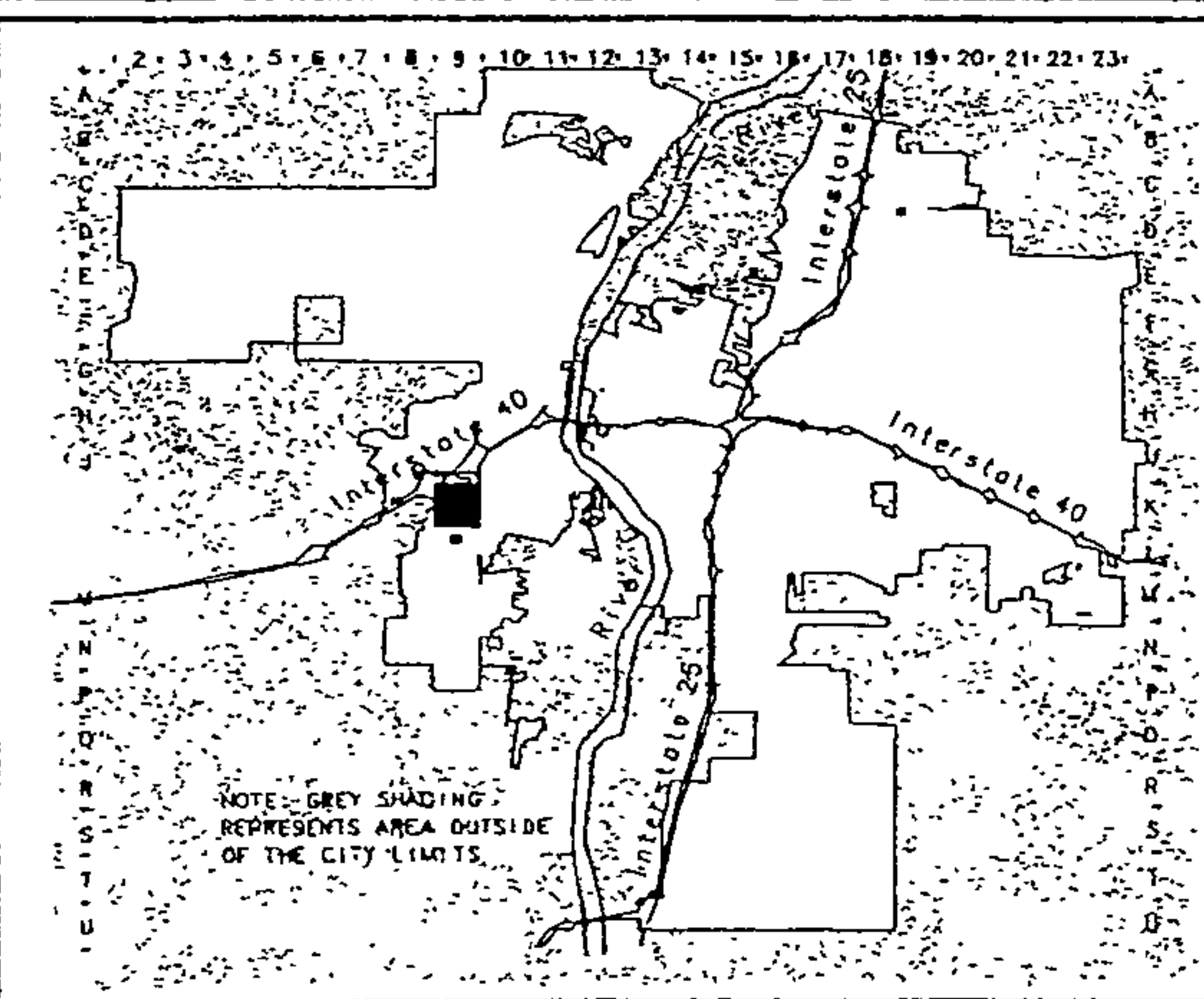
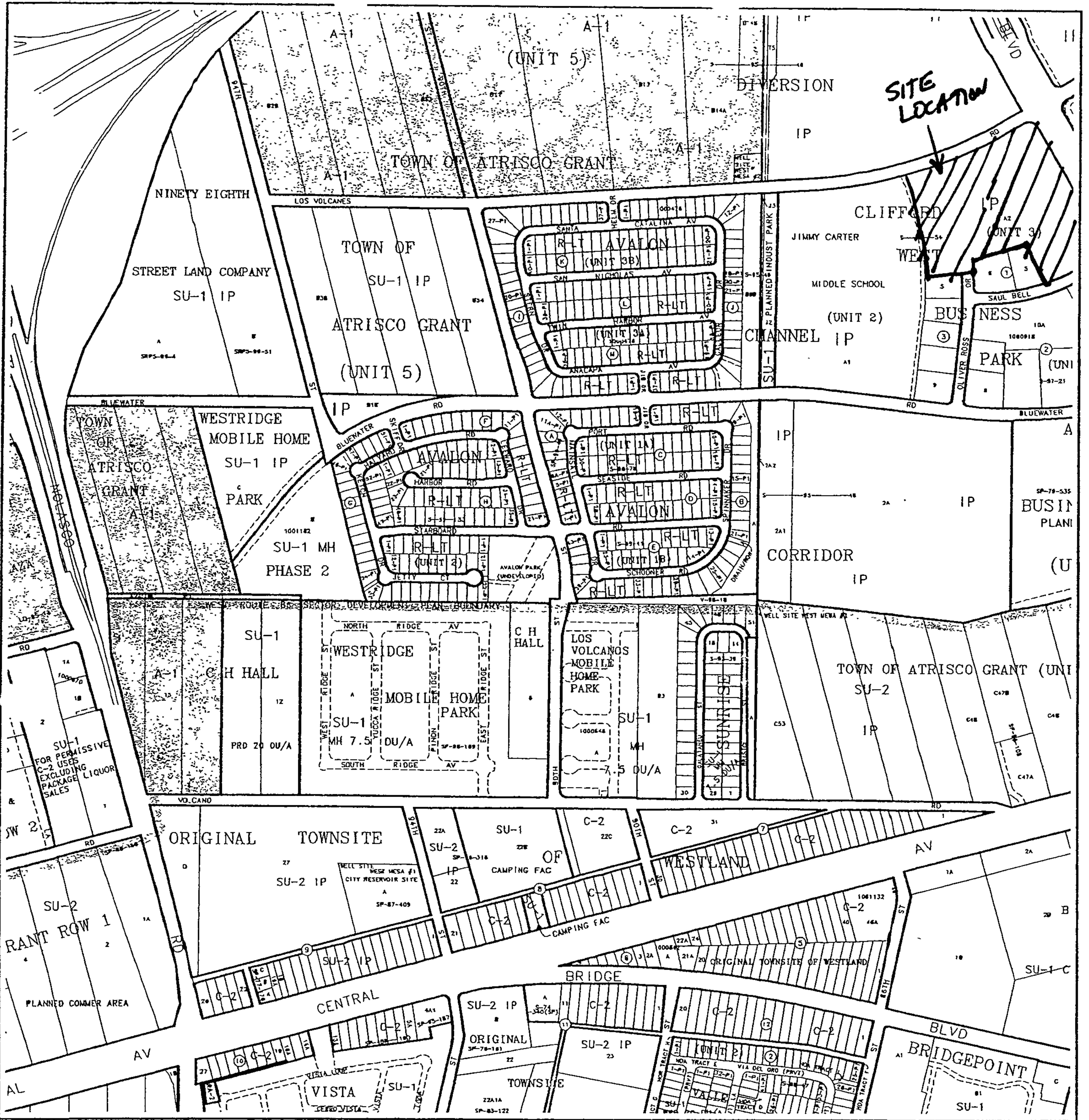
It is being requested that the construction of the sidewalks be deferred so that they can't be subject to damage during construction.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.


Amy L. D. Niese, PE
Project Engineer



CITY OF Albuquerque
A Albuquerque **G** Geographic **I** Information **S** System
PLANNING DEPARTMENT
 © Copyright 2003

