3120

AGIS ELECTRONIC SUBMITTAL FORM

DRB Project Case #: 1003120

Subdivision Name: Levi Strauss & Co. Tr 1A & 1B

Surveyor: A Dwain Weaver

Company/Agent: Bohannon-Huston

Contact Person: Mary Cole

E-mail: _____ Phone: _____

☒ DXF Received Date: 2/5/2004

☒ Hard-Copy Date: 2/6/2004

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

Neal Weinberg
Approved

2/6/04
Date

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

_____

_____

_____

_____

_____

AGIS Use Only

Copied cov3129 to agiscov on 2/6/2004. Contact person notified on 2/6/2004

Completed 2/6/04 SB

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.: **03DRB-02143 (P&F)**	Project # **1003120**
Project Name: **Levi Strauss & Co**	EPC Application No.:
Agent: Bohannan Huston, Inc.	Phone No.: ~~883~~ 823-1005

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 1/12/04 by the DRB with ~~delegation of signature~~(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: SKETCH of "C1" 25' RADIUS w/ EXISTING INFRA ✓
- ☐
- ☐ – R-O-W ON ALAMEDA ✓
- ☐ – X-ACCESS EASEMENTS ✓
- ☐ – AMAFCA SIGNATURE ✓

☐ UTILITIES:
- ☐
- ☐
- ☐
- ☐

☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐
- ☐

☐ PARKS / CIP:
- ☐
- ☐
- ☐
- ☐

☒ PLANNING (Last to sign): 2/6/04
- ☐ **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 1003120

1003120
FILE

Project Number: UI-025-4(52)228
Station Number: Approx. Sta. 9+50 to 16+90
Approx. Sta. 429+25 to Sta. 429+90
Location: S/W of Alameda Blvd./NM 528
West of I-25, Pan American Fwy
Provider Number: _____

AIRSPACE AGREEMENT

THIS AGREEMENT, effective as of ____ day of January, 2004, by and between the NEW MEXICO DEPARTMENT OF TRANSPORTATION, P.O. Box 1149, Santa Fe, New Mexico, 87504-1149, (hereinafter "Department") and **CARMAX AUTO SUPERSTORES WEST COAST, INC., a California Corporation** (hereinafter "Permittee") of 4900 Cox Road, Glen Allen, Virginia 23060, Attention: K. Douglass Moyers.

WHEREAS, this Agreement is controlled by the provisions of 23 CFR, Chapter 1, Part 710.405 and requires Federal Highway Administration concurrence before becoming effective; and

WHEREAS, it is expressly agreed between the parties that the granting of this Airspace Agreement is consistent with the highway facility and this authorized use does not in any way work as an abandonment or forfeiture of any easement for right of way purposes; and

Permittee desires to use highway right of way at the below referenced location for **PARKING AREA, LIGHTING AND LANDSCAPING**, in a manner not inconsistent with or detrimental to Department's statutory obligations for highway control and maintenance and in compliance with Municipal or County customs, ordinances, zoning and agreements;

For purposes of this Agreement, "Airspace" is defined as that space located above, at or below the highway's established grade line lying within the approved right of way limits; and

It is expressly agreed between the parties that the granting of this airspace Agreement does not convey or in any way give any interest or rights other than as indicated herein.

The parties agree as follows:

SECTION 1
DEPARTMENT AGREES:

a. To permit the following described right of way to be used for Parking Area, Lighting and Landscaping as per the attached Plat, marked as Exhibit H.

b. In consideration of Permittee's performance under the terms and conditions of this Agreement, to permit the described Airspace to be used for a period of **FIFTEEN (15) YEARS** from the date all parties have signed agreement, unless this Agreement is otherwise terminated or revoked as provided herein. Further, the Permittee will be charged a **10% SUR-CHARGE FEE** of late payments each month the Permittee continues to use the property.

c. To allow Permittee the option of extending the terms of this Agreement for up to SEVEN (7) additional **FIVE (5) YEAR** periods, each extension to be exercised by giving **written notice to the Department at least 30 days prior to the expiration of the original term** or the then current extension period, as applicable, unless the Agreement is otherwise terminated or revoked as provided herein. If the Permittee fails to give timely notice to the Department, the agreement will be considered null and void. Further, the Permittee will be charged a fee of $150.00 per month for each month the Permittee continues to use the property after the expiration of the term of the lease until vacation of the property, or the signing of a new lease with the Department.

SECTION 2
PERMITTEE AGREES:

a. To develop and use the described Airspace solely and exclusively for the purpose of **PARKING AREA, LIGHTING AND LANDSCAPING**, in compliance with the attached, incorporated herein as Exhibit(s) A, B, C, D, E, F and G (Permittee's correspondence and site plan), and with the following conditions.

1. INGRESS and EGRESS from **NM 528/ALAMEDA BLVD.** as described on Exhibit "A, B, C, D, E and F" will be granted only upon application by **CARMAX AUTO SUPERSTORES WEST COAST, INC** for a driveway permit, and the granting of such permit by the Department. It is expressly agreed between the

parties that the granting of this Airspace Agreement does not convey or in any way give any interest or rights other than as indicated herein.

2. Upon termination of this Agreement, as provided herein, the Department shall have the right to re-enter and repossess the right of way, and upon termination, any permission Permittee may have under this Agreement to in any way enter upon or utilize the right of way for any purpose shall extinguish and have no further effect.
3. No change in the established drainage pattern is authorized. Permittee is responsible for additional flow resulting from Permittee's development of site.
4. Permittee is solely liable for contamination of soils and/or ground water resulting from Permittee's activities at the herein described location including, but not limited to, costs of response, costs of site investigation and remediation, damages for injury to, destruction of, or loss of natural resources including the costs of assessing such injury, destruction or loss and/or the costs of any health assessments or health effects study.
5. In the event the site is abandoned or is not used for the purposes herein set forth for a period of **NINETY (90) DAYS** after completion of improvements on described Airspace, this Agreement shall be subject to termination

b. To pay the Department a rental fee, due in advance, of **$ 8,355.00 PER YEAR**, for the first five year period of the fifteen year term. Every **FIVE (5) YEARS** the rental value will be examined, and a new rental value determined by the method as set out below. In will be Under Section 156, Chapter 1 of Title 23, Surface Transportation and Uniform Relocation Act of 1987, Amended, this annual fee shall be, as a minimum, based on fair market value. Permittee agrees said fee is subject to change in accordance with fluctuations in fair market value. In determining fair market value, customary methods of market analysis and appraisal may be used and the Department may rely on records of its own costs of acquisition in the vicinity of subject. This analysis includes direct comparison with similar

rental properties. If direct comparison is not available, a fair market rental rate is extracted from the established fair market value of the fee simple estate, by calculating the amount (the "Annual Amount) by taking ten per cent of the fair market value of the fee simple estate and then taking 1/3 of the Annual Amount to establish the rental rate. The 1/3 of 10% is for consideration of the 90-day termination clause. In the event that the parties cannot reach a negotiated rental fee, this agreement may be terminated as provided herein. **This fee is payable annually in advance**. The initial payment is due prior to Permittee taking possession of the Airspace and subsequently on every anniversary date thereafter.

c. All rent payments will be tendered to the address below. The New Mexico Department of Transportation individual assigned to be the contact person for this Lease Agreement is Property Management Agent Phillip Lujan or whomever holds the position of responsibly for Property Management Leases, Telephone: (505) 827-5167.

The individual assigned to receive payments of rent is:

New Mexico Department of Transportation
Account Receivable Unit, Rm. 130
P.O. Box 1149
Santa Fe, NM 87504-1149
Attn: Angie Lujan or whomever holds the position of receiving lease payments
Telephone: (505) 827-5144

d. That the described Airspace shall not be transferred assigned or conveyed to another party. The Department will facilitate entering into a new agreement with any party the Permittee wishes to take over control of this property. A new Airspace Agreement will be drafted and signed within 30 days, whenever possible, of notice from the Permittee of the need for a new party to have use of this area. The Department will not unreasonably withhold approval of a new Air Space Agreement with the new party as designated by the Permittee. Any attempt by the

Permittee to transfer or assign this agreement to another person or entity shall cause the agreement to immediately terminate and to be of no further force or effect.

e. To maintain any improvements, including **PARKING AREA, LIGHTING AND LANDSCAPING**, in good condition both as to safety and appearance. Said maintenance shall in no way cause interference with highway use. If in Department's discretion, Permittee fails to adequately maintain the safety and appearance of its improvements, the Department will send written notice for correction to Permittee. After **Fifteen (15) DAYS** from the date of the written notice, the Department may either revoke this Agreement or enter the premises to perform the necessary maintenance work and all such costs shall be reimbursed by Permittee.

f. To allow entry by authorized Department or Federal Highway Administration representatives or Department's designated representatives when deemed necessary by Department for purposes of inspection, maintenance, reconstruction, placement of permanent structures, facilities and improvements above, on or below the right of way grade line, or for the purpose of insuring compliance with all provisions of this Agreement. In the event Department's activities cause a temporary restriction of Permittee's activities under this Agreement, provided Permittee is in compliance with all provisions of same, this agreement may be extended by a period equal to the period of the temporary restriction or this Agreement may be terminated.

g. To indemnify Department and hold it harmless from any and all claims of injury to persons or property arising out of the negligent acts, errors and omissions of Permittee, its employees, agents, business invitees and customers in the maintenance and use of the described airspace.

h. To purchase a policy of either comprehensive general liability insurance or commercial general liability insurance, including contractual liability coverage for its "hold harmless" obligation contained in the preceding paragraph of this Agreement, in the amount of not less than $2,000,000. **A CERTIFICATE OF**

INSURANCE showing the required coverage will be provided prior to execution of this Agreement and upon demand, Permittee will furnish a copy of its policy to Department.

i. That Permittee will not enter into possession until such time as the required insurance policies are in force with appropriate certificates of insurance having been delivered to the Department containing a statement that the premiums have been paid in full and that the policy will not be canceled without **THIRTY (30) DAYS** notice to Department.

j. That Permittee for itself, heirs, successors in interest and assigns as a part of the considerations hereof, does hereby covenant and agrees that in the event, he constructs, maintains or otherwise operates facilities on described airspace for a purpose for which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, Permittee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and 42 USC, Sections 12101 to 12213 (Americans with Disabilities Act), together with all regulations issued pursuant to those laws, including subsequent amendments. Permittee for itself, its successor in interest and assigns, as a part of the consideration hereof does hereby covenant and agrees that:

(1) No person on the ground of race, age, color, sex, national origin or disability shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities;

(2) In the construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the ground of race, age, color, sex,

national origin or disability shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination;

(3) Permittee shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and 42 USC, Section 12101 to 12213 (Americans with Disabilities Act) together with all regulations issued pursuant to those laws, including subsequent amendments;

(4) In the event of breach of any of the above nondiscrimination covenants, the department shall have the right to terminate the Agreement and to re-enter and repossess said land and the facilities thereon and hold the same as if said Agreement had never been made or issued.

k. Department if Permittee violates any provision of this Agreement, and after written notice such violation is not corrected within such length of time as determines that reasonable, the Agreement may be revoked by Department.

l. That if this Agreement is revoked, terminated or canceled as provided herein, Permittee shall have the right to remove all or a portion of the improvements from the Premises affected by this agreement. Such removal must occur within 90 days of the notice of revocation, termination or cancellation as provided herein. Department in its discretion may either accept ownership of the remaining improvements, including the **PARKING AREA, LIGHTING AND LANDSCAPING** or it may require removal of all improvements. Permittee, if required, shall accomplish removal of improvements, in a manner prescribed by Department and at no cost to the Department or the Federal Highway Administration and within 120 days from the date of the notice. If it becomes necessary for the Department to remove the improvement(s), the Permittee will be billed for the cost of removal. If this Agreement is terminated, in accordance with

terms hereof, the Department or the Federal Highway Administration shall not be liable or responsible to Permittee in any manner for damages of any nature whatsoever, which may be incurred by Permittee as a result of termination of this Agreement.

m. The parties herein agree that the Permittee is not entitled to relocation benefits under the New Mexico Relocation Assistance Act, Section 42-3-1 through 42-3-15 NMSA, 1978.

n. That this Agreement may be terminated for the convenience of either party upon written notice received **NINETY (90) DAYS** in advance of termination without the necessity of showing the other's breach or default. Excepting the terms and conditions required by law and regulation, this Agreement may be amended by mutual, written agreement and acceptance of all herein named parties. In the event of a dispute resulting from failure of parties to mutually agree and accept changes to this Agreement, this Agreement may be terminated as provided herein.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

"PERMITTEE"
CARMAX AUTO SUPERSTORES WEST COAST, INC

By: _____
K. Douglass Moyers
Assistant Vice President, Real Estate
Address: 4900 Cox Road
Glen Allen, Virginia 23060

On 1/28, 2004

NEW MEXICO DEPARTMENT OF TRANSPORTATION

by: _____
for Rhonda G. Faught, P.E.
Cabinet Secretary
or designee

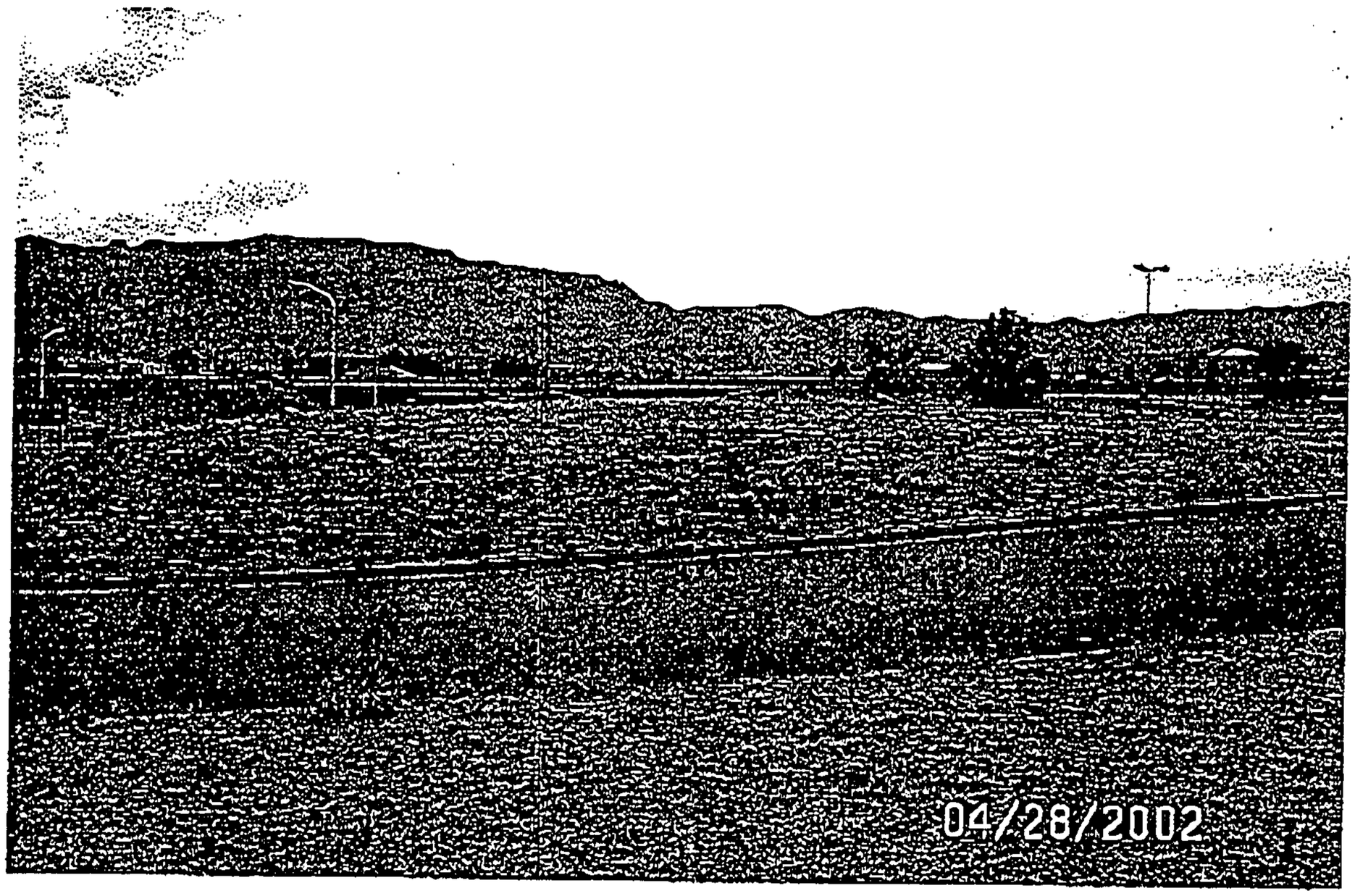
On 1-30, 2004.