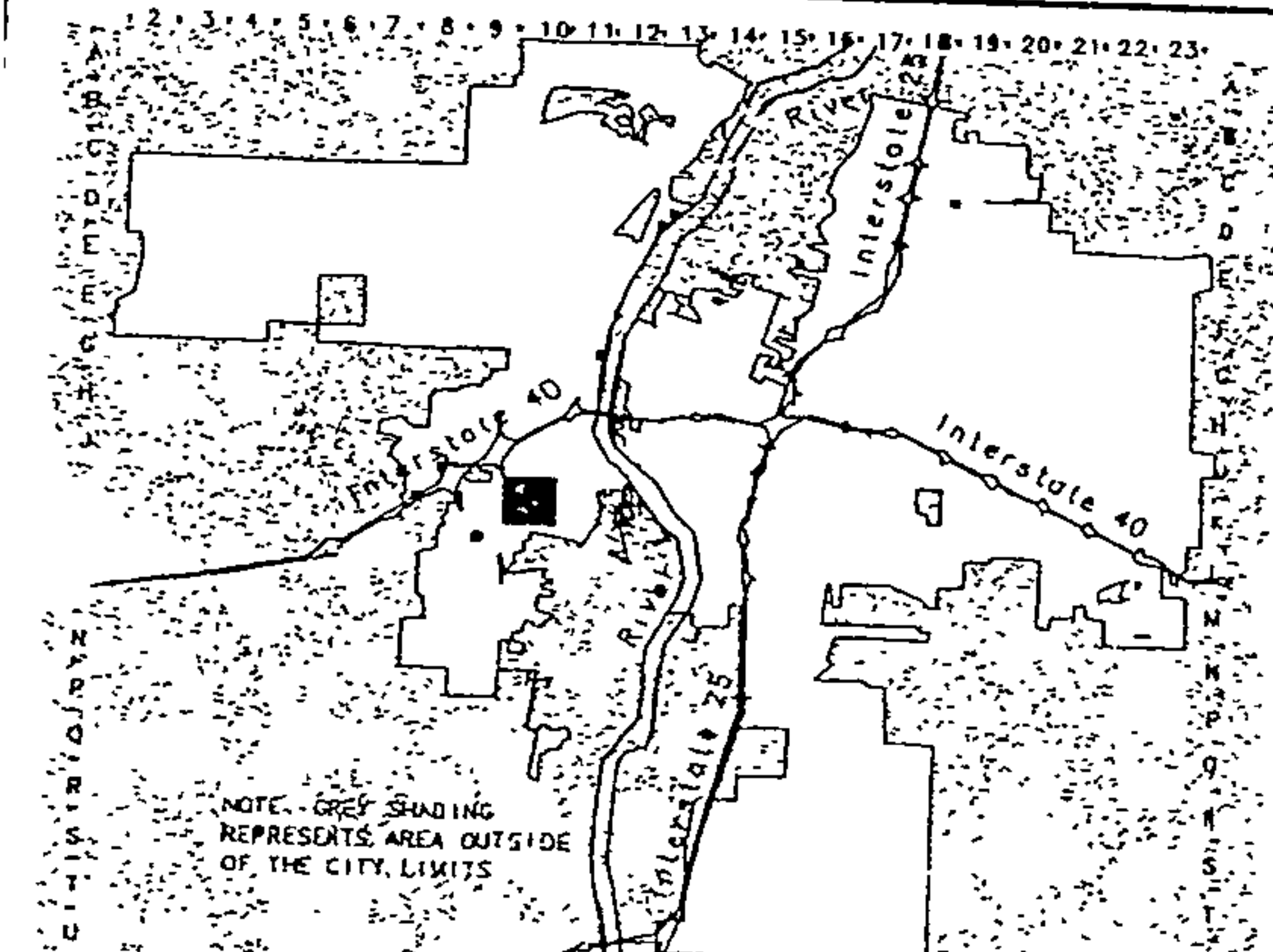


Zone Atlas Page

K-9-Z

Map Amended through January 21, 2003

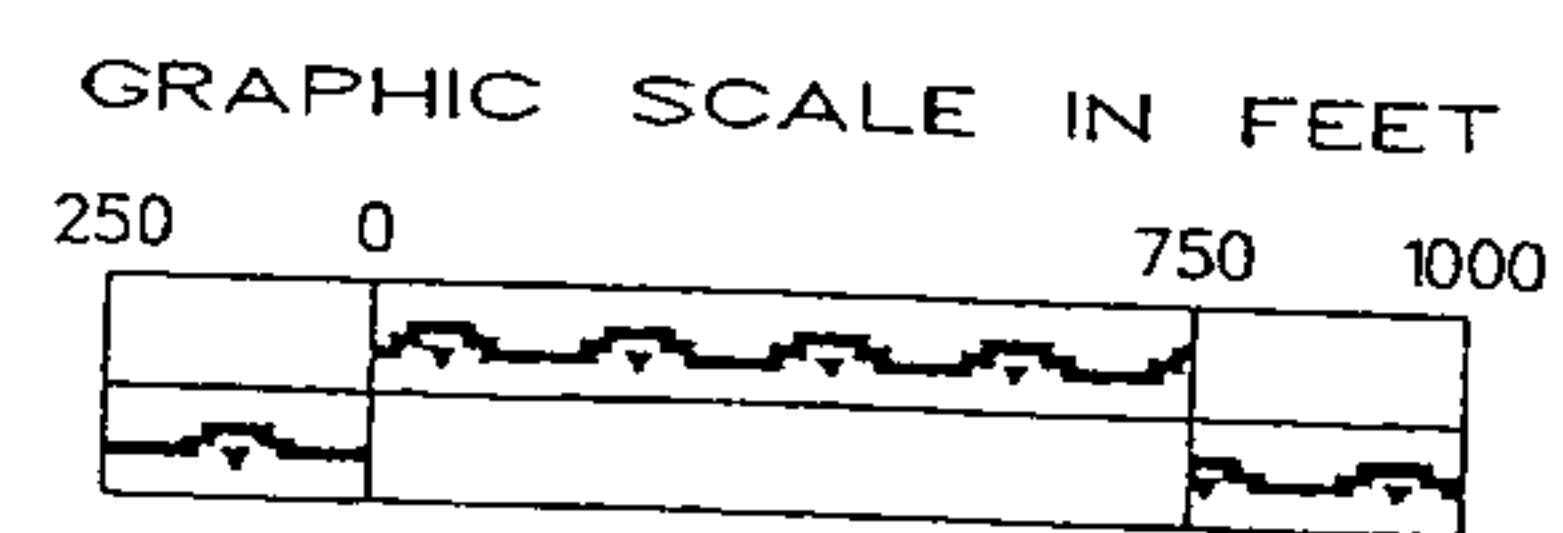
LPC #



CITY OF
Albuquerque

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

© Copyright 2003



Zone Atlas Page

K-10-Z

Map Amended through January 21, 2003

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

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

PAID RECEIPT

APPLICANT NAME

Grayland Inc

AGENT

Mark Goodwin + Assoc

ADDRESS

P.O. Box 90606

PROJECT NO.

1003057

APPLICATION NO.

030123 01903 / 01904 + 01902

\$ 405⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$405⁰⁰ Total amount due

CLIFFORD WEST LLC
2403 SAN MATEO BLVD NE, SUITE W24
ALBUQUERQUE, NM 87110

1021

PAY TO THE ORDER OF City of Albuquerque DATE 10-28-03 95-219-585 / 1070

Four Hundred, Five & ⁰⁰/₁₀₀ \$ 405⁰⁰ DOLLARS

WELLS FARGO
Wells Fargo Bank New Mexico, N.A.
200 Lomas NW
Albuquerque, NM 87102
www.wellsfargo.com