Reviewed and Recommend by the Department of Transportation Environmental Section by

Collin E. Wolf
1/30, 2004.

Reviewed and approved as to form and legal sufficiency, by the Office of General Counsel by

Theresa Whatley
Jan 30th, 2004.



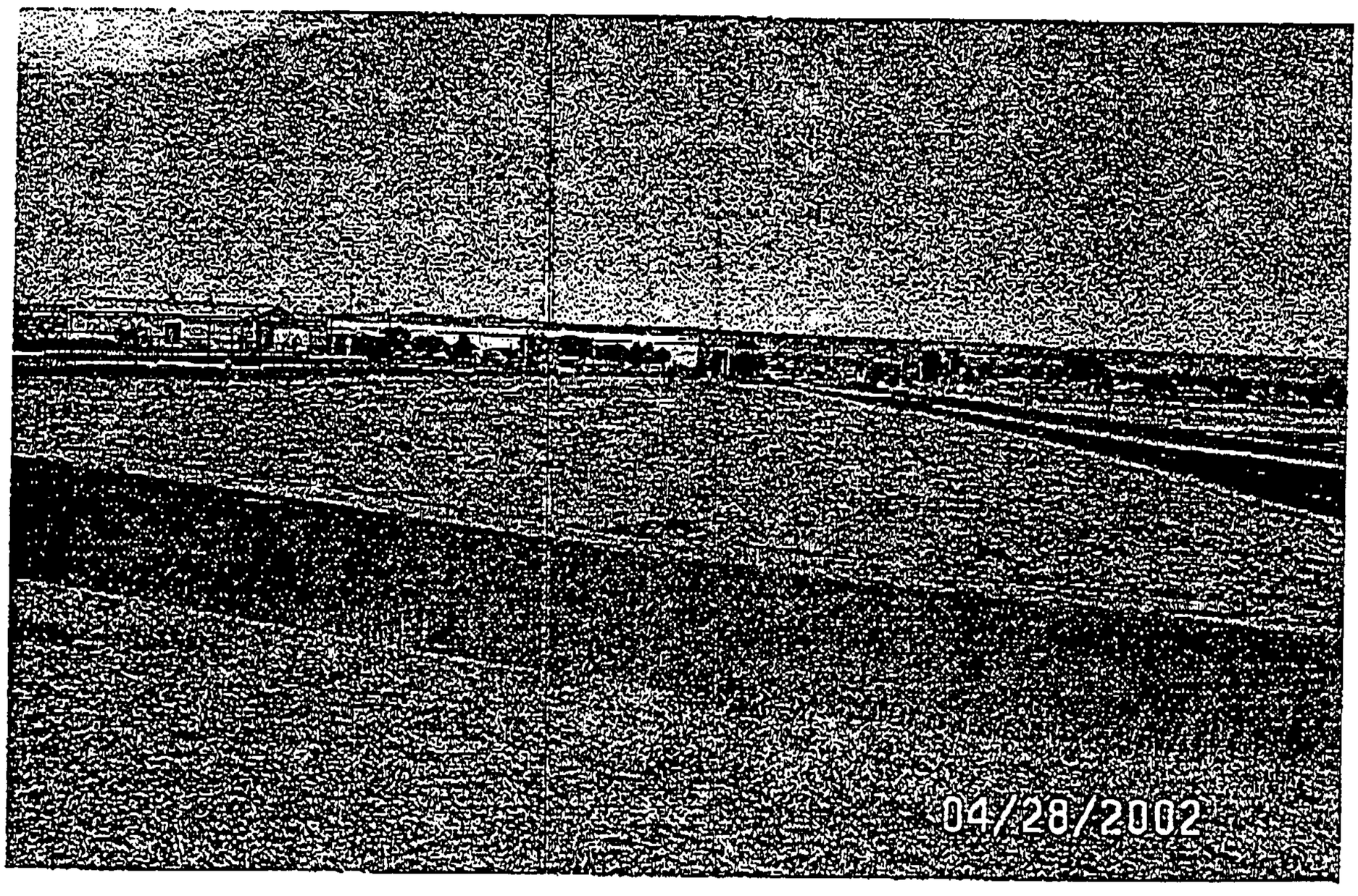


Exhibit A

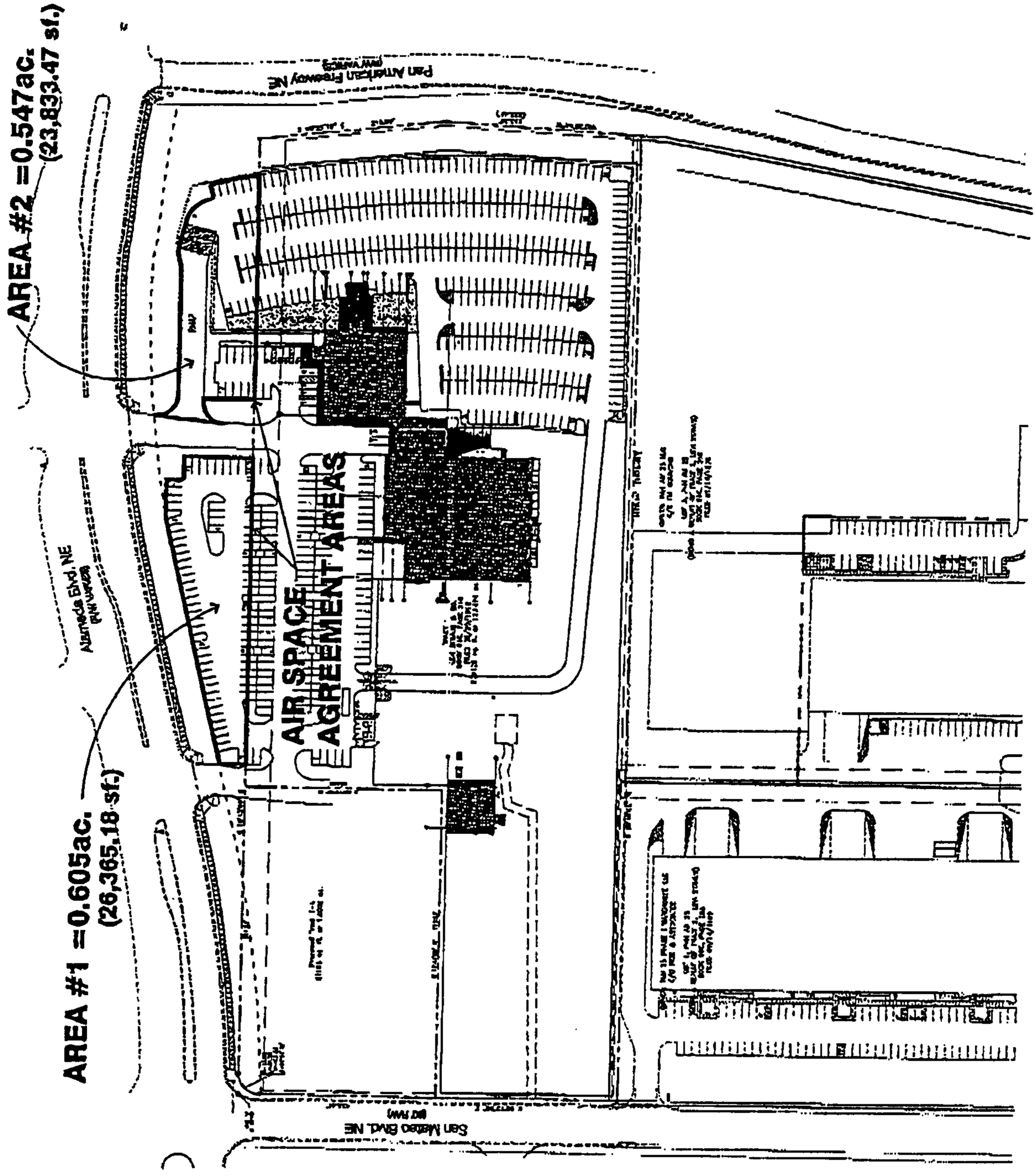
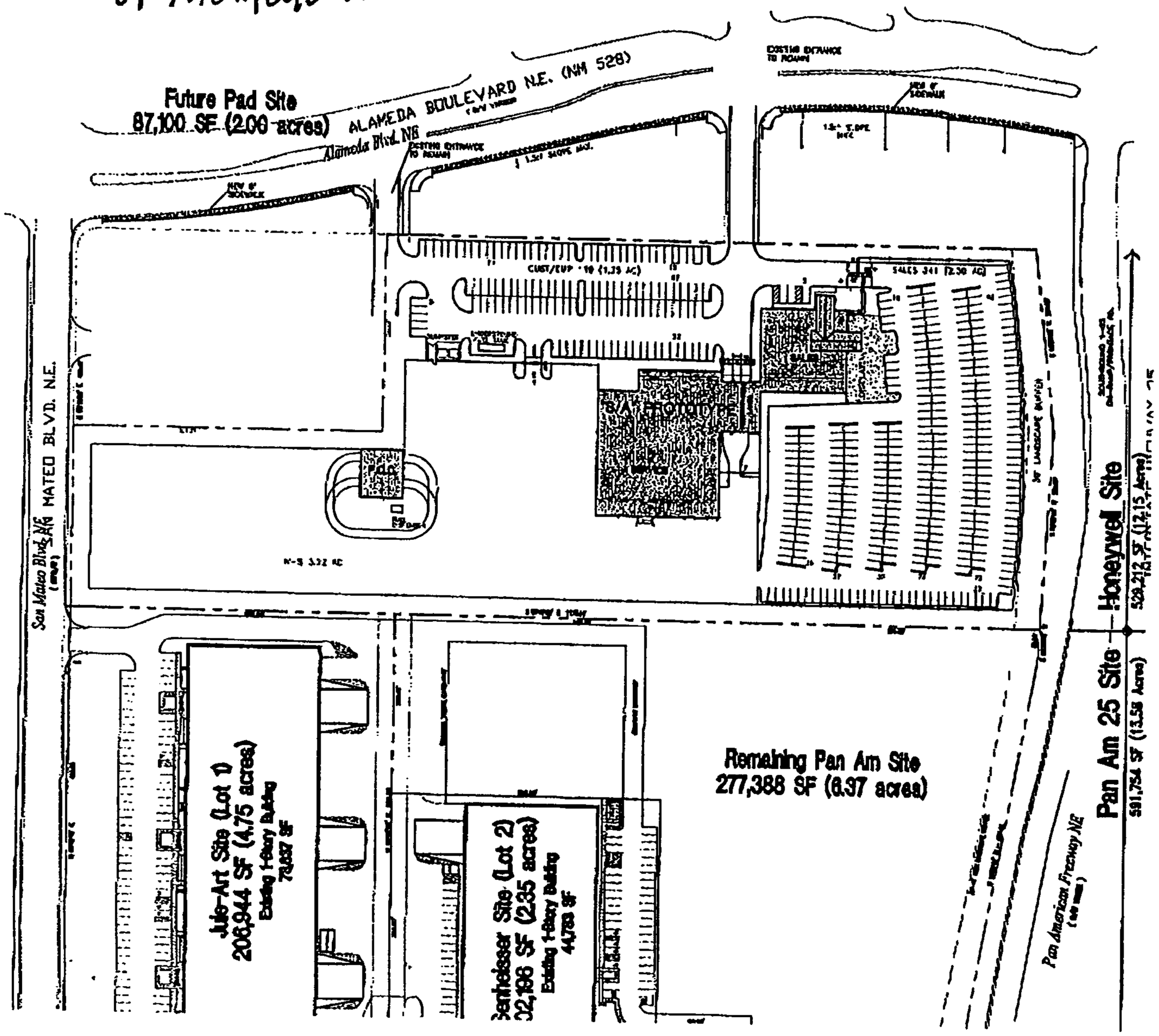

AREA #2 =0.547ac.
(23,833.47 sf.)
AREA #1 =0.605ac.
(26,365.18 sf.)
AIR SPACE
AGREEMENT AREAS
Alameda Blvd. NE
San Mateo Blvd. NE
Pan American Freeway NE

Exhibit B

ALTERNATIVE SITE PLAN

This plan shows that the site remains functional even without the use of Alameda ROW.



SITE PLAN CHECKLIST		
ITEM	CONFIRMED	UNCONFIRMED
BOUNDARY SURVEY	●	
TOPOGRAPHIC SURVEY	●	
BUILDING SETBACK	●	
PARKING SETBACK	●	
LOT COVERAGE	●	
INTERIOR LANDSCAPING	●	
PERIMETER LANDSCAPING	●	
WETLANDS	●	
FLOOD PLAIN	●	
EASEMENTS	●	
STREET WIDENINGS	●	
GEOTECHNICAL REPORT	●	
ENVIRONMENTAL	●	

GENERAL NOTES

1. SELLER INDICATES NO DETENTION REQUIRED.
2. 30' LANDSCAPE BUFFER ALONG PAN AMERICAN FREEWAY MUST BE VERIFIED AS REQUIRED WITH JURISDICTION BY CIVIL ENGINEER OF RECORD.
3. MAXIMUM BUILDING HEIGHT RESTRICTION OF 30'.

SITE INFORMATION	
ACREAGE	
GROSS DEVELOPED:	10.15 ACRES
DETENTION:	0.00 ACRES
UNUSABLE:	
WETLANDS:	0.00 ACRES
EXCESSIVE LANDSCAPE (OVER 30' BUFFER):	0.00 ACRES
EASEMENTS:	0.00 ACRES
PUBLIC / PRIVATE ROADS:	0.00 ACRES
OTHER:	0.00 ACRES
SURPLUS:	
EXPANSION:	0.00 ACRES
SALEABLE:	0.00 ACRES
TOTAL:	10.15 ACRES

BUILDING TYPE AND SIZE	
	TYPE "S/A"
SALES:	13,543 SF
SERVICE/PARTS:	25,141 SF
FOI:	2,951 SF
PRESENTATION:	2,840 SF
TOTAL:	43,475 SF

PARKING	REQUESTED:	PROVIDED:
SALES LOT:	415	341 (2.20 AC)
CUST/EMP:	235	110 (1.39 AC)
N-S:	346+222	3.23 AC (346 + 269)

N-S CALCULATION: 131 SPACES/ AC = 415 SPACES

N

SCALE:

SCALE: 1" = 120'-0"

0 60 120 240

PIEPER O'BRIEN HERR ARCHITECTS

CARMAX

STORE NO. 7794
HONEYWELL SITE
ALBUQUERQUE, NM

24 OCT 2003

PRELIMINARY SITE PLAN

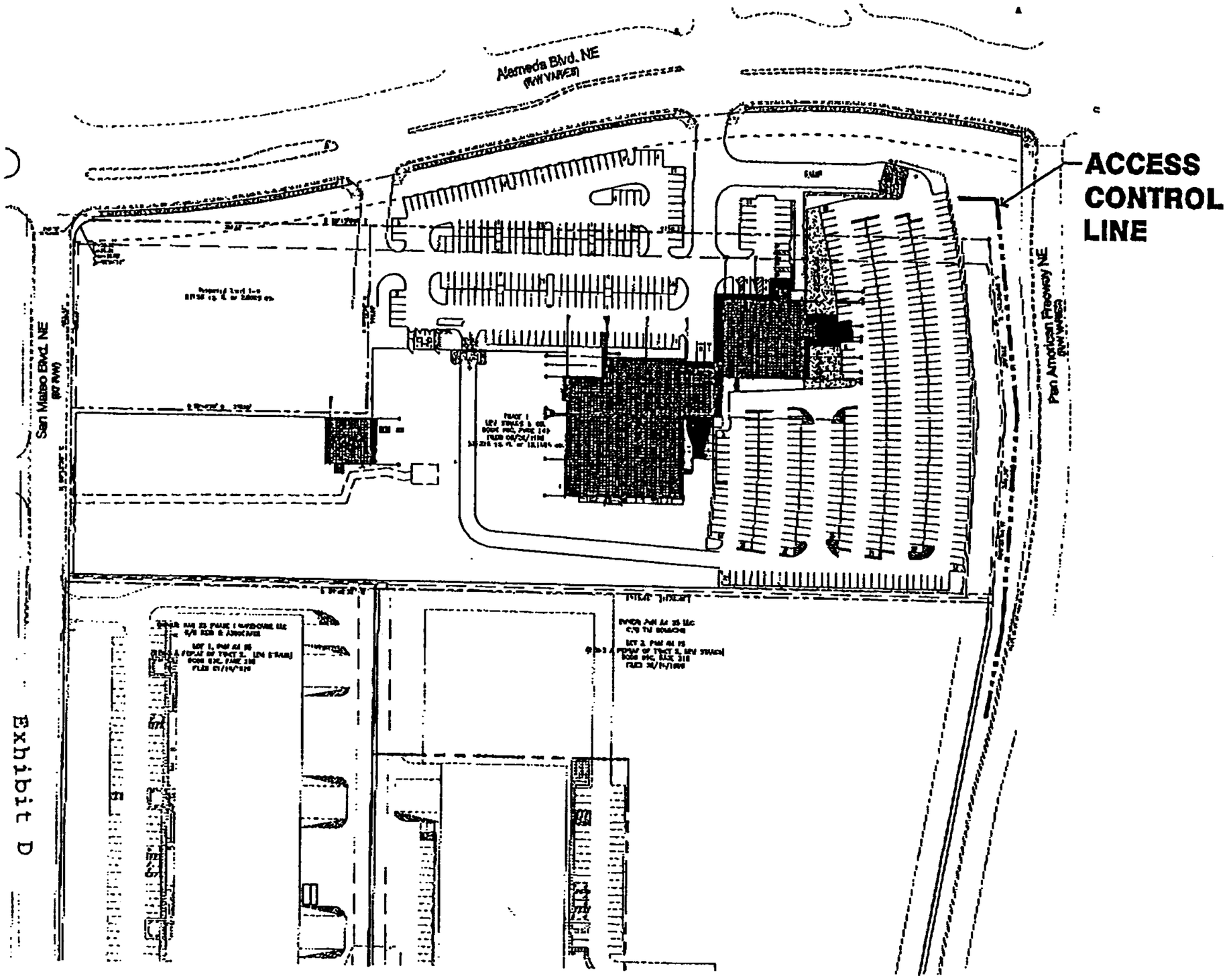
SP-20

Exhibit C

012

SITE PLAN

w/access control line



SITE PLAN CHECKLIST		
ITEM	DOCUMENTED	UNDOCUMENTED
BOUNDARY SURVEY	●	
TOPOGRAPHIC SURVEY	●	
BUILDING SETBACK	●	
PARKING SETBACK	●	
LOT COVERAGE	●	
INTERIOR LANDSCAPING	●	
PERIMETER LANDSCAPING	●	
WETLANDS	●	
FLOOD PLAIN	●	
EASEMENTS	●	
STREET WIDENING	●	
GEOTECHNICAL REPORT	●	
ENVIRONMENTAL	●	

GENERAL NOTES

1. SELLER DEDICATES NO DETENTION AREAS.

2. 30' LANDSCAPE BUFFER ALONG PAN AMERICAN FREEWAY MUST BE VERIFIED AS DEPICTED WITH JURISDICTION OF CIVIL ENGINEER OF RECORD.

3. A PORTION OF THIS DEVELOPMENT IS SHOWN IN THE RIGHT-OF-WAY BY ALAMEDA BOULEVARD. APPROVAL FOR DEVELOPMENT IN THIS AREA MUST BE VERIFIED.

4. MINIMUM BUILDING SETBACK RESTRICTION OF 10'

SITE INFORMATION

ACREAGE	
CAPMARK DEVELOPER	10.15 ACRES
DETENTION:	0.00 ACRES
UNUSABLE:	
WETLANDS:	0.00 ACRES
DECORATIVE LANDSCAPE (OVER 20' BUFFER)	0.00 ACRES
EASEMENTS	0.00 ACRES
PUBLIC / PRIVATE ROADS	0.00 ACRES
OTHER	0.00 ACRES
SURPLUS:	
EXPANSION:	0.00 ACRES
SALEABLE:	0.00 ACRES
TOTAL:	10.15 ACRES *

* DOES NOT INCLUDE ALAMEDA ENCROACHMENT AREA

ALAMEDA ENCROACHMENT 1.57 ACRES

BUILDING TYPE AND SIZE	TYPE "B/A"
SALES:	12,540 SF
SERVICE/PARTS:	33,143 SF
FSQ:	2,991 SF
PRESENTATION:	2,649 SF
TOTAL:	41,323 SF

PARKING	REQUIRED:	PROVIDED:
SALES AREA:	418	317 (2.38 AC)
		413 (DISPLAY AREA)
CUST/EMP:	325	205 (1.28 AC)
TOTAL:	348+322	3.33 AC (348 + 323)

H-3 CALCULATION 101 SPACES/ AC = 815 SPACES

N

SCALE: 1" = 50'-0"

0 50 100 200

PIEPER O'BRIEN HERR ARCHITECTS

2000 PONCE BOULEVARD SOUTH
ALPHARETTA, GEORGIA 30022
TELEPHONE 770/664-1768

REVISED FOR CONSTRUCTION

PRELIMINARY

CONTROL

REV. NO.	DATE	DESCRIPTION

CARMAX
THE AUTO SUPERSTORE

ALBUQUERQUE, NM STORE NO. 7704

PROJECT NO.	97-02092-02
DATE	12/01/99
DRAWN BY	

ACCESS CONTROL LINE EXHIBIT

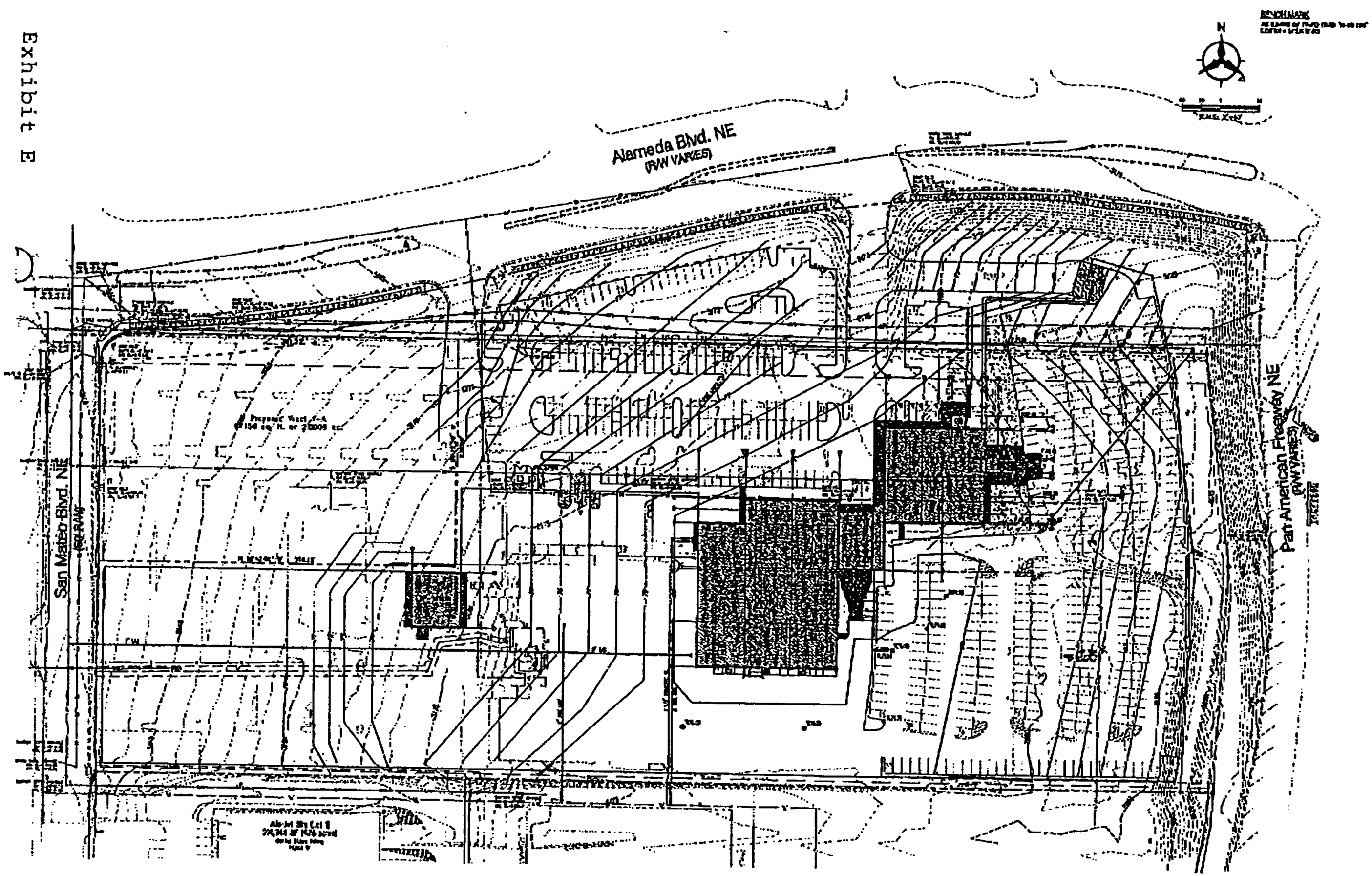
Bohannan ▲ Huston

SP-19

Exhibit D

07/30/2000 THU 10:00 FAX 505 821 1108 INSTITUTE/UGC 013

Exhibit E

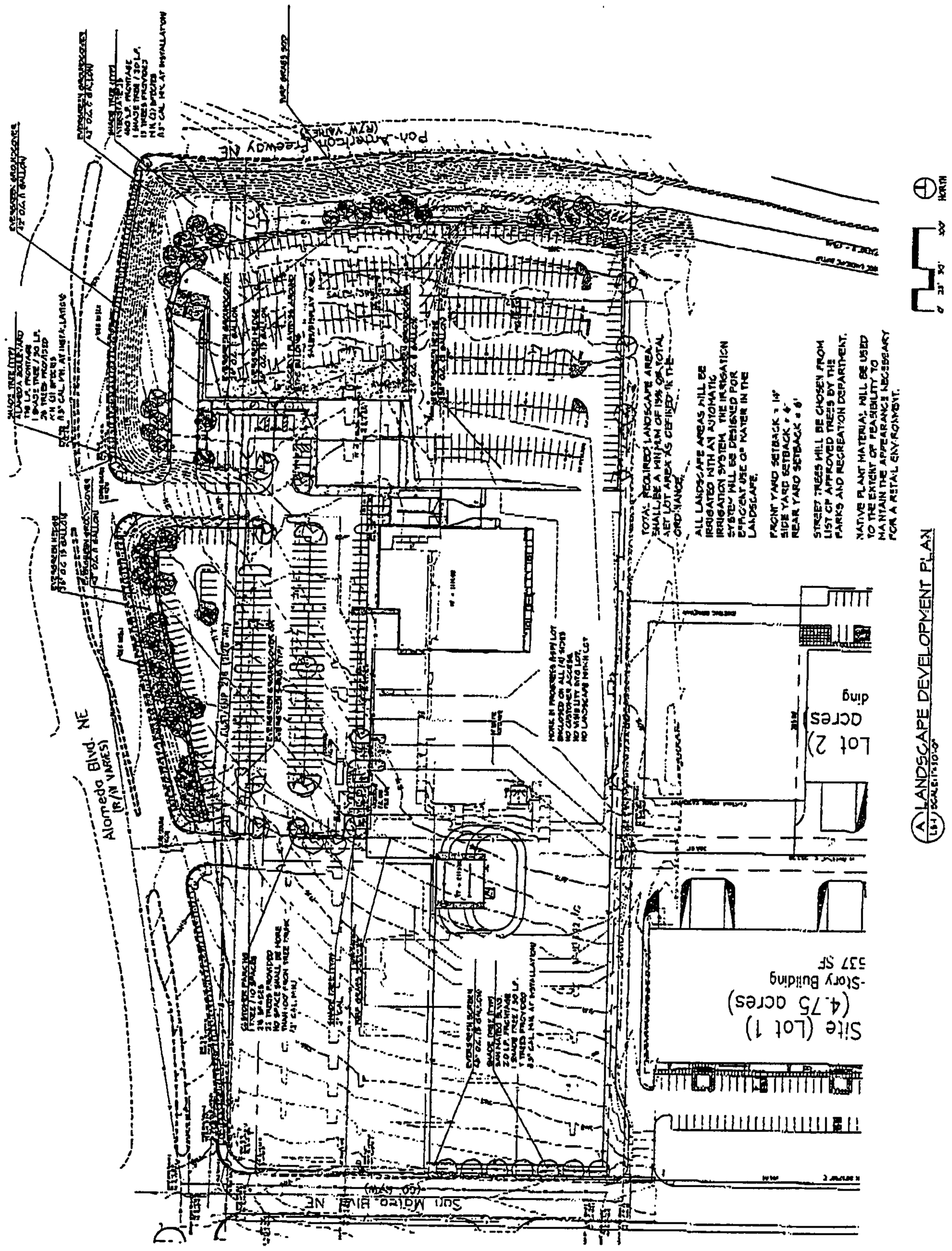


GRADING PLAN

Bohannan ▲ Huston

CARMAX
THE AUTO SUPERSTORE
ALBUQUERQUE, NM STORE NO. 7042

CONCEPTUAL GRADING, DRAINAGE, & UTILITY PLAN


LANDSCAPE PLAN
LANDSCAPE DEVELOPMENT PLAN
Site (Lot 1)
(4.75 acres)
-Story Building
537 SF
Lot 2)
Acres
ding
Alameda Blvd. NE
(R/W VARIES)
Pan-American Freeway NE
(R/W VARIES)
South Mateo Blvd. NE
(60' R/W)
STREET TREES WILL BE CHOSEN FROM LIST OF APPROVED TREES BY THE PARKS AND RECREATION DEPARTMENT.
NATIVE PLANT MATERIAL WILL BE USED TO THE EXTENT OF FEASIBILITY TO MAINTAIN THE APPEARANCE NECESSARY FOR A RETAIL ENVIRONMENT.
FRONT YARD SETBACK = 14'
SIDE YARD SETBACK = 4'
REAR YARD SETBACK = 6'
ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM WILL BE DESIGNED FOR EFFICIENT USE OF WATER IN THE LANDSCAPE.
TOTAL REQUIRED LANDSCAPE AREA SHALL BE A MINIMUM OF 15% OF TOTAL NET LOT AREA AS DEFINED IN THE ORDINANCE.
CARMAX
THE AUTO SUPERSTORE
STORE NO. 7194
HONEYWELL SITE
SCHEMATIC LANDSCAPE PLAN
LS-1
HUGHES | COOD | O'LEARY & RYAN
HGOR