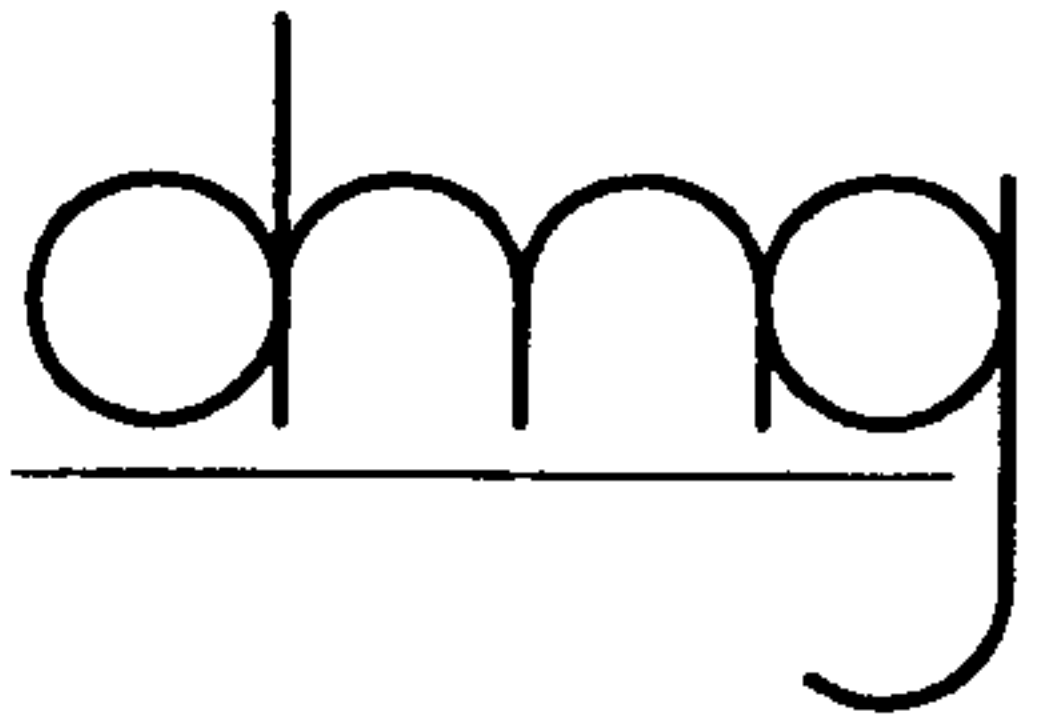
FOR DRB Fee

RECEIVED BY Jack Clifford
AMOUNT \$405.00

11001021 1070021921355544084

124 hier \$405.00
CH \$405.00
CHANGE \$0.00

DEFERRED SIDEWALK EXHIBIT



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

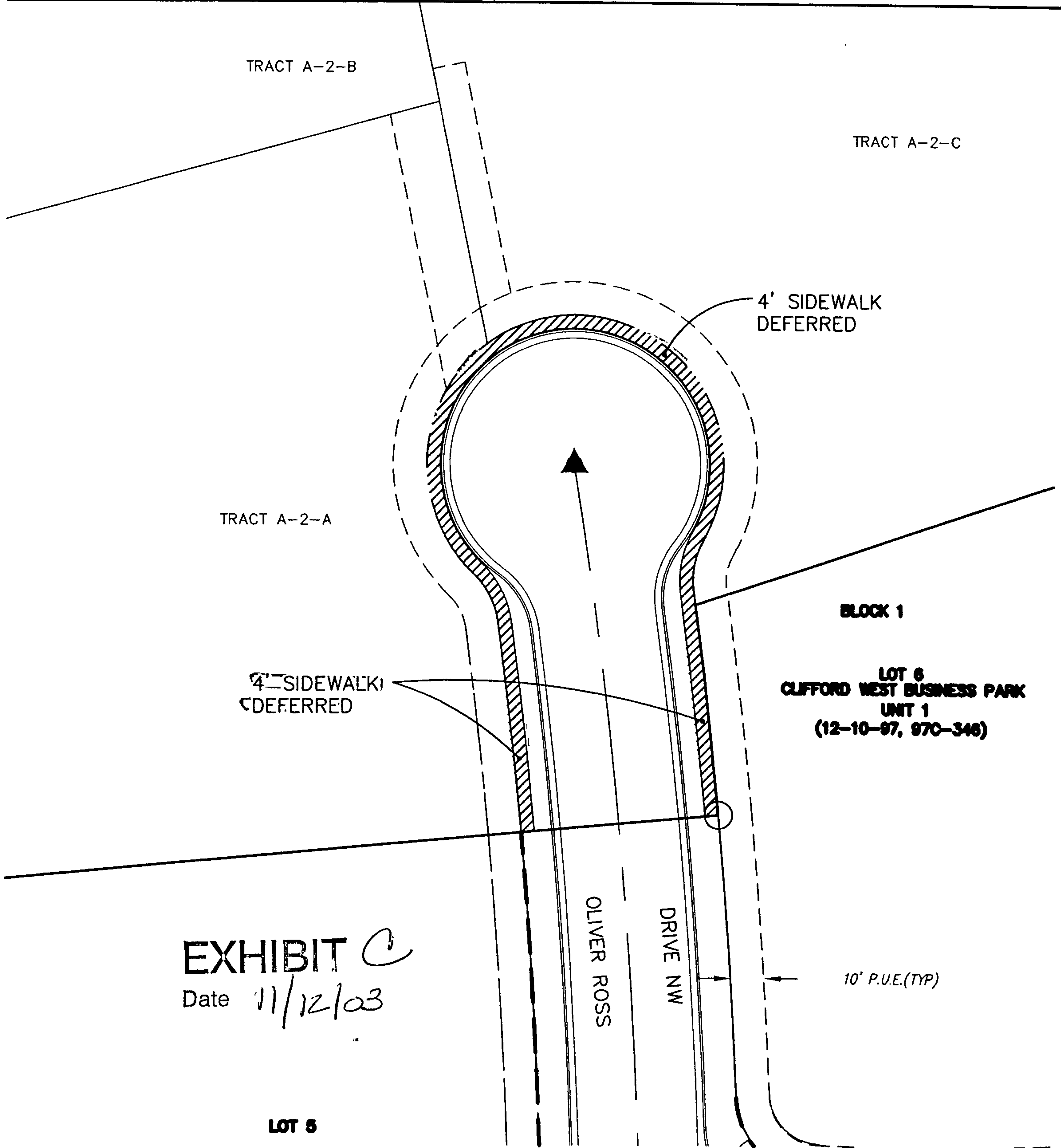


EXHIBIT C

Date 11/12/03

LOT 5



Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

... for Subdivision Purposes

... for Building Permit

IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Grayland, Inc. PHONE: 881-0900

ADDRESS: P.O. Box 35640 FAX: 881-1075

CITY: Albuquerque STATE NM ZIP 87176 E-MAIL: _____

Proprietary interest in site: Owner

AGENT (if any): Mark Goodwin & Associates PHONE: 828-2200

ADDRESS: P.O. Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

DESCRIPTION OF REQUEST: Clifford^{WEST} Business Park, Unit 3, Sketch Plat for Minor Subdivision

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. A-2 Block: _____ Unit: _____

Subdiv. / Addn. Clifford West Business Park

Current Zoning: SU-1 / IP Proposed zoning: Same

Zone Atlas page(s): K-9; K-10 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 12.6 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. 100905753043610311 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd NW

Between: Los Volcanos Rd NW and Saul Bell Rd NW

CASE HISTORY:

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

97-138; S - 98- 54

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

SIGNATURE Amy L.D. Niese DATE 10/21/03

(Print) Amy L.D. Niese, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03003</u>	<u>Sketch</u>		<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected				\$
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>Oct. 29, 2003</u>			Total <u>\$ 0</u>

Mudato Hill 10/21/03

Project # 1003057

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDENCE 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.
- NA* 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.

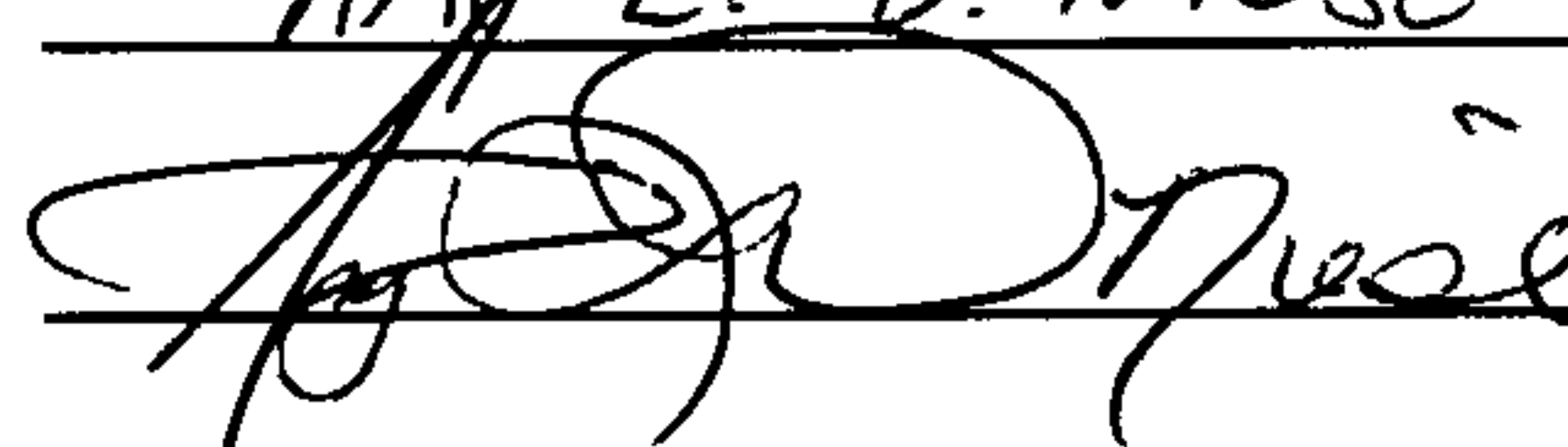
AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

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.

Amy L. D. NIESE
 Applicant name (print)

 Applicant signature / date 10/21/03



Form revised February 2003

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

Application case numbers
030028 - 01810

Melita Hill 10/21/05
 Planner signature / date
Project # 1003057



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmg@swcp.com

October 21, 2003

Ms. Sheron Matson
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Clifford West Business Park, Unit 3

Dear Ms. Matson:

Enclosed is a submittal for Sketch Plat for a Minor Subdivision. The site is located on Zone Atlas pages K9 and K10.

One lot is going to be divided into three. A Master Development Plan exists for this site which will be amended with minor changes when the project is submitted for Preliminary / Final Plat. The Master Development Plan is enclosed for your reference.

At this time, only lots are being subdivided. When the individual lots are developed, they will be required to go through the City's Building Permit process and to follow the Master Development Plan.

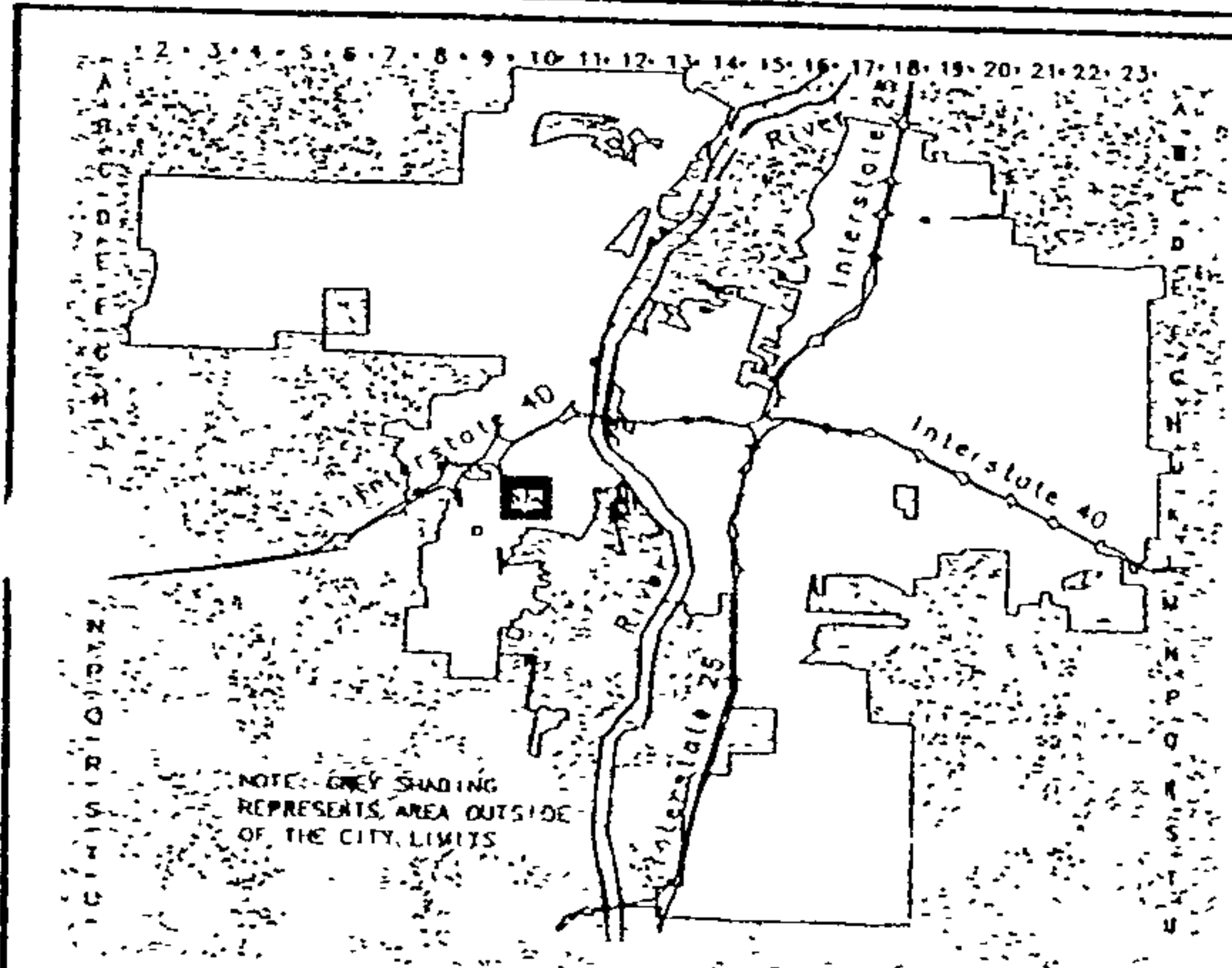
There will be no deferral of sidewalks.

Please contact me if I can be of further assistance.

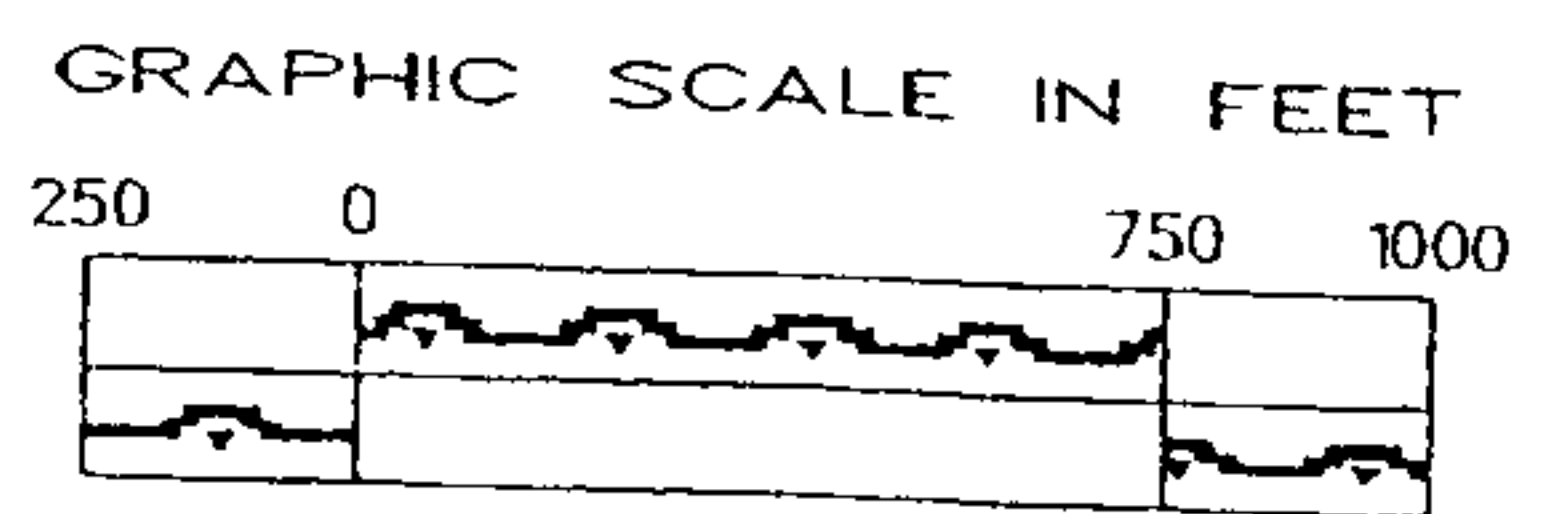
Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Amy L. D. Niese, PE
Project Engineer