Exbibit F

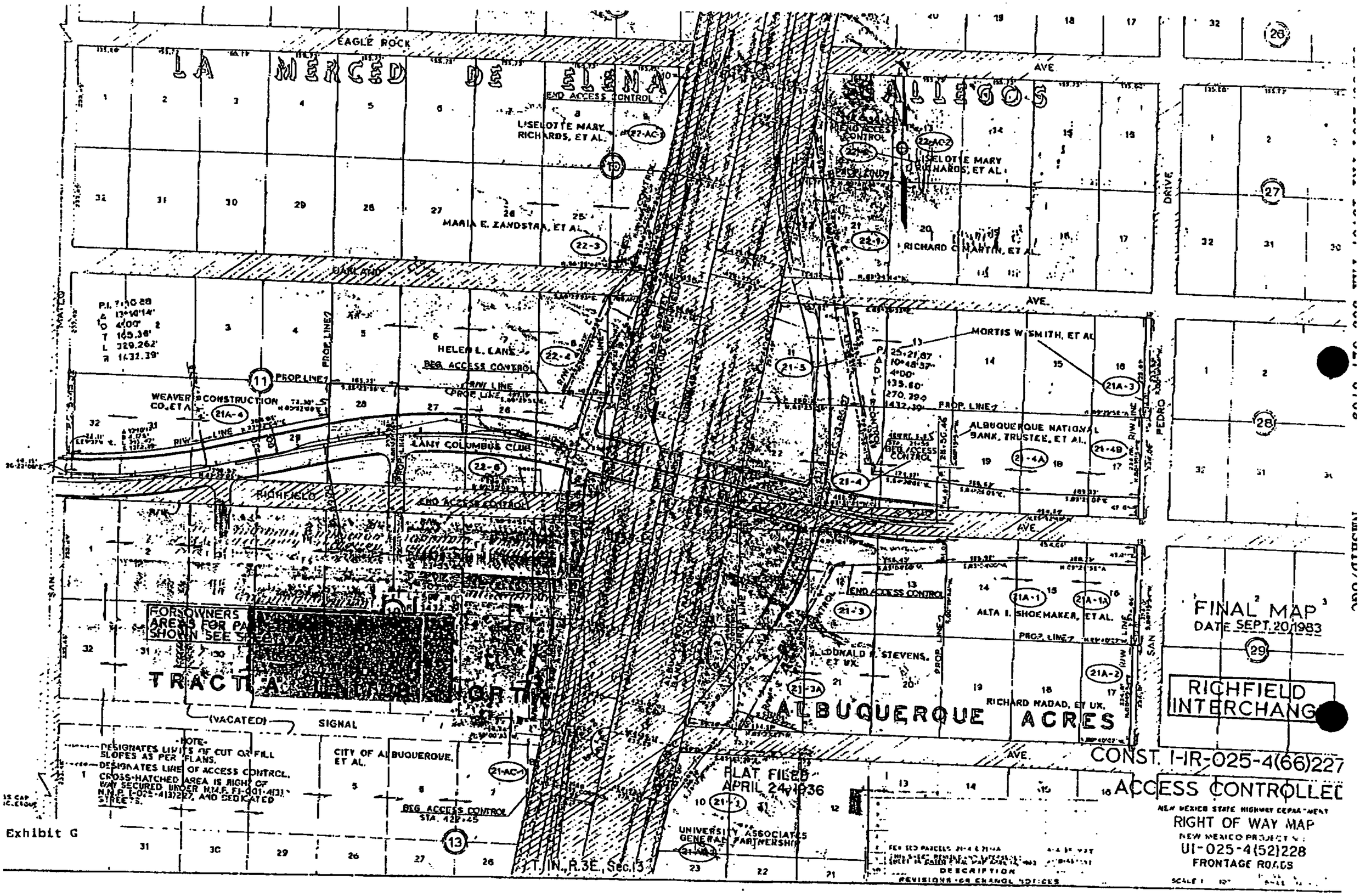
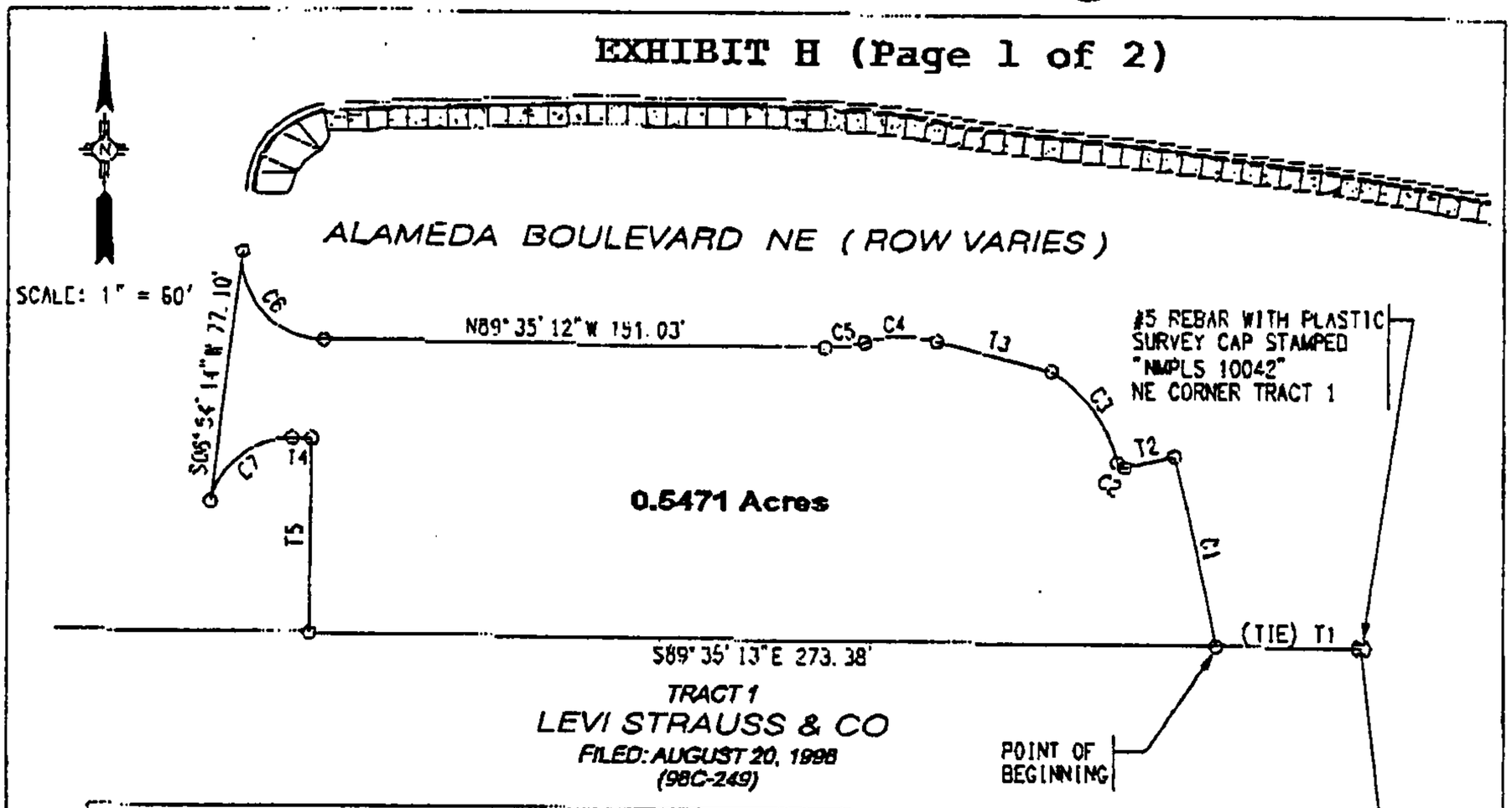

EAGLE ROCK
LA MERCED DE ELMA
END ACCESS CONTROL
LISELOTTE MARY RICHARDS, ET AL.
22-AC-2
22-AC-1
MARIA E. ZANDSTRA, ET AL.
22-3
22-1
RICHARD C. MARTIN, ET AL.
HAYLAND
AVE.
MATCO
P.I. 7+10.28
Δ 13°10'14"
D 4°00'
T 165.38'
L 329.262'
R 1432.39'
PROP. LINE
HELEN L. LANE
22-4
BEG. ACCESS CONTROL
21-5
MORTIS W. SMITH, ET AL.
21A-3
WEAVER CONSTRUCTION CO., ET AL.
21A-4
RIW LINE
LANY COLUMBUS CLUB
22-6
ALBUQUERQUE NATIONAL BANK, TRUSTEE, ET AL.
21-4B
21-4A
21-4
RICHFIELD
END ACCESS CONTROL
ALEXANDER AVE.
PEDRO
DRIVE
FOR OWNERS AREAS FOR PA SHOWN SEE SHEET
21-3
ALTA I. SHOEMAKER, ET AL.
21A-1
21A-1A
DONALD A. STEVENS, ET UX.
21-3A
21A-2
RICHARD NADAD, ET UX.
TRACT A
ALBUQUERQUE ACRES
FINAL MAP
DATE SEPT. 20, 1983
29
RICHFIELD INTERCHANGE
(VACATED)
SIGNAL
-NOTE-
DESIGNATES LIMITS OF CUT OR FILL SLOPES AS PER PLANS.
DESIGNATES LINE OF ACCESS CONTROL.
CROSS-HATCHED AREA IS RIGHT OF WAY SECURED UNDER N.M.F. F1-001-4(31) N.M.P. I-025-4(37)227, AND DEDICATED STREETS.
CITY OF ALBUQUERQUE, ET AL.
21-AC-1
BEG. ACCESS CONTROL STA. 427+45
13
T. 11N., R.3E., Sec. 13
FLAT FILED APRIL 24, 1936
21-1
UNIVERSITY ASSOCIATES GENERAL PARTNERSHIP
21-AA-1
CONST. I-IR-025-4(66)227
ACCESS CONTROLLED
NEW MEXICO STATE HIGHWAY DEPARTMENT
RIGHT OF WAY MAP
NEW MEXICO PROJECT
UI-025-4(52)228
FRONTAGE ROADS
DESCRIPTION
REVISIONS OR CHANGE NOTICES

Exhibit G

EXHIBIT H (Page 1 of 2)



CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02°33'26"	29.64'	59.27'	1327.95'	59.27'	N12°08'51"W
C2	89°54'46"	2.00'	3.14'	2.00'	2.83'	N58°28'11"W
C3	45°46'37"	18.40'	34.82'	43.58'	33.90'	N36°24'07"W
C4	31°47'03"	11.39'	22.19'	40.00'	21.91'	S88°52'54"W
C5	17°25'26"	6.13'	12.16'	40.00'	12.12'	S81°42'05"W
C6	95°06'28"	27.33'	41.50'	25.00'	36.90'	N42°01'58"W
C7	77°01'07"	19.89'	33.61'	25.00'	31.13'	N51°54'14"E

TANGENT DATA

ID	BEARING	DISTANCE
T1	S89°35'13"E	43.60'
T2	S76°34'26"W	15.00'
T3	N75°13'34"W	36.01'
T4	S89°35'12"E	5.86'
T5	S00°24'48"W	59.37'

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, within the northwest quarter (NW1/4) of projected section 12, Township 11 North, Range 3 East, New Mexico Principal meridian, Bernalillo county, Albuquerque, New Mexico, being and comprising of a portion of the existing Alameda Boulevard Right of Way more particularly described by New Mexico State plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the Southeast corner of the tract herein described, whence the northeast corner of Tract 1 of the Plat of Levi Strauss & Co., Albuquerque, New Mexico recorded in the office of county clerk of Bernalillo County, New Mexico on August 20, 1998 in Book 98C, Page 249 as document number 1998104730 and a plastic survey cap stamped "NMPLS 10042" on a number five rebar bears S89°35'13"E a distance of 43.60 feet and from said point of beginning running thence,

Departing from the north boundary of said Tract 1, Levi Strauss & Co., 59.27 feet along the arc of a non-tangent curve to the left having a radius of 1327.95 feet, a tangent length of 29.64 feet and subtended by a chord which bears N12°08'51"W a distance of 59.27 feet to a point of non-tangency; thence,

S76°34'26"W a distance of 15.00 feet to a point on a curvature; thence,

3.14 feet along the arc of a non-tangent curve to the right having a radius of 2.00 feet, a tangent length of 2.00 feet and subtended by a chord which bears N58°28'11"W a distance of 2.83 feet to a point of reverse curvature; thence, 34.82 feet along the arc of a curve to the left having a radius of 43.58 feet, a tangent length of 18.40 feet and subtended by a chord which bears N36°24'07"W a distance of 33.90 feet to a point of non-tangency; thence,

N75°13'34"W a distance of 36.01 feet to a point of curvature; thence,

22.19 feet along the arc of a tangent curve to the left having a radius of 40.00 feet, a tangent length of 11.39 feet and subtended by a chord which bears S88°52'54"W a distance of 21.91 feet to a point of reverse curvature; thence, 12.16 feet along the arc of a curve to the right having a radius of 40.00 feet, a tangent length of 6.13 feet and subtended by a chord which bears S81°42'05"W a distance of 12.12 feet to a point of tangency; thence,

N89°35'12"W a distance of 151.03 feet to a point of curvature; thence,

41.50 feet along the arc of a tangent curve to the right having a radius of 25.00 feet, a tangent length of 27.33 feet and subtended by a chord which bears N42°01'58"W a distance of 36.90 feet to a point of non-tangency; thence,

S06°54'14"W a distance of 77.10 feet to a point of curvature; thence,

33.61 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet, a tangent length of 19.89 feet and subtended by a chord which bears N51°54'14"E a distance of 31.13 feet to a point of non-tangency; thence,

S89°35'12"E a distance of 5.86 feet; thence,

S00°24'48"W a distance of 59.37 feet to the north boundary of said Tract 1, Levi Strauss & Co.; thence,

S89°35'13"E a distance of 273.38 feet along the north boundary of said Tract 1, Levi Strauss & Co. to the point and place of beginning.

Said tract contains 0.5471 acre, more or less.