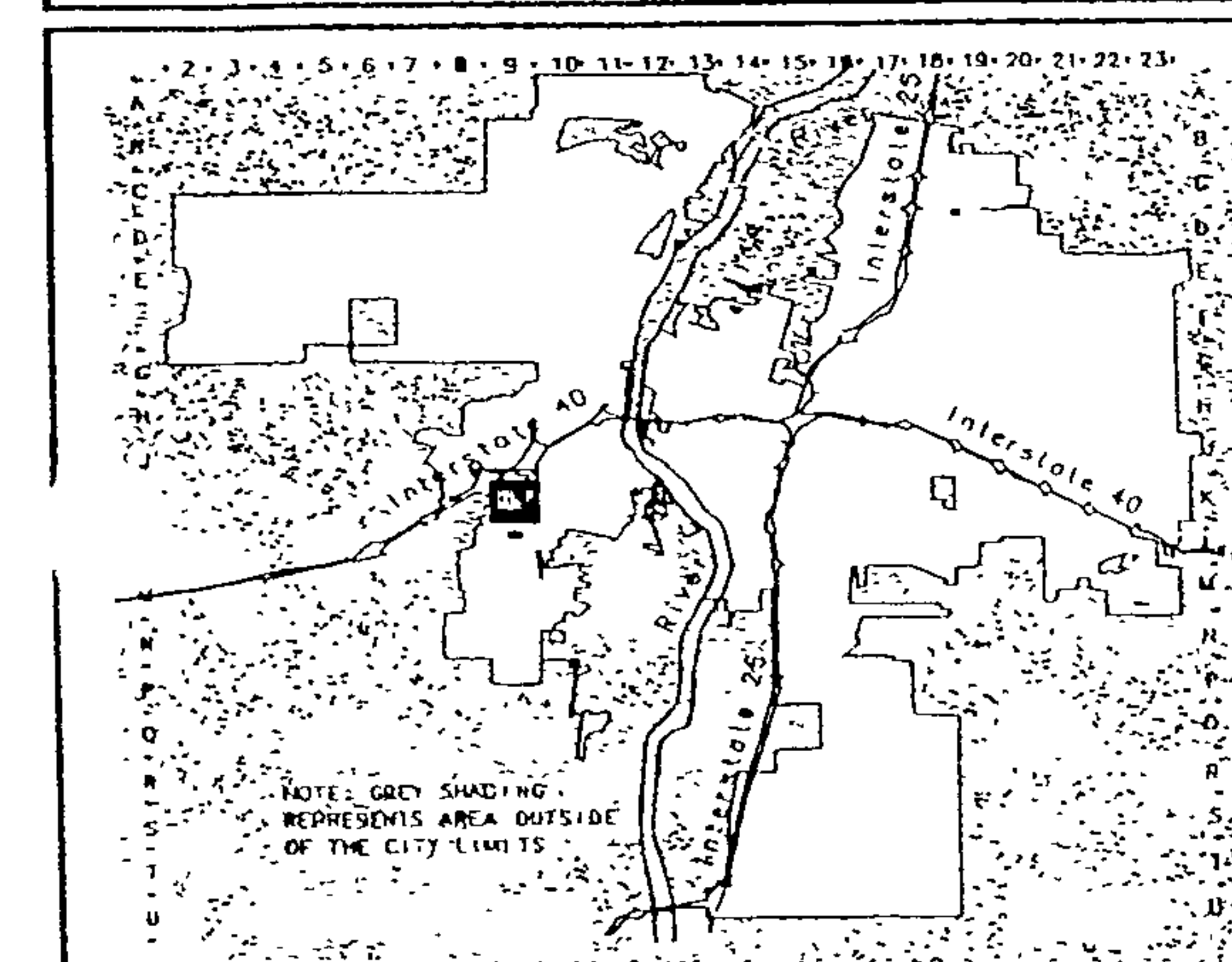
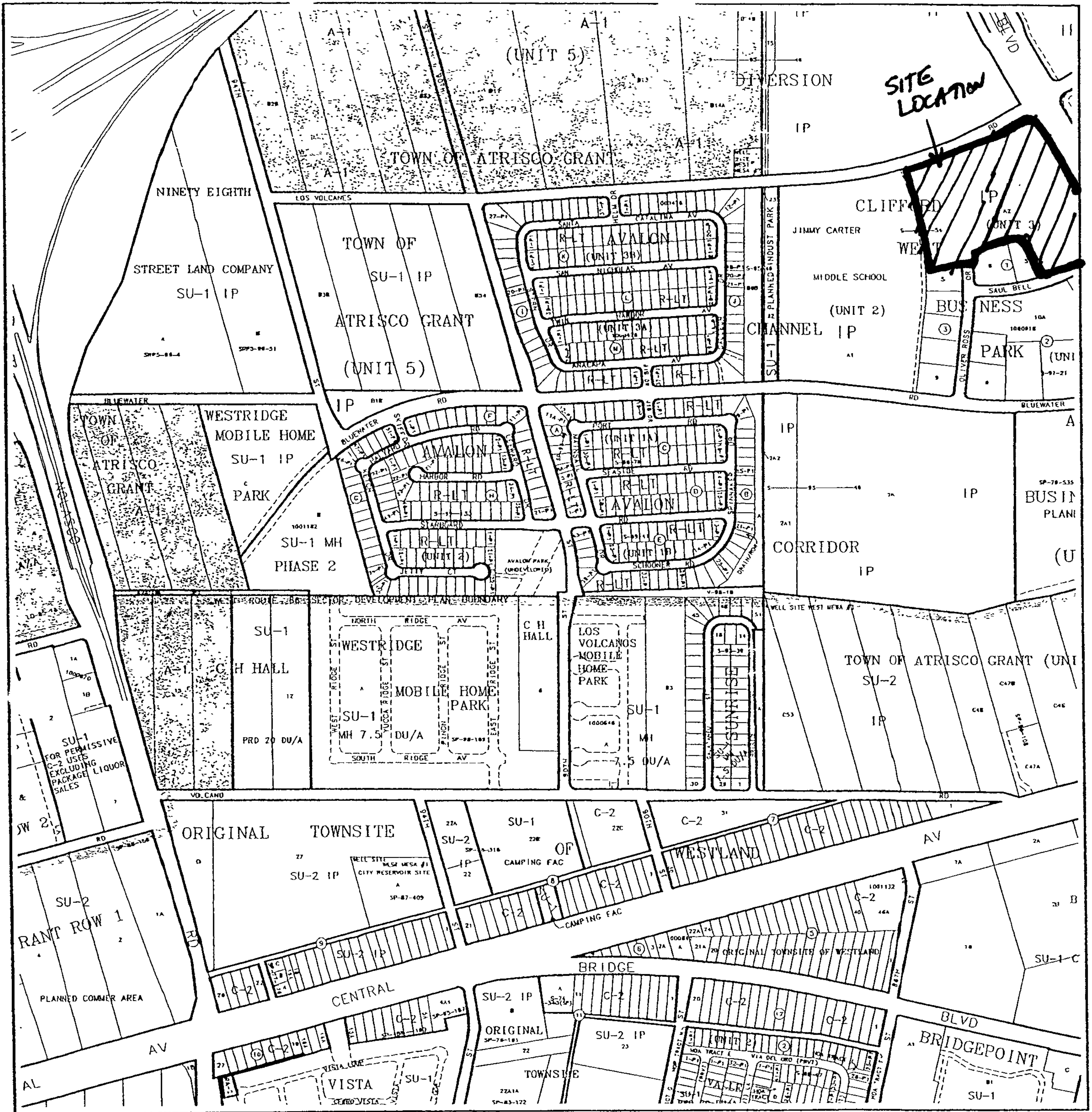
CITY OF
Albuquerque
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PLANNING DEPARTMENT
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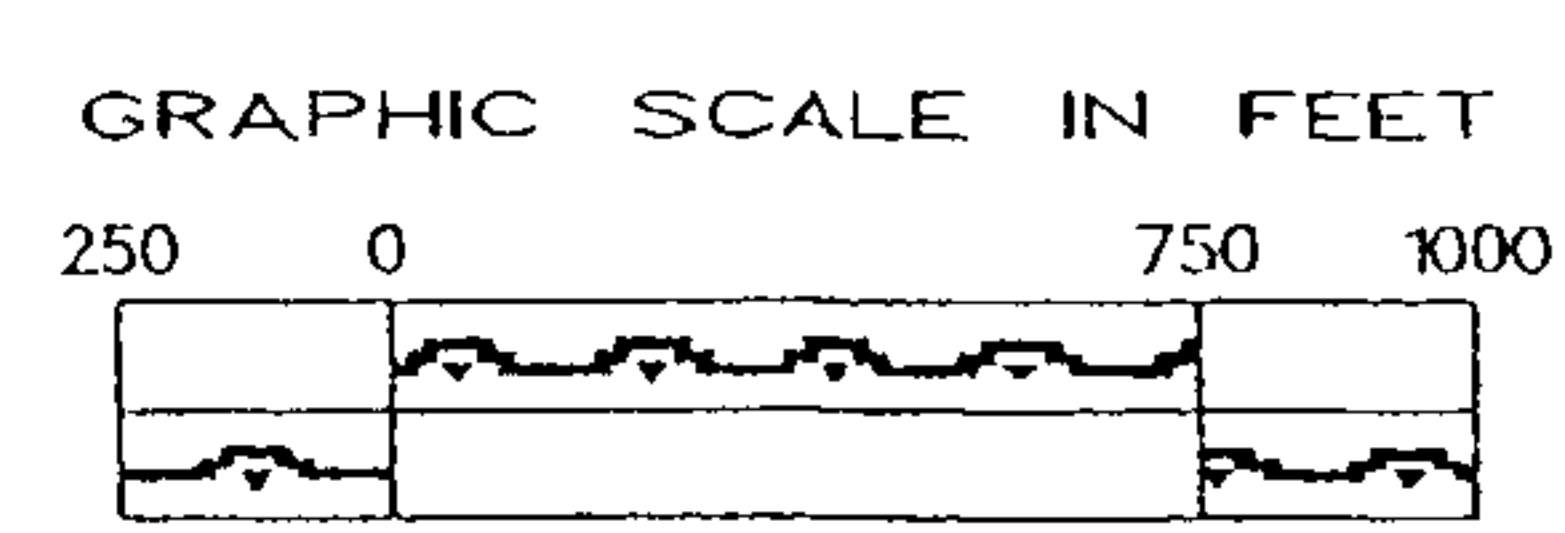
Zone Atlas Page

K-10-Z

Map Amended through January 21, 2003



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PLANNING DEPARTMENT
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Zone Atlas Page

K-9-Z

Map Amended through January 21, 2003

UPC #



<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input checked="" type="checkbox"/> ... for Subdivision Purposes</p> <p><input type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form S</p> <p>V</p> <p>P</p> <p>L</p>	<p>Supplemental form ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Z</p> <p>A</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: <u>Grayland, Inc</u>	PHONE: <u>881-0900</u>
ADDRESS: <u>P.O. Box 35640</u>	FAX: <u>881-1075</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87176</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>P.O. Box 90606</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp/cpm</u>

DESCRIPTION OF REQUEST: Clifford West Business Park, Unit 3: Amendment to Site Development Plan for Subdivision

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. A-2 Block: _____ Unit: 3

Subdiv. / Addn. Clifford WEst Business Park

Current Zoning: SU-1 / IP Proposed zoning: same

Zone Atlas page(s): K-9; K-10 No. of **existing** lots: 1 No. of **proposed** lots: 3

Total area of site (acres): 12.6 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 100905753043610311 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd NW
Between: Los Volcanos Rd NW and Saul Bell Road NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003057, Z-97-11, 97-138; S-98-54 AA-98-54 1000918 (SBP)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10/29/03

SIGNATURE Amy L. D. Niese DATE 11/4/03

(Print) Amy L. D. Niese, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DEB - - 01902</u>	<u>ASP</u>	<u>PL3</u>	<u>\$ 50.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Nov. 12, 2003</u>			<u>\$ 50.00</u>

Amy L. D. Niese 11/4/03
Planner signature / date

Project # 1003057

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

Amy L. D. Niese PE
Applicant name (print)
[Signature] 4/4/03
Applicant signature / date



Form revised September 2001

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

Application case numbers
03025- -01902
- -
- -

[Signature] 4/4/03
Planner signature / date
Project # 1003057



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

November 4, 2003

Ms. Sheran Matson
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Clifford West Business Park, Unit 3

Dear Ms. Matson:

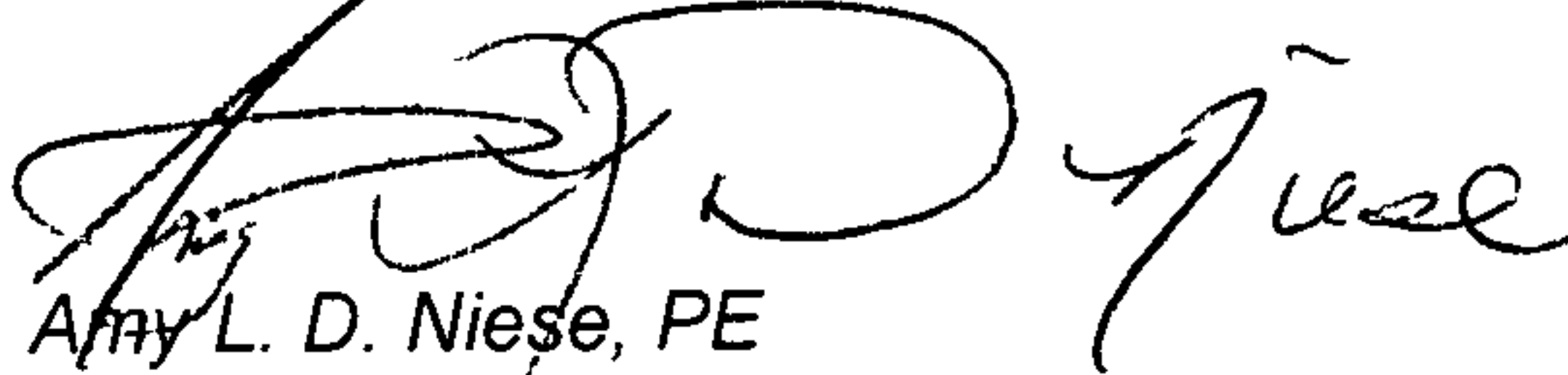
Enclosed is a submittal for Amendment to Site Development Plan for Subdivision. The site is located on Zone Atlas pages K9 and K10.

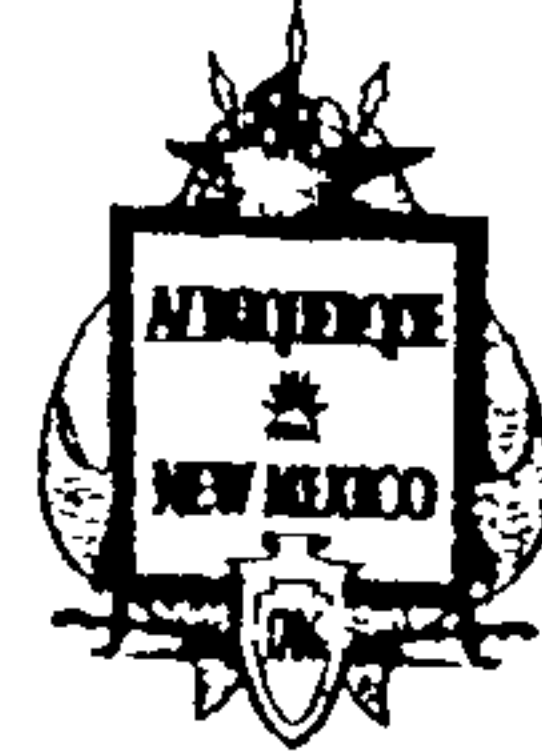
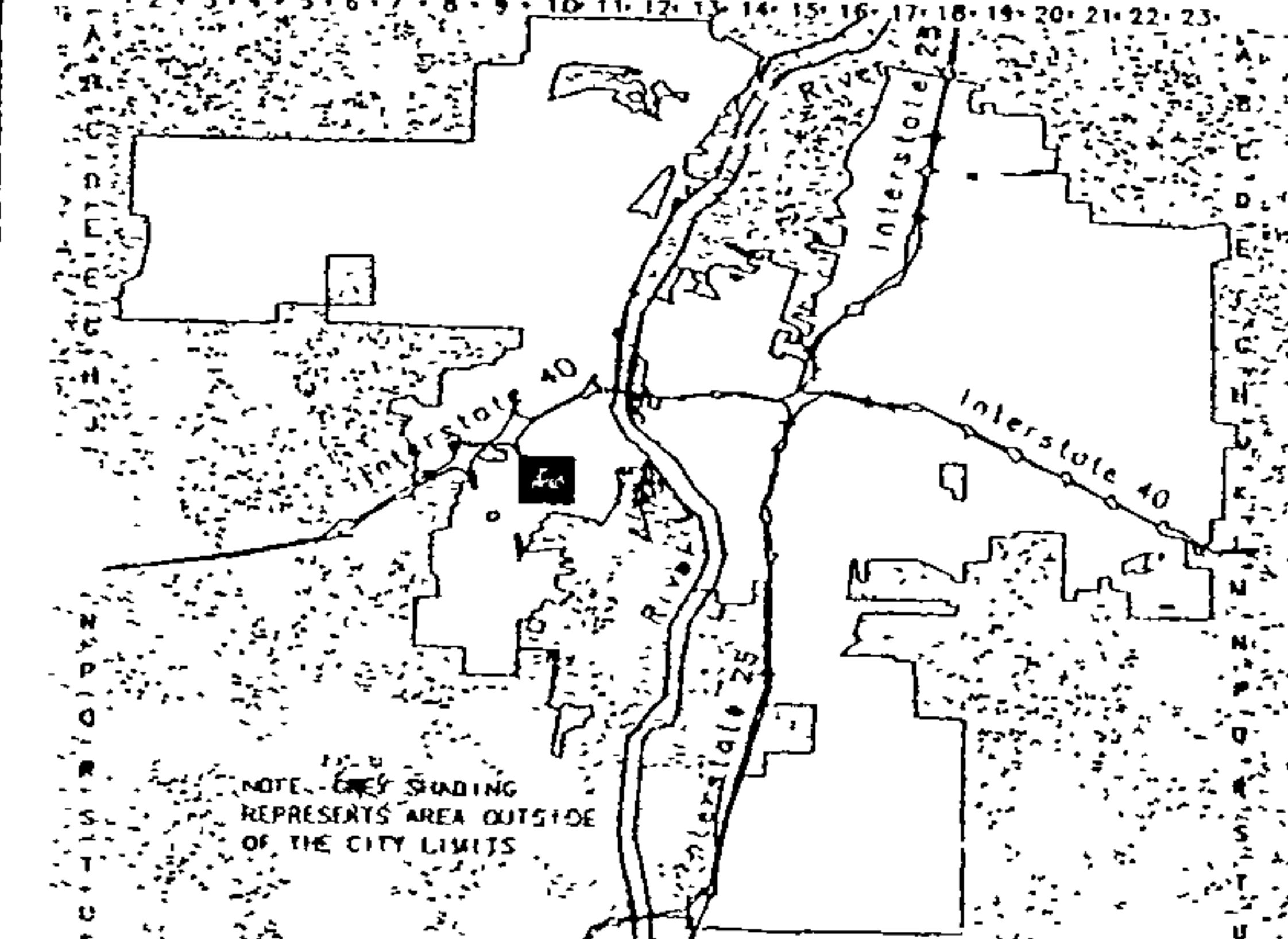
The existing Master Development Plan for this site is enclosed. A new one is also being provided. The only change is the layout of the tracts. At this time, only lots are being subdivided. When the individual lots are developed, they will be required to go through the City's Building Permit process and to follow the Master Development Plan.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.


Amy L. D. Niese, PE
Project Engineer



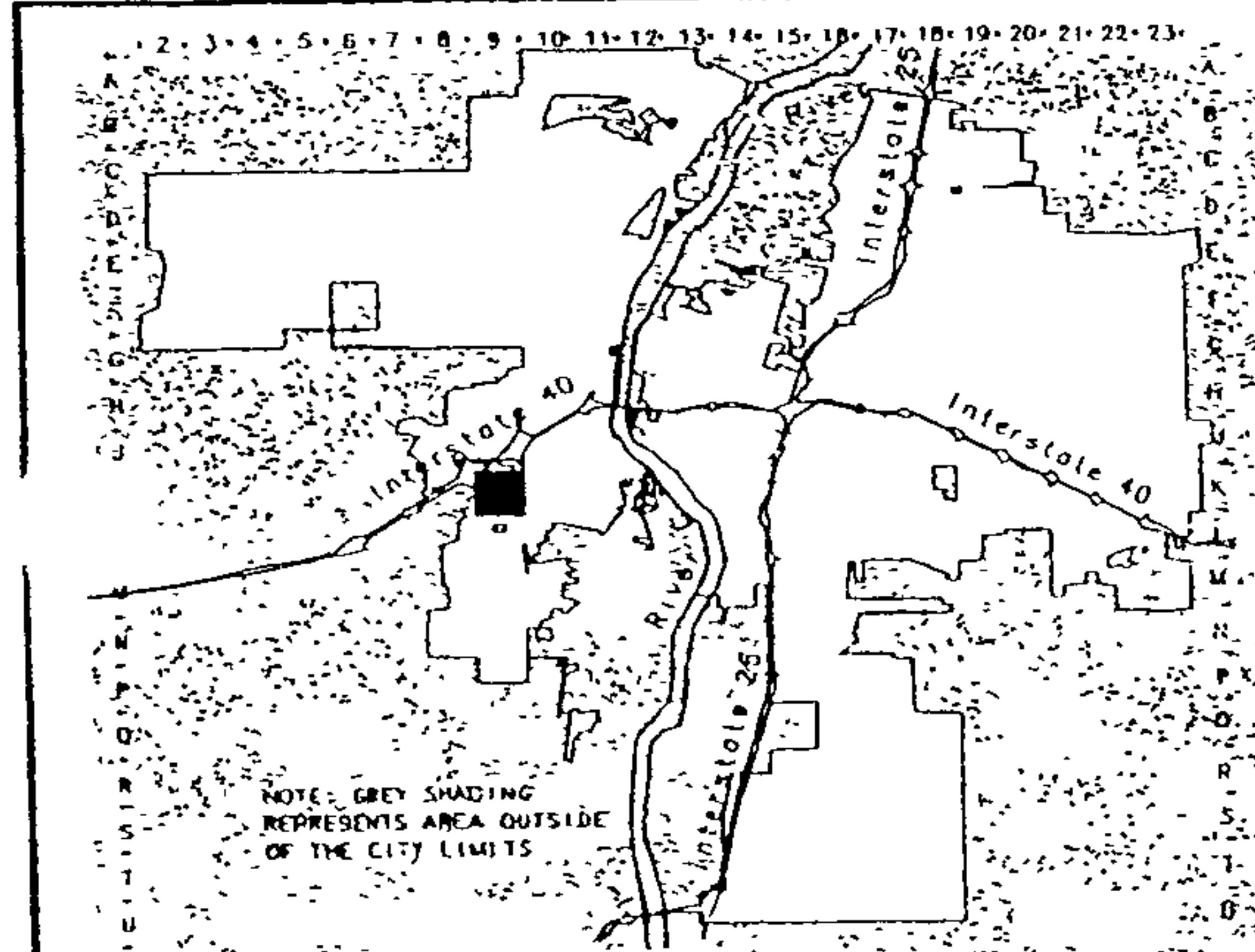
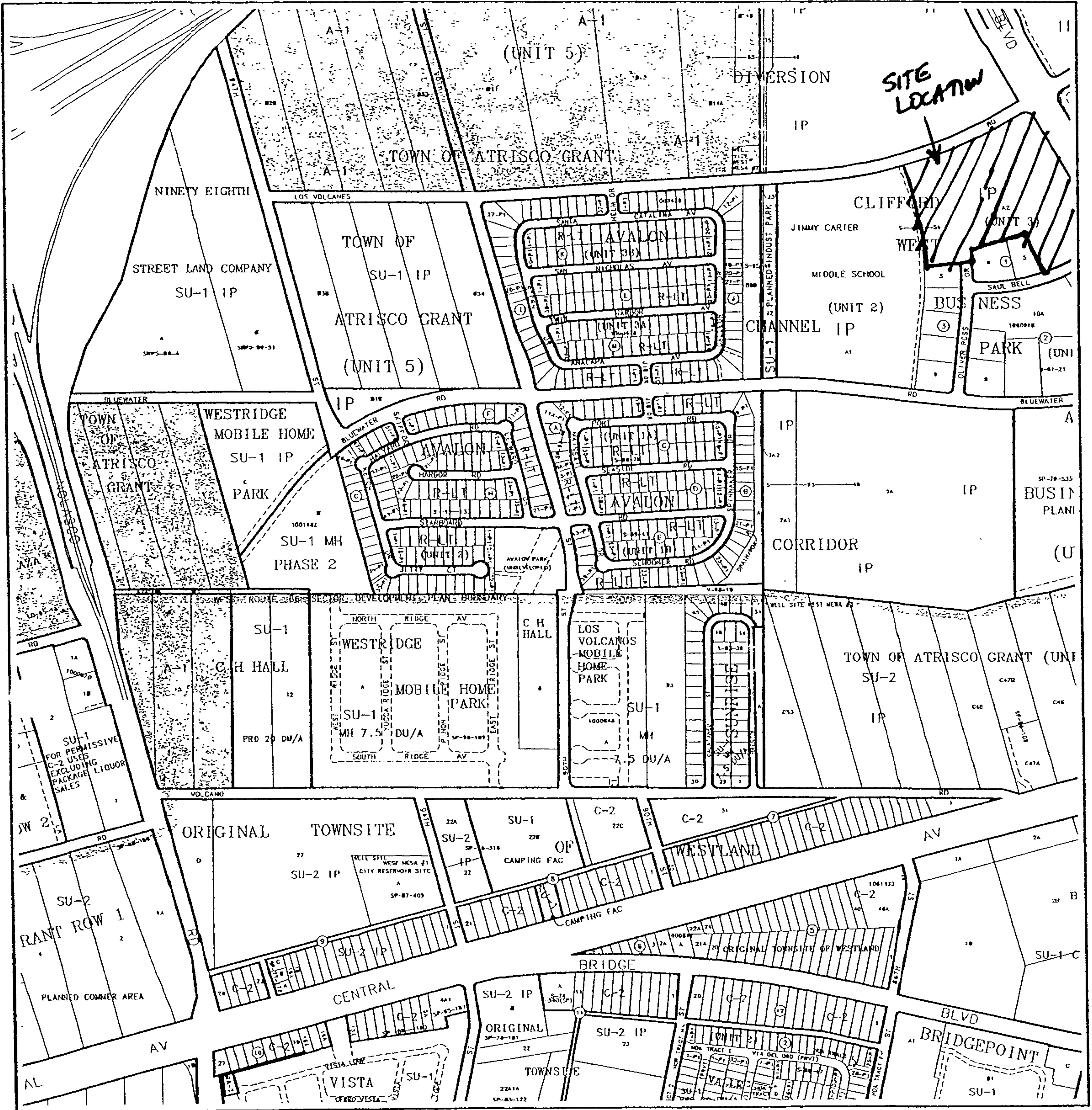
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Zone Atlas Page