Alan R. Benham
New Mexico Professional Surveyor 15700

Date: January 26, 2004

ALAN R. BENHAM
NEW MEXICO
15700
LICENSED PROFESSIONAL SURVEYOR

Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

SDGN NAMES
MMDDYY

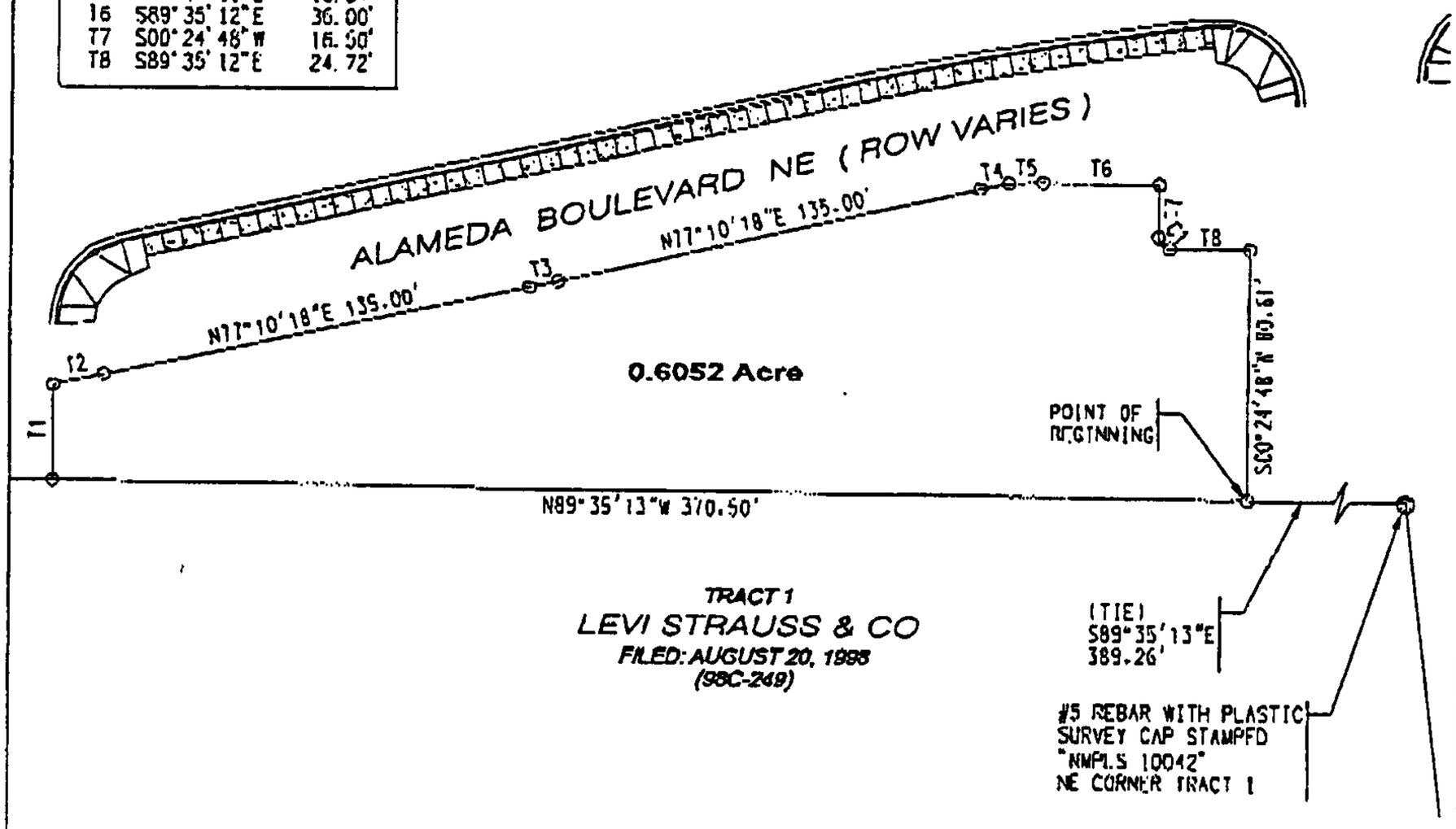
JOB NUMBER 040217 009

EXHIBIT H (Page 2 of 2)

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N00°24'48"E	30.83'
T2	N77°10'18"E	15.78'
T3	N77°10'18"E	9.00'
T4	N78°22'02"E	9.00'
T5	N88°21'11"E	10.54'
T6	S89°35'12"E	36.00'
T7	S00°24'48"W	16.50'
T8	S89°35'12"E	24.72'

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°00'00"	3.50'	5.50'	3.50'	4.95'	S44°35'12"E

SCALE: 1" = 60'



DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, within the northwest quarter (NW1/4) of projected section 12, Township 11 North, Range 3 East, New Mexico Principal meridian, Bernalillo county, Albuquerque, New Mexico, being and comprising of a portion of the existing Alameda Boulevard Right of Way more particularly described by New Mexico State plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the Southeast corner of the tract herein described, whence the northeast corner of Tract 1 of the Plat of Levi Strauss & Co., Albuquerque, New Mexico recorded in the office of county clerk of Bernalillo County, New Mexico on August 20, 1998 in Book 98C, Page 249 as document number 1998104730 and a plastic survey cap stamped "NMPLS 10042" on a number five rebar bears S89°35'12"E a distance of 389.26 feet and from said point of beginning running thence,

Along the north boundary of said Tract 1, Levi Strauss & Co., N89°35'13"W a distance of 370.50 feet; thence,

Departing from the north boundary of said Tract 1, Levi Strauss & Co., N00°24'48"E a distance of 30.83 feet; thence,

N77°10'18"E a distance of 294.78 feet; thence,

N78°22'02"E a distance of 9.00 feet; thence,

N88°21'11"E a distance of 10.54 feet, thence,

S89°35'12"E a distance of 36.00 feet; thence,

S00°24'48"W a distance of 16.50 feet; thence,

5.50 feet along the arc of a tangent curve to the left having a radius of 3.50 feet, a tangent length of 3.50 feet and subtended by a chord which bears S44°43'00"E a distance of 4.95 feet to a point of tangency; thence,

S89°35'12"E 24.72 feet; thence,

S00°24'48"W a distance of 80.61 feet to the point and place of beginning.

Said tract contains 0.6052 acres, more or less.

Alan R. Benham
New Mexico Professional Surveyor 15700

Date: January 26, 2004

ALAN R. BENHAM
NEW MEXICO
15700
LICENSED PROFESSIONAL SURVEYOR

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

DGN_NAME
MMDDYY

JOB NUMBER 04-0217 009

#19

Completed 02/03/04

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **03-02021 (SBP)**	Project # **1003120**
Project Name: **Levi Strauss Co. Addition**	EPC Application No.: Z-70-124
Agent: Bohannan Huston & Consensus Planning	Phone No.: 823-1000

Project Number 1003120

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 12/17/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION:
  - ❑
  - ❑
  - ❑
  - ❑
- ❑ UTILITIES:
  - ❑
  - ❑
  - ❑
  - ❑
- ❑ CITY ENGINEER / AMAFCA:
  - ❑
  - ❑
  - ❑
  - ❑
- ❑ PARKS / CIP:
  - ❑
  - ❑
  - ❑
  - ❑
- ❑ PLANNING (Last to sign): 2/3/04 NMSHTD signed lease agreement monument sign dimensions changed & lease recd. H20 ke
  - ❑ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE:
    - -Tax printout from the County Assessor.
  - ❑ **Include 3 copies of the approved site plan along with the originals.**
  - ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ❑ **Copy of final plat AND a DXF File for AGIS is required.**
  - ❑ **Copy of recorded plat for Planning.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 17, 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: THE DEVELOPMENT REVIEW BOARD WILL TAKE A LUNCH BREAK AFTER ITEM 20. (THE TIME MAY CHANGE DEPENDING UPON DEFERRALS).

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 Adjourned:
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 # 1002885**
   03DRB-01980 Major-Vacation of Pub Right-of-Way
   03DRB-01983 Major-Preliminary Plat Approval
   03DRB-01981 Minor-Vacation of Private Easements
   03DRB-01985 Minor-Temp Defer SDWK
   03DRB-01984 Minor-Sidewalk Waiver

   JEFF MORTENSEN & ASSOCIATES, agent(s) for DESERT RIDGE DEVELOPMENT LLC & GENEVA LLC request(s) the above action(s) for all or a portion of Lot(s) 10 - 24 and Lot(s) 7 - 15 and easterly portion of Lot 16, Block(s) 18 & 20, Unit 3, Tract 3, Unit 1, North Albuquerque Acres, (to be known as **OCOTILLO SUBDIVISION**) zoned RD (4DU/A), located on HOLBROOK ST NE between ANAHEIM AVE NE and PASEO DEL NORTE NE containing approximately 25 acre(s). [REF: 03DRB-01354, 03DRB-01355, 03DRB-01356] (C-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-16-03. THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT THE HOMEOWNER'S ASSOCIATION DOCUMENT MUST BE FILED WITH THE FINAL PLAT. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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 & 12/10/03]* (K-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEERING PLAN STAMPED DATED 11-13-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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 & 12/10/03]* (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1001068**
03DRB-01982 Major-Two Year SIA

MARK GOODWIN AND ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1 and 2, Block(s) 5, 6 and 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS**) zoned R-D, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 76 acre(s). [REF: 1001068] (B-19/C-19) **A 9-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1001071**
03DRB-01957 Major-Vacation of Public Easements
03DRB-01958 Minor-Prelim&Final Plat Approval

SOUTHWEST SURVEYING CO. agent(s) for STUSON, INC. request(s) the above action(s) for all or a portion of Tract(s) B, **EL DORADO NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on EUCARIZ AVE SW, between WESLEY CT SW and 90TH ST SW containing approximately 1 acre(s). [REF:02DRB-00347, 02DRB-00348, 02DRB-01256] (L-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DRAINAGE CERTIFICATION AND PLANNING FOR PARKS NOTE ON OPEN SPACE, DXF FILE AND 15 DAY APPEAL PERIOD.**

5. **Project # 1002645**
03DRB-01965 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 1002645] (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1002800**
03DRB-01990 Major-Preliminary Plat Approval
03DRB-01991 Minor-Subd Design (DPM) Variance
03DRB-01992 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3, (to be known as **QUIVERA ESTATES),** zoned R-D, located on MODESTO AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 14 acre(s). [REF: 03DRB-01127] [deferred from 12-17-03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

7. **Project # 1002935**
03DRB-01964 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Parcel 1, **SUNDORO SUBDIVISION,** zoned SU-2 R-LT, located on LADERA BLVD NW, between 98th ST NW and UNSER BLVD NW containing approximately 55 acre(s). [REF: 03DRB-00736, 03DRB-01447, 03DRB-01449, 03DRB-01550, 03DRB-01551, 01552, 01553] (J-8/J-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1003111**
03DRB-01986 Major-Preliminary Plat Approval
03DRB-01987 Minor-Vacation of Private Easements
03DRB-01988 Minor-Temp Defer SDWK
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR,** zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: DRB-96-355, Z-95-79, Z-98-57] [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

03DRB-02079 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE,** zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57] **[RUSSELL BRITO EPC CASE PLANNER]** [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

9. **Project # 1001753**
03DRB-01884 Major-Preliminary Plat Approval
03DRB-01885 Minor-Subd Design (DPM) Variance
03DRB-01999 Minor-Sidewalk Waiver
03DRB-01998 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE TRAILS EAST**) zoned RD (3 DU/AC), located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 11 acre(s). *[Deferred from 11/26/03, 12/3/03, 12/17/03]* (B-19) **APPLICATION #03DRB-01885 MINOR-SUBD DESIGN (DPM) VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINING REQUESTS WERE DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

10. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat Approval
03DRB-0l954 Minor-Temp Defer SDWK

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 Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785,,03DRB-01725, 03DRB-01728] [deferred from 12-10-03, 12-17-03] (C-10/11 & D-10/11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

11. **Project # 1002519**
03DRB-01950 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [deferred from 12-10-03] (C-19) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO CITY ENGINEER FOR SIA.**

03DRB-01883 Major-Vacation of Pub Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA),** zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-07-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-02019 Minor-Subd Design (DPM) Variance
03DRB-02020 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **TOWNHOMES @ LA CUEVA),** zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE. NE and WILSHIRE AVE. NE containing approximately 1 acre(s). [REF: 03DRB-001950, 03DRB-01882] [deferred from 12/10/03] (C-19) **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.**

12. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
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 and Tract(s) E & F, 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 11/26/03 & 12/10/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 01-07-04.**

13. **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 & 12/10/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

14. **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, 11/26/03 & 12/10/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

15. **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, (to be known as **COTTONWOOD CROSSING**) 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 & 11/26/03 & 12/10/03]* (B-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-01945 Minor-SiteDev Plan Subd/EPC
03DRB-01946 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) 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, 03DRB-01780] **[Debbie Stover, EPC Case Planner]** *[Deferred from 11/26/03 & 12/10/03]* (B-14) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND DELEGATED TO PLANNING FOR EPC CONDITIONS AND UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL.**

03DRB-02084 Minor-Prelim&Final Plat Approval

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, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest. (ETC) & SU-1 O-1, located on COORS BLVD. NW, between COORS BLVD. NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, DRB-98-61, 03EPC 01086] (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT APPROVAL: PROVIDE ACCESS TO LOTS 1 AND 3. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

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.

16. **Project # 1000901**
03DRB-02080 Minor-SiteDev Plan BldPermit/EPC
03DRB-02081 Minor-Amnd SiteDev Plan Subd

CONSENSUS PLANNING, INC. agent(s) for BOSQUE PREPARATORY SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 4A, **BOSQUE PREPARATORY SCHOOL,** zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. NW and RIO GRANDE BOSQUE containing approximately 23 acre(s). [REF: 03EPC 01666] **[JUANITA VIGIL, EPC CASE PLANNER]** (F-12) **THE SITE PLAN FOR BUILDING PERMIT AND THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES FOR FIRE FLOW REQUIREMENTS.**

17. **Project # 1002874**
03DRB-02069 Minor-Si^Dev Plan BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) S2A1, **ATRISCO BUSINESS PARK,** zoned IP industrial park zone, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS BLVD. NW containing approximately 1 acre(s). [REF:03EPC-01326, DRB-98-413, DRB-95-242 SV-95-31,Z-92-57] **[RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA]** (J-9/J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDED EASEMENT AND WIDTH OF EASEMENT 15-FOOT MINIMUM.**

18. **Project # 1002371**
03DRB-02085 Minor-SiteDev Plan Subd/EPC
03DRB-02086 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Tract(s) 1A,1B,1C and Tract A, Bosque Meadows, **ALBAN HILLS SUBDIVISION, UNIT ONE,** zoned SU-1 for R-2 with church related uses, SU-1 for C-2, located on LA ORILLA NW, between COORS BLVD. NW and the CORRALES DRAIN containing approximately 17 acre(s). **[RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA]** [deferred from 12-17-03] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

19. **Project # 1003120**
03DRB-02021 Minor-SiteDev Plan BldPermit

BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION,** zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [Deferred from 12-10-03] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR HIGHWAY DEPARTMENT SIGNED LEASE AGREEMENT, A MONUMENT SIGN AND WATER USE FOR FESCUE.**

20. **Project # 1002421**
03DRB-01968 Minor-SiteDev Plan Subd
03DRB-01969 Minor-SiteDev Plan BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6,** zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] **[Juanita Vigil, EPC Case Planner]** [Deferred from 11/26/03 & 12/10/03] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PARKS FOR PAYMENT OF CASH-IN-LIEU FOR PARK DEDICATION FEE AND CITY ENGINEER FOR SIA.**

DRB TOOK A 30 MINUTE LUNCH BREAK

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

21. **Project # 1000849**
03DRB-02074 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-5, **BREEZE @ MOUNTAIN GATE,** zoned SU-1 PRD, located on FOUR HILLS ROAD SE, between WENONAH AVE. SE and LANIER DRIVE SE containing approximately 1 acre(s). (L-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES TO PROVIDE AS-BUILT DRAWINGS SHOWING LOCATIONS OF ALL METER BOXES AND SEWER STUBS.**

22. **Project # 1001209**
03DRB-02063 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS,** zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139][deferred from 12-17-03] (F10 – F11) **DEFERRED AT THE AGENT'S REQUEST TO 1-7-04.**

23. **Project # 1001409**
03DRB-02032 Minor-Extension of Preliminary Plat

MUKUND C. PATEL request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block 1, Unit 1, **CANDLELIGHT FOOTHILLS,** zoned R-1, located on LOMAS BLVD. NE, between MONTE LARGO DR. NE and SUMMIT HILLS DR. NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

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

25. **Project # 1002345**
03DRB-02082 Minor-Prelim&Final Plat Approval

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **BROADWAY INDUSTRIAL CENTER,** zoned SU-2 HM, located on SAN JOSE AVE. SE, between KARSTEN COURT SE and I-25 containing approximately 14 acre(s). (M-14/15) **THE PRELIMINARY PLAT WAS APPROVED WITH THE FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN A SEWER ACCOUNT FOR LOT 3-B AND POSSIBLY A WATER ACCOUNT AND FOR AGIS DXF FILE, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ON KARSTEN? MAINTENANCE AND BENEFICIARIES OF ACCESS EASEMENTS, I-25 ACCESS CONTROL LANE AND PARKING AND MODEL HOME AREA BEING USED BY LOT 3-B.**

26. **Project # 1002743**
03DRB-02083 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE APPROVAL OF THE GRADING PLAN FOR TRACT H IS REQUIRED. PROVIDE PRIVATE SANITARY SEWER SERVICE EASEMENTS. PROVIDE AN APPROVED TURNAROUND WITHIN LOT H. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

27. **Project # 1003034**
03DRB-02070 Minor-Prelim&Final Plat Approval
03DRB-02071 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD. agent(s) for JOHN MAHONEY request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, Block(s) 20 and Lot 10, **BROWNEWELL LAILS HIGHLAND ADDITION,** zoned SU-2, located on COPPER AVE. NE, between CEDAR ST. NE and SPRUCE ST. NE containing approximately 1 acre(s). [REF: DRB-96-163, 03DRB 01761] (K-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

28. **Project # 1003037**
03DRB-02072 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 17-20, **PEREA ADDITION,** zoned SU-2 TH, located on 12TH ST. NW, between GRANITE AVE. NW and MARBLE NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

29. **Project # 1003132**
03DRB-02073 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for TED WATERMAN request(s) the above action(s) for all or a portion of Lot(s) 9 UNIT 3, **BROADWAY INDUSTRIAL CENTER SUBDIVISION** zoned SU-2 special neighborhood zone, HM, located on KARSTEN CT SE, between INTERSTATE 25 and BROADWAY BLVD. SE containing approximately 4 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER TO ADD DRAINAGE TO ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A COPY OF AS-BUILTS SHOWING WATER AND SEWER SERVICE TO LOT 9.**

30. **Project # 1003094**
03DRB-01997 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE / MUNICIPAL DEVELOPMENT 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, located on 3rd ST SE, between LEAD SE and SILVER SE containing approximately 3 acre(s). [REF: 03DRB-01886] [Deferred from 12/3/03] (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

31. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat Approval
03DRB-02077 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA,** zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [deferred from 12-17-03](L-22) **DEFERRED AT AGENT'S REQUEST TO 1-7-04.**

32. **Project # 1000087**
03DRB-02075 Minor-Ext of SIA for Temp Defer SDWK

ISAACSON & ARFMAN, P. A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Lot(s) 11-15, **PALOMA DEL SOL SUBD.,** zoned R-1 residential zone, located on the southeast corner of MCMAHON and BANDELIER BLVD NW, between GOLF COURSE RD. NW and TUSCANY DR. NW containing approximately 36 acre(s). [REF: 00450-00014, 01500-01779, DRB-95-63, S-95-15, V-95-61, SV-95-25] (A-12) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

33. **Project # 1003121**
03DRB-02029 Minor-Sketch Plat or Plan

ZXOLT PALCZA agent(s) for STEWART INGHAM request(s) the above action(s) for all or a portion of Lot(s) 19, **MRGCD MAP 36,** zoned R-1, located on LOS TOMASES NW, between LOS POBLANOS NW and MENAUL NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

34. **Project # 1003123**
03DRB-02044 Minor-Sketch Plat or Plan

JERRY MILLER agent(s) for KPM LLC request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 37,** zoned S-MI, located on 5TH ST NW, between HAYNES NW and ASPEN NW containing approximately 2 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

35. **Project # 1003131**
03DRB-02068 Minor-Sketch Plat or Plan

BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, **HUNING CASTLE ADDITION,** zoned R-T residential zone, located on SAN PATRICIO & ALCALDE AVE SW, between LEAD AVE. SW and COAL AVE. SW containing approximately 1 acre(s). [REF: Z-72-203] (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

36. Approval of the Development Review Board Minutes for December 3, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Adjourned: **2:40 P.M.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
January 7, 2004 Comments

ITEM # 15

PROJECT # 1003120 **APPLICATION # 03-02143**

RE: Tract 1, Levi Strauss & Co/prelim & final

No objection to the requested action. AGIS dxf approval is required before Planning signs the final plat.

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: 1003120 **AGENDA ITEM NO: 15**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 7, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

3120

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1003120 Subdivision Name LEVI STRAUSS & CO 1A & 1B

Surveyor A. DWAIN WEAVER Company BOHANNAN HUSTON

Contact person STEPHANIE Phone #_____ email_____

Approved _____ *Not Approved 1/7/04 Date

✓ DXF RECEIVED 1/7/04 DATE
✓ HARD-COPY RECEIVED 1/7/04 DATE
✓ DISCLOSURE STATEMENT

NAD 27 Ground

***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 3120 to agiscov on 1/7/04 Client Notified_____

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.: **03DRB-02143 (P&F)**	Project # 1003120
Project Name: **Levi Strauss & Co**	EPC Application No.:
Agent: Bohannan Huston, Inc.	Phone No 823-1000

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 1/9/04 by the DRB with ~~delegation of~~ signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: SKETCH of "C1" 25' RADIUS w/ EXISTING INFO'A
- ☐
- ☐ - R-O-W ON ALAMEDA
- ☐ - X-ACCESS EASEMENTS
- ☐ - AMAFCA SIGNATURE

☐ 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 1003120

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 7, 2004

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

   DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS,** 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 12-31-03] (C-9)
   WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

   BOHANNAN HUSTON, INC./ DENISH-KLINE & agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D TBKA TAOS @ THE TRAILS, **THE TRAILS, POR. 0F TR. 4, BLACK RANCH,** zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW containing approximately 20 acre(s). [REF: 1002928] [Deferred from 12-31-03] (C-09)
   WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

3. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat Approval
03DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] [Deferred from 12-31-03] (C-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

4. **Project # 1000196**
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) CIB, **CORONADO SAVINGS & LOAN,** zoned SU1 for C-1 residential zone, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845,02DRB-01850,03DRB-00862] (G-11)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

5. **Project # 1000440**
03DRB-02096 Major-Vacation of Public Easements

JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK,** zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440] (G-16)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

6. **Project # 1000570**
02DRB-01021 Minor-Temp Defer SDWK
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01020 Major-Vacation of Public Easements
02DRB-01567 Major-Site Plan for Subdivision

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 93 94 95 to be known as Parkway -Unit 10, **TOWN OF ATRISCO GRANT AND TRA PARKWAY -8,** zoned R-LT residential zone, located on WEST OF UNSER NW, between GAVIN RD NW and VINEMONT PLACE NW containing approximately 13 acre(s). [REF: 3][Deferred from October 30, 2003] (J-9)
DEFERRED FOR GRADING AND DRAINAGE PLAN AND AMAFCA APPROVAL TO 1-21-04.

7. **DRB-97-165**
V-97-507

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03, 1/7/04] (L-23)
DEFERRED AT THE AGENT'S REQUEST TO JANUARY 5, 2005. A NEW SUBMITTAL TO DRB IS REQUIRED FOR JANUARY 5, 2005 HEARING.

8. **Project # 1001901**
03DRB-02174 Minor-Prelim&Final Plat Approval
03DRB-02098 Minor-Vacation of Private Easements
03DRB-02097 Major-Vacation of Public Easements

ABQ. ENGINEERING, INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1-3, **VERANDA STREET PROPERTIES,** zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between CANDELARIA RD. NW and VERANDA ST. NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700 SK, 03DRB-02097 & 98, V-91-72] (G-12)
DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

9. **Project # 1002984**
03DRB-02101 Major-Vacation of Pub Right-of-Way
03DRB-02103 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for VOLCNO CLIFFS PROPERTY OWNERS ASS'N request(s) the above action(s) for, **VOLCANO CLIFFS UNITS 2 AND 5,** zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002197] (E-10)
THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

10. **Project # 1003011**
03DRB-02088 Major-Vacation of Pub Right-of-Way
03DRB-0289 Minor-Prelim & Final Plat Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION,** zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, PROPERTY MANAGEMENT AND AMAFCA SIGNATURES, AND 15-DAY APPEAL PERIOD, AND TO TRANSPORTATION FOR PARKING BUMPERS REGULATED TO PREVENT ENCROACHMENT ONTO PEDESTRIAN PATH AND ADA ISSUES TO BE ADDRESSED AT VICTOR CIRCLE AND INEZ.

11. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
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 and Tract(s) E & F, 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 11/26/03] (H-11)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

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.

12. **Project # 1000875**
03DRB-02166 Minor-SiteDev Plan BldPermit/EPC

COMMUNITY SCIENCES CORPORATION agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) F-1, **FINELAND DEV. BULK LAND PLAT,** zoned SU-1 special use zone, FOR R-2 USES, located on MCMAHON BLVD NW, between UNSER BLVD. NW and BANDELIER DR. NW containing approximately 11 acre(s). [REF: Z-98-31, 1002793, 03EPC-0053 & 54] [Makita Hill, EPC Planner] (A-11)

THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

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

13. **Project # 1001209**
03DRB-02063 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS,** zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139] (F-10)
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-11-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT CONDITION IS THE PERIMETER WALL DESIGN SUBMITTAL MUST BE APPROVED BEFORE FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

03DRB-02027 Minor-SiteDev Plan BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan Subd/EPC

GEORGE RAINHART & ASSOC. agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS,** zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500 00126, DRB 94-525] [Deferred from 12-10-03] (F-10)
THE SITE PLAN FOR BUILDING PERMIT AND THE SITE PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED BY THE BOARD.

14. **Project # 1002342**
03DRB-02178 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, **CLYDE LELAND SUBDIVISION,** zoned RT, located on ATRISCO DR. NW, between LEGENDS AVE. NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB 01720] (F-11)
THE FINAL PLAT WAS APPROVED WITH SIGN OFF DELEGATED TO HYDROLOGY FOR 26 FF VERIFICATION OF LOOP AND AMAFCA SIGNATURE.

15. **Project # 1003120**
03DRB-02143 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for PAN AM 25, PHASE II, MANUFACTURING, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A& 1-B, **LEVI STRAUSS & CO.,** zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD. NE and I-25 SO. BND. PAN AMERICAN FWY containing approximately 13 acre(s). [REF: 03DRB-02021] (C-18)
THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO TRANSPORTATION FOR A SKETCH OF "C1" 25' RADIUS WITH EXISTING INFRASTRUCTURE, R-O-W ON ALAMEDA, ACCESS EASEMENTS, AND AMAFCA SIGNATURE.

16. **Project # 1002981**
03DRB-02132 Minor-Prelim&Final Plat Approval

SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION,** zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] (J-13)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04

17. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat Approval
03DRB-02077 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA,** zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [Deferred from 12-17-03](L-22)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04

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

18. **Project # 1000057**
03DRB-02175 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING agent(s) for BRADBURY & STAMM PASEO LTD. request(s) the above action(s) for all or a portion of Tract(s) F-1, **LANDS OF SPRINGER CORP.,** zoned SU-2 special neighborhood zone, M-1, located on PASEO DEL NORTE NE, between WASHINGTON ST. NE and EDITH BLVD. NE containing approximately 7 acre(s). [REF: AX-77-29, DRB-96-433, 99DRB-00056, 00DRB-003, 03DRB-01365] (C-16)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

19. Other matters:

Adjourned: 11:55 A.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 10, 2003 9:00 a.m.
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Richard Dourte, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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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
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned:

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

1. **Project # 1001012**
03DRB-01948 Major-Two Year SIA

LARRY READ & ASSOCIATES, INC. agent(s) for JOE SANTANGELO request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNSHINE COUNTRY,** zoned SU-1 special use zone, MHP, located on BLAKE RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 27 acre(s). [REF: AX-97-19, Z-97-109, DRB-98-64] (N-10) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001696**
03DRB-01952 Major-Two Year SIA

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 30, 31 and 32, Block(s) 3, Tract(s) 3N, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **PICO LA CUEVA SUBDIVISION**) zoned R-D, located on BARSTOW NE, between ALAMEDA BLVD NE and OAKLAND AVE NE containing approximately 5 acre(s). [REF: 02DRB-00073] (C-20) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat Approval
03DRB-0I954 Minor-Temp Defer SDWK

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 Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785,,03DRB-01725, 03DRB-01728] [deferred from 12-10-03] (C-10/11 & D-10/11) **DEFERRED AT AGENT'S REQUEST TO 12-17-03**.

4. **Project # 1002519**
03DRB-01950 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [deferred from 12-10-03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-01883 Major-Vacation of Pub Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA),** zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-02019 Minor-Subd Design (DPM) Variance
03DRB-02020 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **TOWNHOMES @ LA CUEVA),** zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE. NE and WILSHIRE AVE. NE containing approximately 1 acre(s). [REF: 03DRB-001950, 03DRB-01882] [deferred from 12/10/03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

5. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
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 and Tract(s) E & F, 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 11/26/03 & 12/10/03] (H-11) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

6. **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 & 11/26/03 & 12/10/03]* (B-14) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-01945 Minor-SiteDev Plan Subd/EPC
03DRB-01946 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents 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, 03DRB-01780] **[Debbie Stover, EPC Case Planner]** *[Deferred from 11/26/03 & 12/10/03]* (B-14) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

7. **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 & 12/10/03]* (C-9) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

8. **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, 11/26/03 & 12/10/03]* (C-9) **DEFERRED AT AGENT'S REQUEST TO 12/17/03.**

9. **Project # 1003016**
03DRB-01690 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE** , zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] [Deferred from 10/29/03] (G-20) **WITHDRAWN AT AGENT'S REQUEST.**

10. **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 & 12/10/03]* (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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 & 12/10/03]* (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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

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

11. **Project # 1001209**
03DRB-02027 Minor-SiteDev Plan BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan Subd/EPC

GEORGE RAINHART & ASSOCIATES agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS,** zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD NW and ATRISCO RD NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500-00126, DRB 94-525] **[Russell Brito, EPC Case Planner]** [deferred from 12-10-03] (F-10) **DEFERRED TO 1-7-04.**

12. **Project # 1003120**
03DRB-02021 Minor-SiteDev Plan BldPermit

BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION,** zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [deferred from 12-10-03] (C-18) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

13. **Project # 1002796**
03DRB-02022 Minor-SiteDev Plan BldPermit/EPC
03DRB-02024 Minor-SiteDev Plan Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION,** zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] **[Debbie Stover, EPC Case Planner]** [deferred from 12-10-03] (K-19) **WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002421**
03DRB-01968 Minor-SiteDev Plan Subd
03DRB-01969 Minor-SiteDev Plan BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6,** zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] **[Juanita Vigil, EPC Case Planner]** [Deferred from 11/26/03 & 12/10/03] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

15. **Project # 1002873**
03DRB-01975 Minor-SiteDev Plan BldPermit/EPC

DCSW INC agent(s) for MORELAND CORP request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **YALE BUSINESS PARK,** zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324] **[Debbie Stover, EPC Case Planner]** [Deferred from 11/26/03] (L-16) **THE SITE PLAN FOR THE BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-02033 Minor- Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, agents 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 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324, 03DRB-01975] (L-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

16. **Project # 1003114**
03DRB-02000 Minor-SiteDev Plan BldPermit

G. DONALD DUDLEY ARCHITECT, AIA, agent(s) for GARRETT GROUP INC request(s) the above action(s) for all or a portion of Lot(s) 9, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP-EP, located on PASEO ALAMEDA NE, between PASEO DEL NORTE NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 1000624, DRB-98-223] [Deferred from 12/3/03] (C-16) **THE SITE PLAN FOR THE BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

17. **Project # 1002639**
03DRB-02026 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for TWO JOES LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, (to be known as **TREMENTINA SUBDIVISION),** NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, zoned RD (7 du acre), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 10 acre(s). [REF: 03DRB-00717 PP] (C-19) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1002335**
03DRB-02023 Minor-Extension of Preliminary Plat

WALLACE BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Tract(s) A, Block(s) 5, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,(to be known as **TREVISO SUBDIVISION)** zoned R-D, located on WILSHIRE NE, between WYOMING NE and LOUISIANA NE containing approximately 3 acre(s). [REF: 02DRB-01698 PP] (C-19) **THE ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

19. **Project # 1000460**
03DRB-02025 Minor-Sketch Plat or Plan

KIRK WESSELINK agent(s) request(s) the above action(s) for all or a portion of Tract(s) 493, Unit(s) 7, **TOWN OF ATRISCO GRANT,** zoned R-1, located on SAGE RD. SW, between 86TH ST. SW and SAGE RD. SW containing approximately 5 acre(s). [REF: DRB-98-24/DRB-98-303, DRB-99-321/DRB-98-251] (M-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. Approval of the Development Review Board Minutes for November 26, 2003. **THE BOARD APPROVED MINUTES SUBJECT TO CHANGES.**

ADJOURNED: 11:00 A.M.