K-10-Z

Map Amended through January 21, 2003

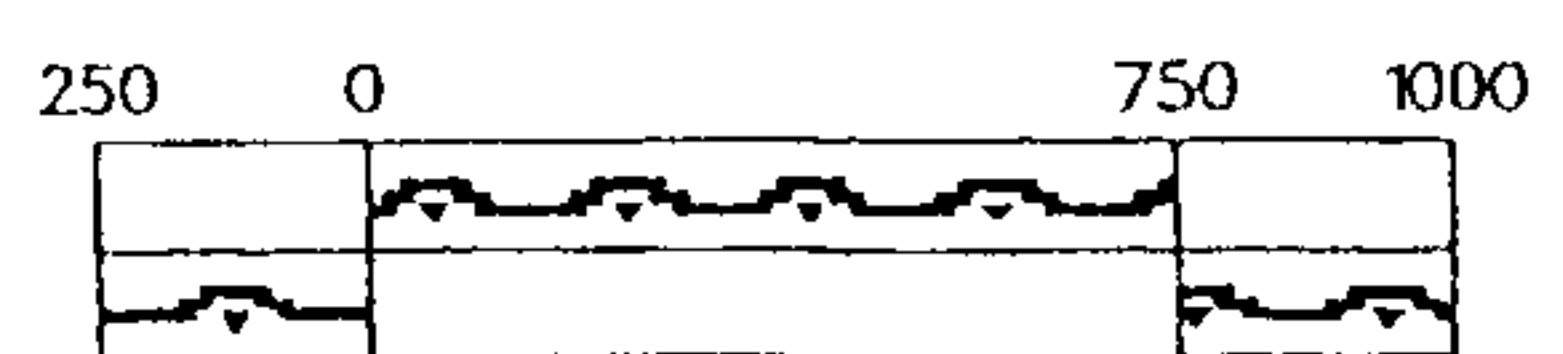


CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

K-9-Z

Map Amended through January 21, 2003

1100, #

CLIFFORD WEST LLC
PO BOX 35640
ALBUQUERQUE, NM 87176

October 21, 2003

Ms. Sheron Matson
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

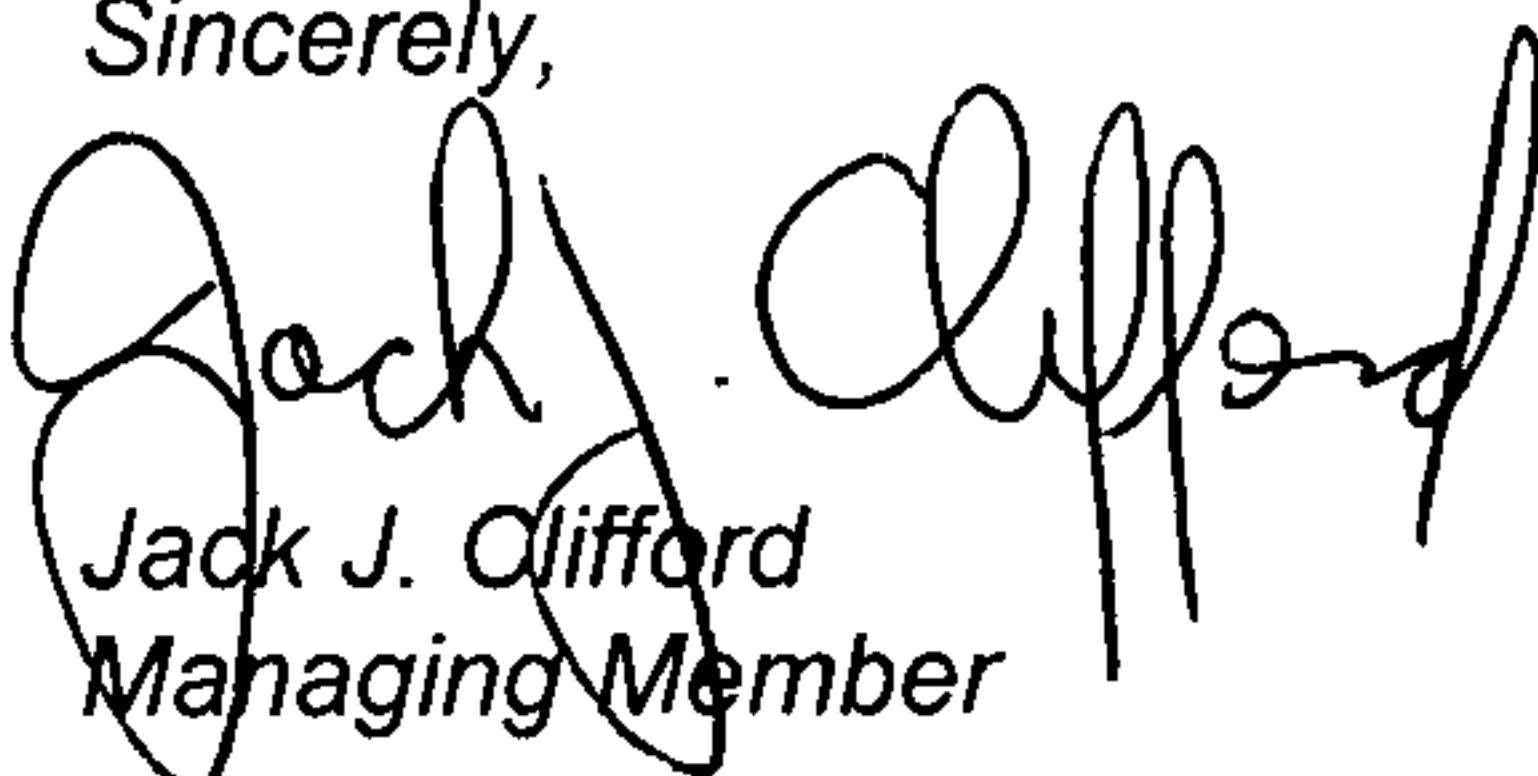
Re: Clifford West Business Park, Unit 3

Dear Ms. Matson:

This letter is to advise you that as owner of the referenced properties, we have authorized the firm of Mark Goodwin & Associates, PA, to act on our behalf in connection with the application for Amended Site Development Plan for Subdivision.

Please contact me if I can be of further assistance.

Sincerely,


Jack J. Clifford
Managing Member

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

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

PAID RECEIPT

APPLICANT NAME

Grayland Inc

AGENT

Mark Goodwin & Assoc

ADDRESS

P.O. Box 90604

PROJECT NO.

1003057

APPLICATION NO.

030123 01903 / 01904 & 01902

\$ 405⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$405⁰⁰ Total amount due

CLIFFORD WEST LLC
2403 SAN MATEO BLVD. NE, SUITE W24
ALBUQUERQUE, NM 87110

1021

PAY TO THE ORDER OF City of Albuquerque DATE 10-28-03 95-219-585 / 1070

Four Hundred, Five & ⁰⁰/₁₀₀ ***DUPLICATE*** \$405⁰⁰ / 100
City of Albuquerque
Treasury Division

WELLS FARGO
Wells Fargo Bank New Mexico, N.A.
200 Lomas NW
Albuquerque, NM 87102
www.wellsfargo.com

FOR DRB Fee

11/04/2003 12:06PM LOC: ANN
X
RECEIPT# 00010743 IS# 007 TRSN# 1026
Account# 4983000 TRSLJS
Trans Amt \$405.00

MP

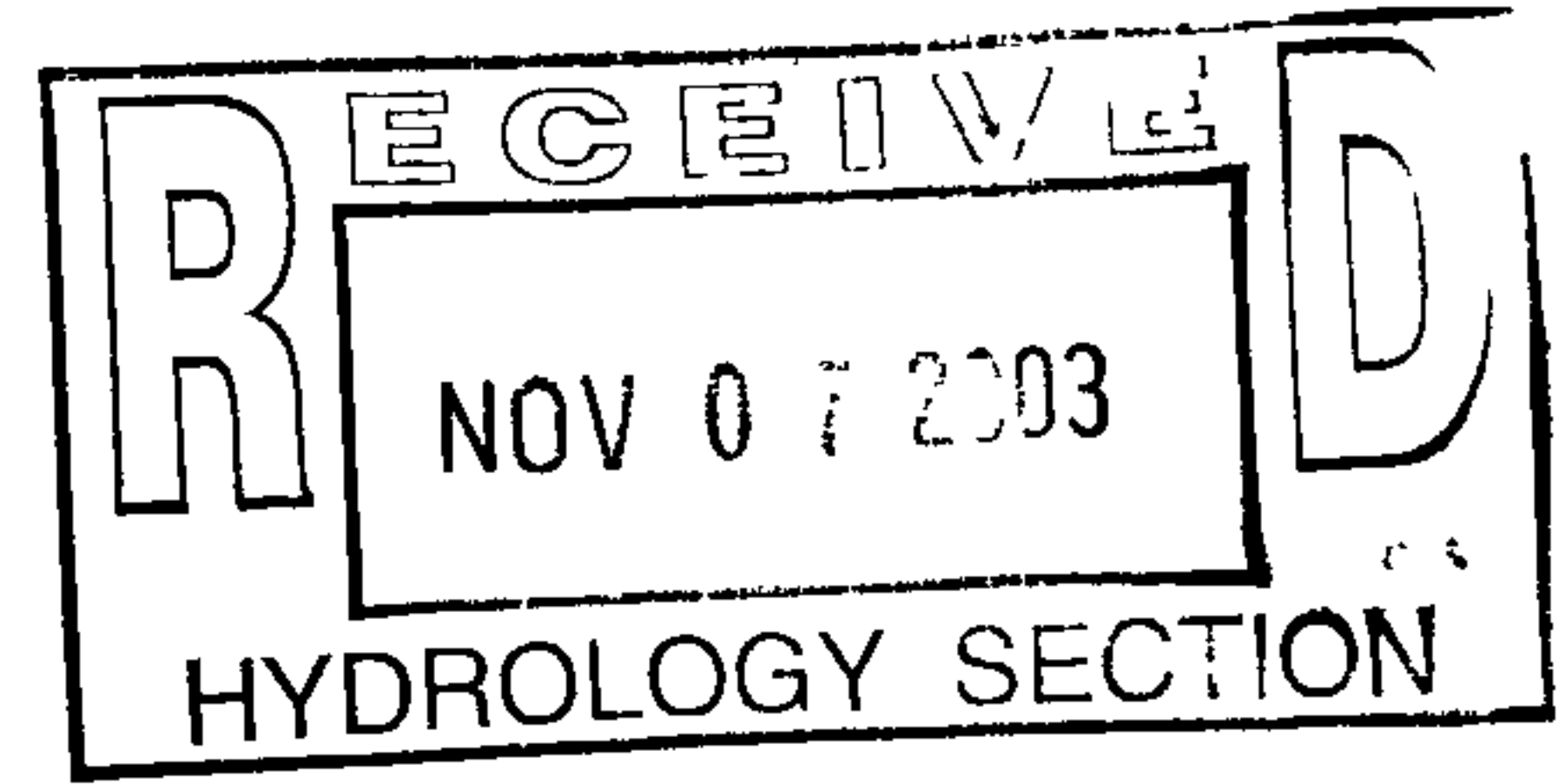
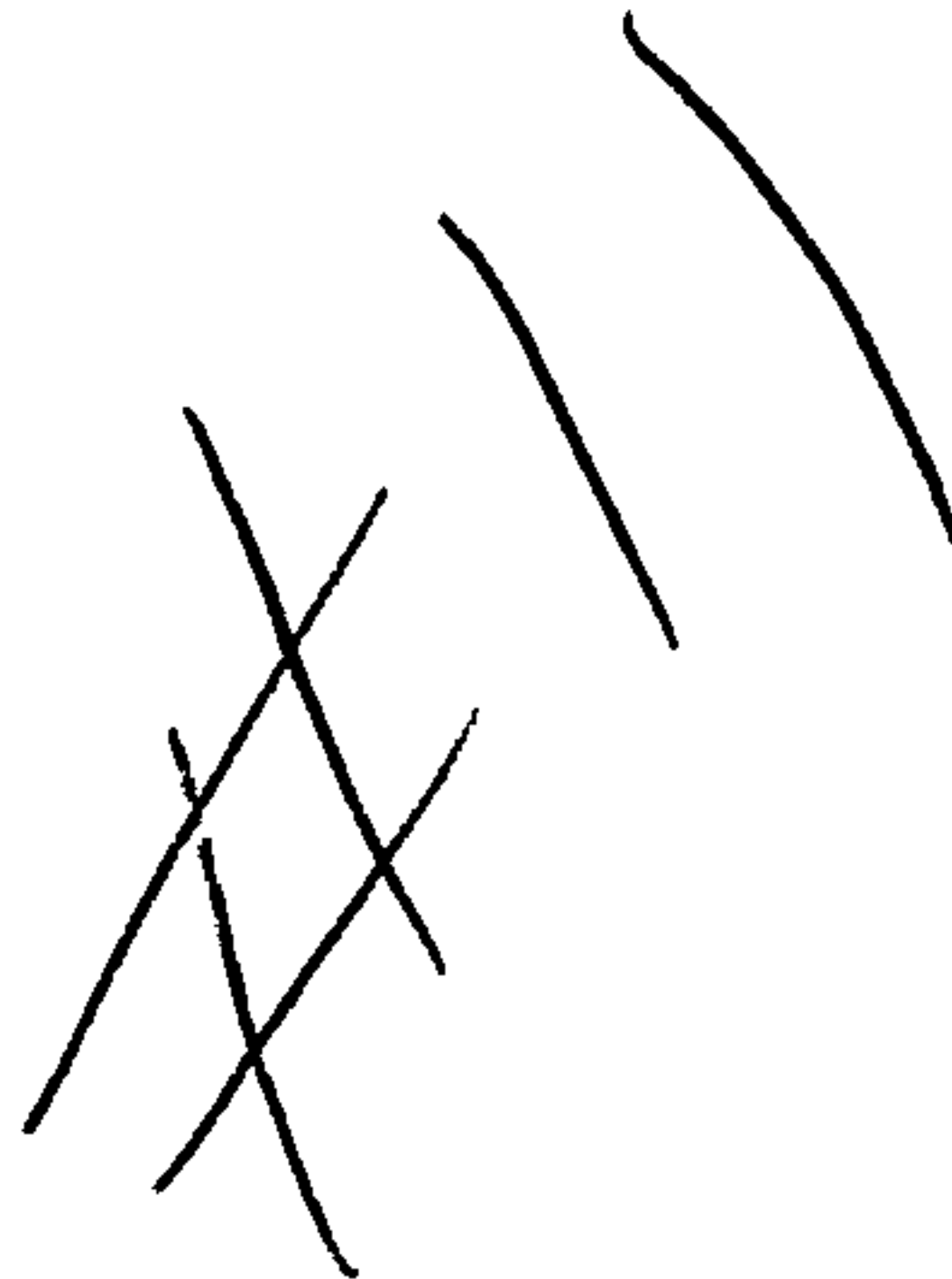
⑈001021⑈ ⑆107002192⑆ 1355544089⑆

J24 Misc \$405.00
CK \$405.00
CHANGE \$0.00



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmg@swcp.com



November 7, 2003

Ms. Sheran Matson
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Clifford West Business Park, Unit 3, DRB # 1003057

Dear Ms. Matson:

During the Sketch Plat Roger Green requested changes to the utilities. Enclosed are the following:

- Revised Conceptual Utility Plan for Roger Green showing the new layout
- Revised Plat for all Board Members showing revised utility easements
- Revised Infrastructure List for all Board Memembers reflecting the utility changes.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Amy L. D. Niese, PE
Project Engineer