Mail

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: 1003120 **AGENDA ITEM NO: 12**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

12-17-03

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: December 10, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003120 **Item No.** 12 **Zone Atlas** C-18

DATE ON AGENDA 12-10-03

INFRASTRUCTURE REQUIRED ( )YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
1	NEED TO SHOW HOW 2' OVERHANG WORKS ON PARKING STALLS (18') W/ SIDEWALKS & LANDSCAPING
2	ARE ENDS OF ISLANDS PAINTED OR IS THERE CURB BEING PROPOSE (CAR SALES LOT?)
3	ADA STALLS NEED TO BE DIMENSIONED

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

_____

_____

_____

_____

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

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: 1003120 **AGENDA ITEM NO: 12**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
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(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Development Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

12-17-03

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: December 10, 2003

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003120 **Item No.** 12 **Zone Atlas** C-18

DATE ON AGENDA 12-10-03

INFRASTRUCTURE REQUIRED ( )YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
1	NEED TO SHOW HOW 2' OVERHANG WORKS ON PARKING STALLS (18') W/ SIDEWALKS & LANDSCAPING
2	ARE ENDS OF ISLANDS PAINTED OR IS THERE CURB BEING PROPOSE (CAR SALES LOT?)
3	ADA STALLS NEED TO BE DIMENSIONED

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

_____

_____

_____

_____

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
12/10/03 Comments

ITEM# 12

PROJECT # 1003120 **APPLICATION # 03DRB-02021**

Re: Levi Strauss Company Addition/SDPBP

✓ All pages on the site plan should be put in numerical page order, stapled on the right side & folded as one.

✓ A dimensioned elevation of the refuse collection area is needed to show its compliance with the North I25 Plan requirements, page 53. The material to be used & colors are also needed.

✓ The signature block on the site plan is not the current one. The new one should be placed on the site plan sheet.

✓ The property lines need clearer definition on the site plan.

→ If the NMSHTD has agreed to allow leasing of 30 feet of excess Alameda right of way, a letter from NMSHTD or a copy of the lease is needed since the 30 feet in question is required by the North I25 Sector Plan.

✓ Square footage & proposed use of each structure is required on the site plan sheet.

Monument sign Only 350 ft allowed per zone code 30-29

✓ Location & elevations with dimensions, colors & building materials of any freestanding signs are needed. The same for the building mounted signs is also needed. P. 80 Size okay

If there are any walls, fences and screening: the height, length, color & materials are needed.

✓ The location of light poles should be clearly marked on the site plan.

✓ It appears there is a light pole & a bike rack in the middle of sidewalk abutting a building. ADA requirements must be met with regard to the minimum width clearance next to the light & bike rack.

✓ Why are there no handicapped parking spaces next to the large building?

✓ It appears replatting will follow the site plan approval to delineate Tract A. Is *Tract A to be a later phase of the site? Is so, this should be indicated on the site plan sheet with details as indicated on the SDP for BP checklist #5.*

LANDSCAPING PLAN:

✓ Remove all junipers. Rosemary is one acceptable substitute.

✓ Again, property lines should be more clearly defined.

✓ What is to be used for ground cover…mulch, rocks, bark? It should be indicated on the landscape plan.

Square footage of each landscape planting bed is needed. Also the water usage for each plant is needed. (H<M<L) High water usage plants are strongly discouraged.

Please no H Water Use

✓ A statement for maintenance responsibility for the landscaping is required on the landscape plan and stating that the plan is in compliance with the City Wasted Water, Pollen Ordinances.

✓ The word "graphic' is misspelled on sheets A.3.0 & A.3.1

✓ The site plan for building permit was signed off but, apparently, not by those who did the site plan.

Sheran Matson, AICP DRB Chair
024-3880 Fax 924-3864 smatson@cabq.gov

Sharon: The client would like to move this gate to the west by about 70'. Do you see any problem with that? Do we need to get an administrative ammendment??
I'll call to discuss at about 10:30.
Thanks, Bruce

APP # 03DRB-02021
DRB # 1003120

ALAMEDA BLVD

NEW 6' SIDEWALK

EXISTING ENTRANCE TO REMAIN

DROP INLET
GRATE FL EL.=5166.15
INV. EL.=5164.45

30' ALAMEDA STREET YARD

PROPERTY LINE
CE OF EX. CURB

MONUMENT SIGN

LAND TO BE LEASED FROM NMDOT

ENTRANCE LOOP SENSOR (TYP)

DO NOT ENTER SIGN

ORNAMENTAL PICKET FENCE, SEE DETAIL, THIS SHEET

RAMP

GUARDRAIL

GUARDRAIL

HYDRAULIC CABLE CRASH BEAM BARRIER (TYP)

PROPERTY LINE

EX.

11

17

16

4

1138.32'

New gate location.

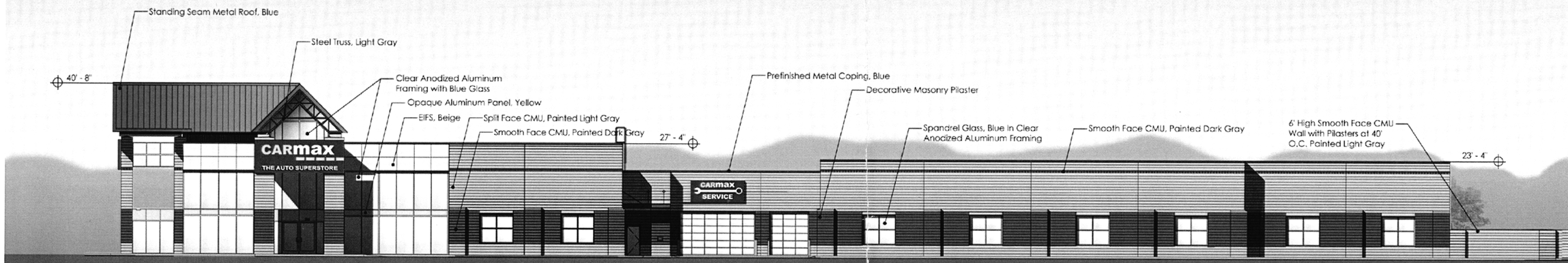
CARMAX

Bruce J. Stidworthy, P.E.
Vice President & Senior Project Manager

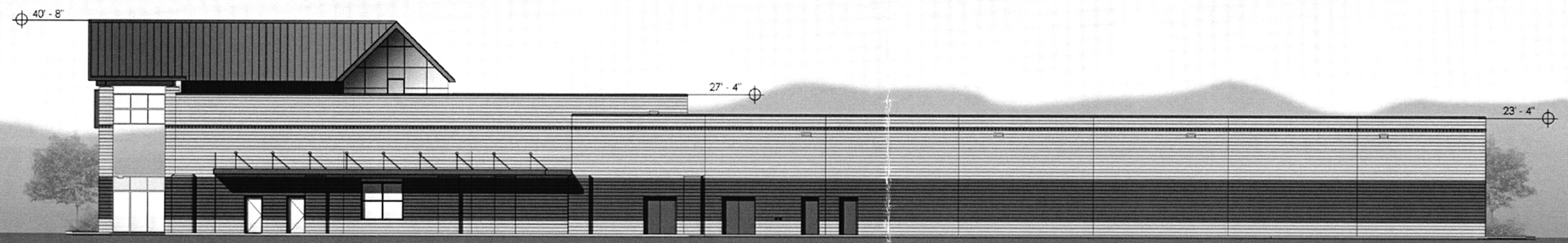
bstidworthy@bhinc.com
voice 505.823.1000
cell phone 505.263.5772
facsimile: 505.798.7988
toll free: 800.877.5332
www.bhinc.com

Bohannan Huston
ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



NORTH ELEVATION



WEST ELEVATION

CARmax

ELEVATIONS
ALBUQUERQUE, NM

PIEPER O'BRIEN HERR ARCHITECTS

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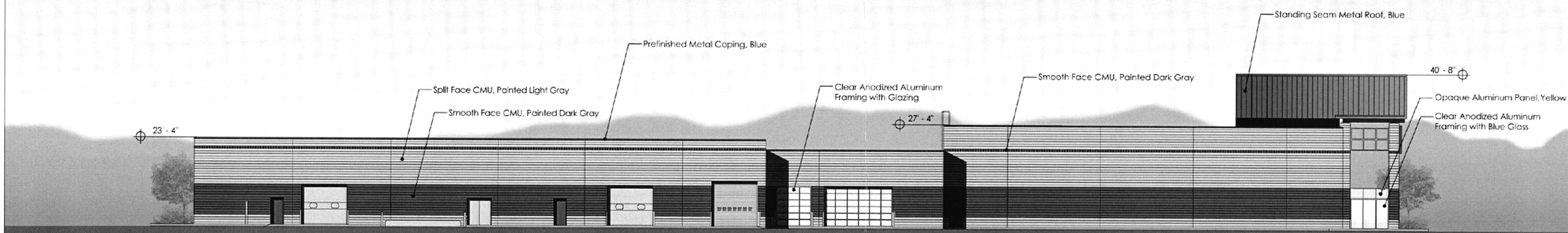
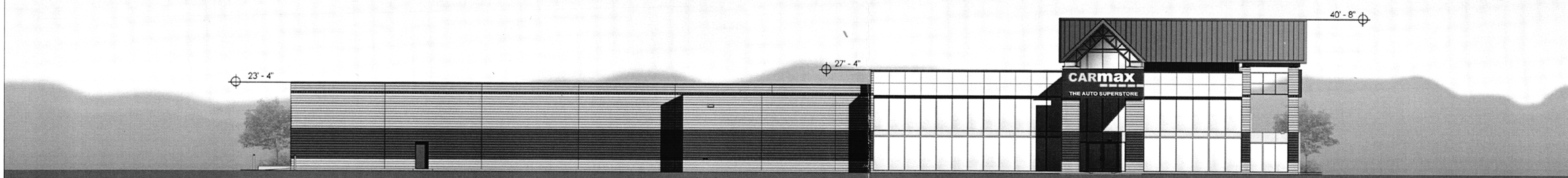


SOUTH ELEVATION



EAST ELEVATION

TYPICAL SITE LIGHTING POLE

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

PIEPER O'BRIEN HERR ARCHITECTS

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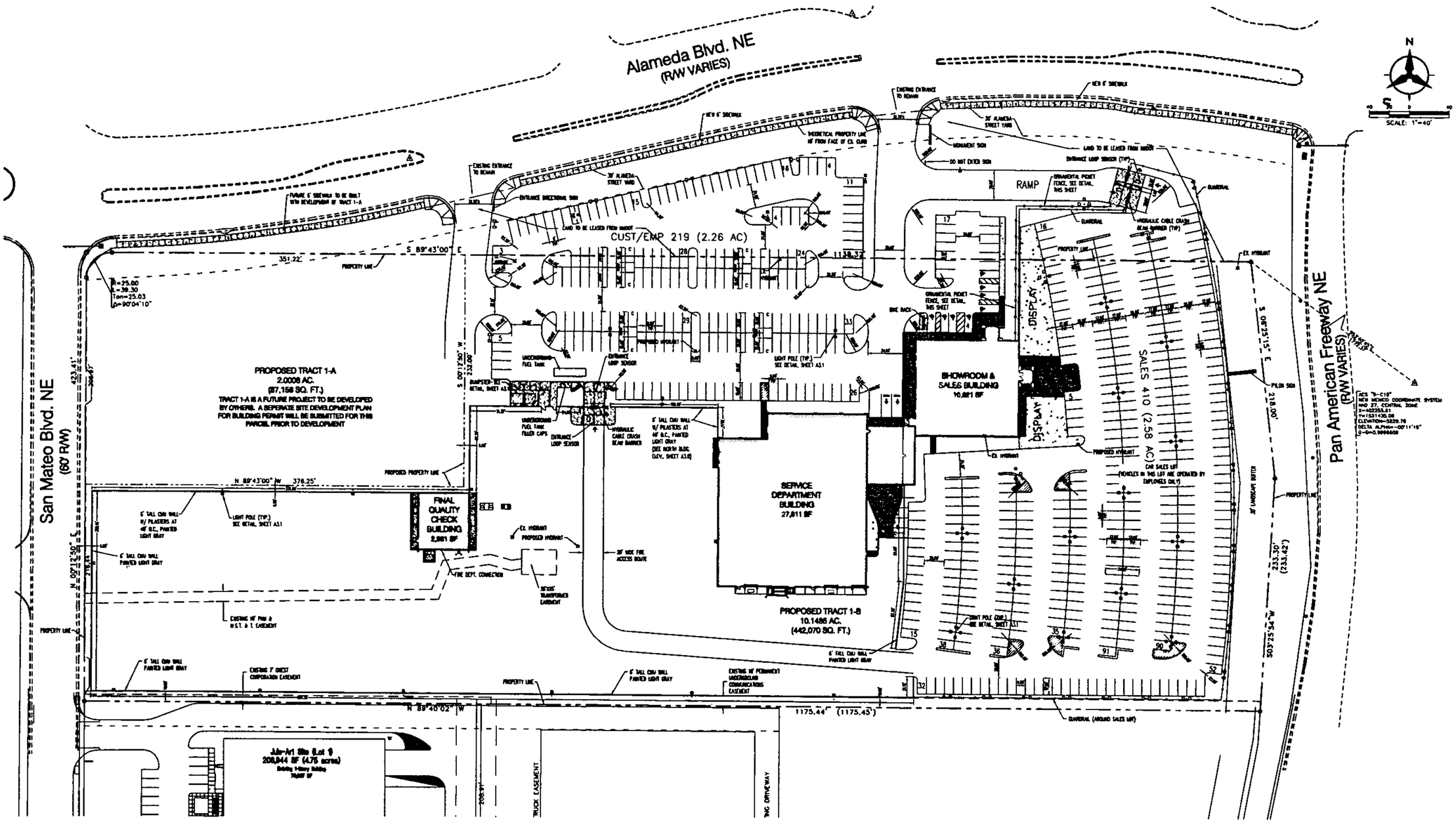
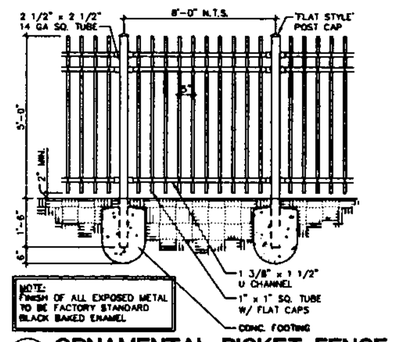
ELEVATIONS
ALBUQUERQUE, NM





X
CX.X ORNAMENTAL PICKET FENCE
SCALE : 1/2" = 1'-0"

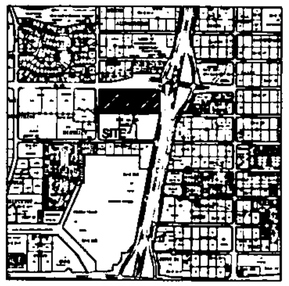
PROJECT DATA	
Zoning	= SU-2, M-1
Site Area	= 12.1494 Acres +/-
Building Area	= 41,208 sf ±
Parking Required	= 206 (1 / 200 sf)
Parking Provided	= 219 (1.1 / 200 sf)
Compact	= 8
Standard	= 203
Handicap	= 8
Total	= 219
Bicycle Parking Required	= 10 (1 / 20 spaces)
Bicycle Parking Provided	= 10 (1 / 20 spaces)

PROJECT NUMBER: 1003120

Application Number: 03DRB-02021

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



VICINITY MAP
ZONE ATLAS MAP No. C-16-Z

LEGAL DESCRIPTION

TRACT 1
LEVI STRAUS & CO.
BOOK 96C, PAGE 249
FILED 06/20/1996
529226 sq. ft. or 12.1494 ac.

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

NOT RELEASED FOR CONSTRUCTION

APPROVAL

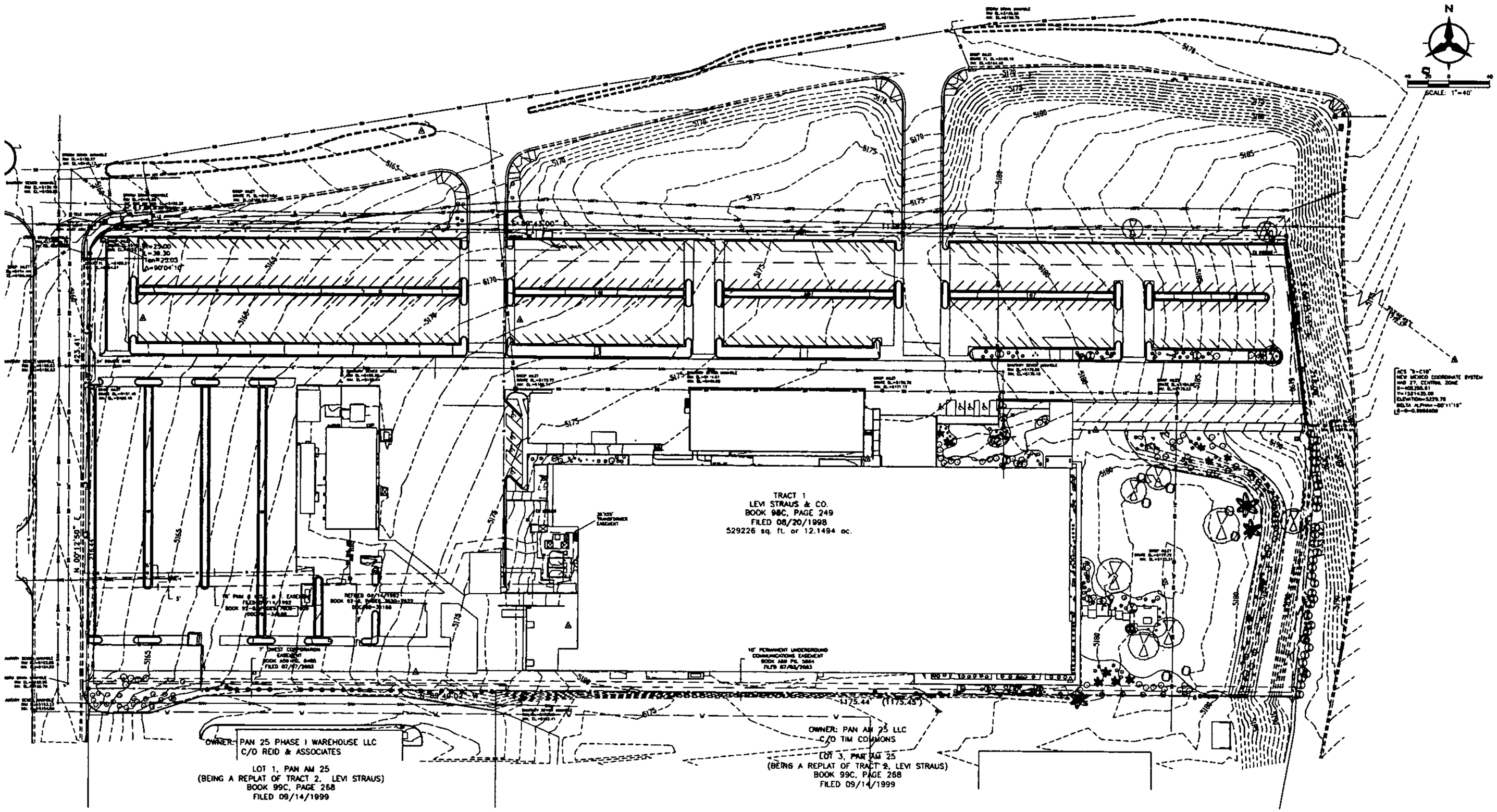
REVISION

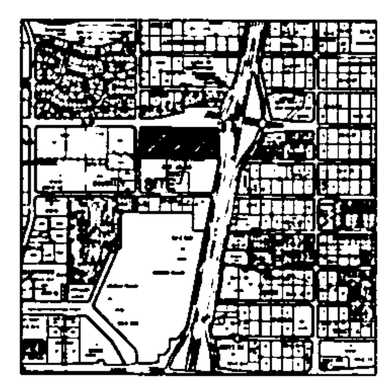
REVN. NO.	DATE	DESCRIPTION

CARMAX
THE AUTO SUPERSTORE
ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SHEET NO	C1.0

P:\p40087\cdp\general\p40217dra01-DRB.dwg
December 12, 2003 - 10:56am
Layout1





VICINITY MAP

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

NOT RELEASED FOR CONSTRUCTION

APPROVAL

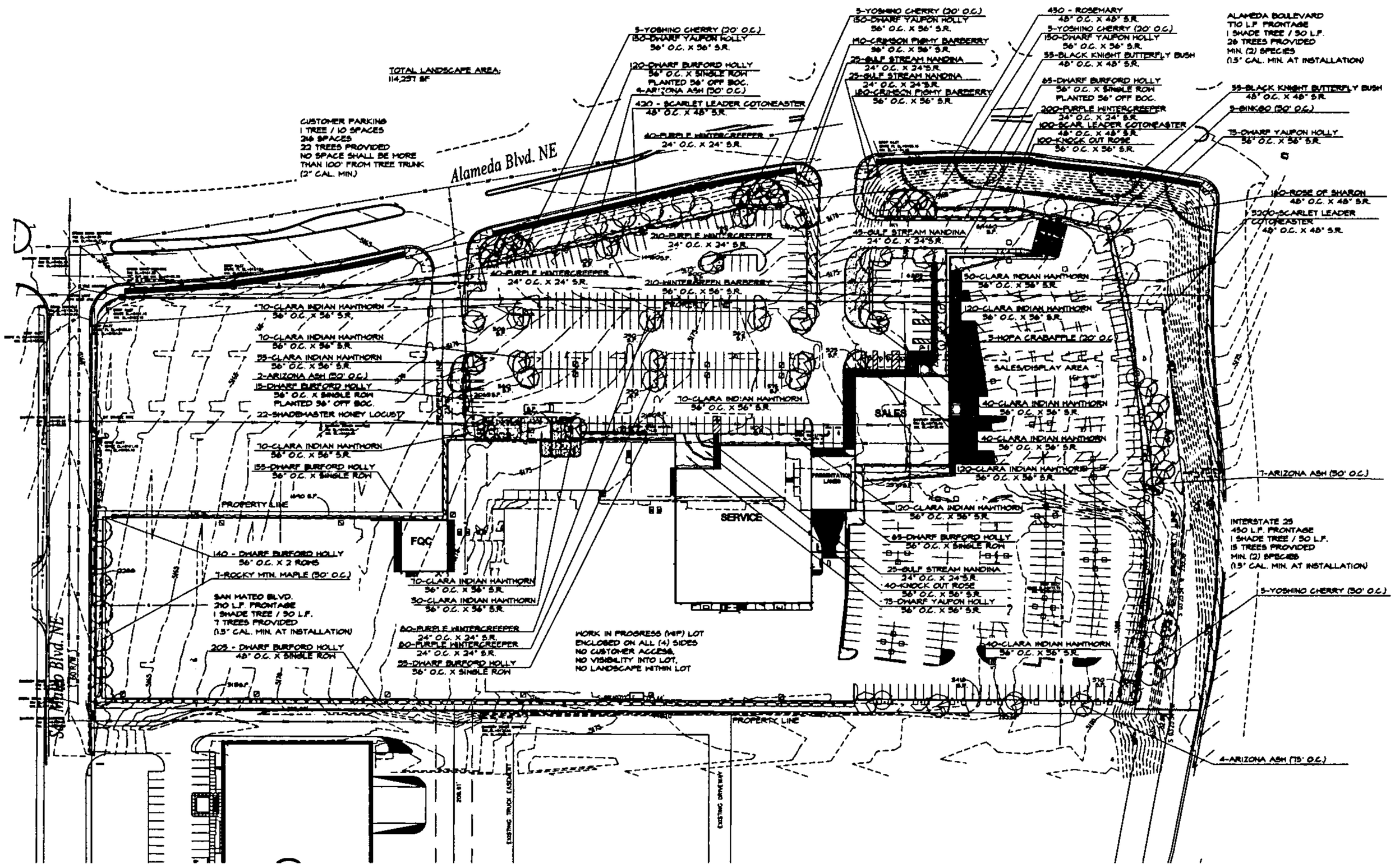
REVISION

REVN. NO	DATE	DESCRIPTION

CARmax
THE AUTO SUPERSTORE

ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	EXISTING CONDITIONS PLAN
SHEET NO	C2.0



WATER USE	Quantity	Botanical Name	Common Name	Caliper	Height	Spread	Root	Comment
M	7	Acer platanum	Rocky Mountain Maple	3-3.5"	14-16'	7-8'	B&B	Straight trunk; dense, uniform branching; matched
L	16	Fraxinus velutina	Arizona Ash	1-1.5"	7-8'	3-4'	B&B cont.	Straight trunk; dense, uniform branching; matched
L	22	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	3-3.5"	12-14'	6-7'	B&B	Straight trunk; branching begins above 6'
L	5	Ginkgo biloba	Ginkgo	3-3.5"	12-14'	6-7'	B&B	Straight trunk; branching begins above 6'
M	20	Prunus x yedoensis	Yoshino Cherry	3-3.5"	10-12'	8-9'	B&B	Standard; straight trunk; branching begins at 3'; balanced head
L	210	Berberis julianae	Wintergreen Barberry		18-24"	12-15"	3 gal	Dense form; good color; well rooted in pot
L	370	Berberis 'Crimson Pygmy'	Crimson Pygmy Barberry		6-9"	6-9"	1 gal	Dense branching; well rooted in pot; self supporting stems
L	110	Euonymus alatus 'Black Knight'	Black Knight Butterfly-bush		21-24"	15-18"	3 gal	Dense branching; well rooted in pot, self supporting stems
L	600	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly		18-24"	15-18"	3 gal	Dense form; good color; well rooted in pot
M	450	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly		12-15"	12-15"	3 gal	Dense form; good color; well rooted in pot
M	120	Nandina domestica 'Gulf Stream'	Gulf Stream Nandina		12-15"	12-15"	3 gal	Dense form; good color; well rooted in pot
M	945	Raphiolepis indica 'Clara'	Clara Indian Hawthorn		12-15"	15-18"	3 gal	Dense form; good color; well rooted in pot
M	140	Rosa x 'Knockout'	Knock Out Rose		15-18"	18-24"	3 gal	Full to ground; dense branching; self-supporting, sturdy stems
L	3720	Cotoneaster salicifolius 'Scarlet Leader'	Scarlet Leader Cotoneaster		6-9"	9-12"	1 gal	Dense branching; healthy color; uniform growth habit
L	860	Euonymus fortunei 'Coloratus'	Purple Wintercreeper			6-9"	Bare Root	Full in pot; 3 runners min., each 6" min. in length
L	450	Rosmarinus officinalis	Rosemary		6-9"	12-15"	1 gal	All plants from one source; healthy color; uniform branching
H	4500 sq.ft.	Festuca arundinacea 'Rebel II'	Rebel II Fescue				sod	dark green color, free from weeds

H = HIGH WATER USE REQUIREMENTS
M = MODERATE WATER USE REQUIREMENTS
L = LOW WATER USE REQUIREMENTS

WATER USE REQUIREMENTS LISTED PERTAIN TO THE PERIOD AFTER ESTABLISHMENT (TYPICALLY ONE FULL GROWING SEASON).

SITE DATA:
TOTAL SITE AREA = 412,156.5 SQ.FT.
MINUS BUILDING = 56,094.0 SQ.FT.
MINUS WIP AREA = 89,814.0 SQ.FT.
TOTAL NET SITE AREA= 216,248.5 SQ.FT.

TOTAL REQUIRED LANDSCAPE AREA SHALL BE A MINIMUM OF 15% OF TOTAL NET LOT AREA

TOTAL REQUIRED LANDSCAPE AREA = 32,737.28 SQ.FT.

TOTAL LANDSCAPE AREA PROVIDED= 37,304 SQ.FT.

TURF AREA (MAXIMUM 20% OF LANDSCAPE)
TOTAL LANDSCAPE PROVIDED 37,304 SQ.FT. X 20% = 7500 SQ.FT. ALLOWED.
4500 SQ.FT. PROVIDED (12%)

MULCH FOR PLANTING WILL BE HARDWOOD MULCH. PLANTING BEDS AS SHOWN ARE INTENDED TO BE FULLY COVERED WITH SHRUBS/GROUNDCOVERS AT MATURITY WITH NO EXPANSES OF UNCOVERED MULCH.

STATEMENT OF WATER USE COMPLIANCE

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM WILL BE DESIGNED FOR EFFICIENT USE OF WATER IN THE LANDSCAPE AS REQUIRED IN ARTICLE 6-1-1-9 OF THE ALBUQUERQUE CODE OF ORDINANCES. THE SYSTEM WILL BE DESIGNED/PROGRAMED SUCH THAT THE WATERING RESTRICTIONS IDENTIFIED IN 6-1-1-3 WILL BE MET. A PLAN WILL BE SUBMITTED WITH THE APPLICATION FOR PERMIT FOR PLANNING DEPARTMENT STAFF REVIEW.

RESPONSIBILITY OF MAINTENANCE

CARMAX WILL ASSUME RESPONSIBILITY TO MAINTAIN ALL LANDSCAPE AND IRRIGATION FOR SUCH MATERIAL SHOWN ON THIS PLAN.
MAINTENANCE WILL OCCUR ON A WEEKLY BASIS OR AS NECESSARY TO MAINTAIN AN AESTHETIC APPEARANCE.

POLLEN ORDINANCE REQUIREMENTS

ALL PLANTS USED FOR THIS PROJECT WILL BE CHOSEN FROM THE RECOMMENDED PLANT LIST FOR THE ALAMEDA BOULEVARD POLLEN ORDINANCE AND AS REQUIRED BY THE ALBUQUERQUE POLLEN CONTROL ORDINANCE. NO PLANTS IDENTIFIED AS "REGULATED PLANTS" WILL BE USED AS SPECIFIED IN SECTION 4-12-3 OF THE ALBUQUERQUE POLLEN CONTROL ORDINANCE.

A / LS-1 LANDSCAPE DEVELOPMENT PLAN
SCALE: 1"=50'-0"

0' 25' 50' 100'
NORTH

HGOR
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN • ENVIRONMENTAL SERVICES
HUGHES | GOOD | O'LEARY & RYAN
6 EXECUTIVE PARK DR. • STE 300
ATLANTA • GEORGIA 30329
P 404 | 325 | 1960
F 404 | 325 | 1972
EMAIL hgor@hgor.com
www.hgor.com

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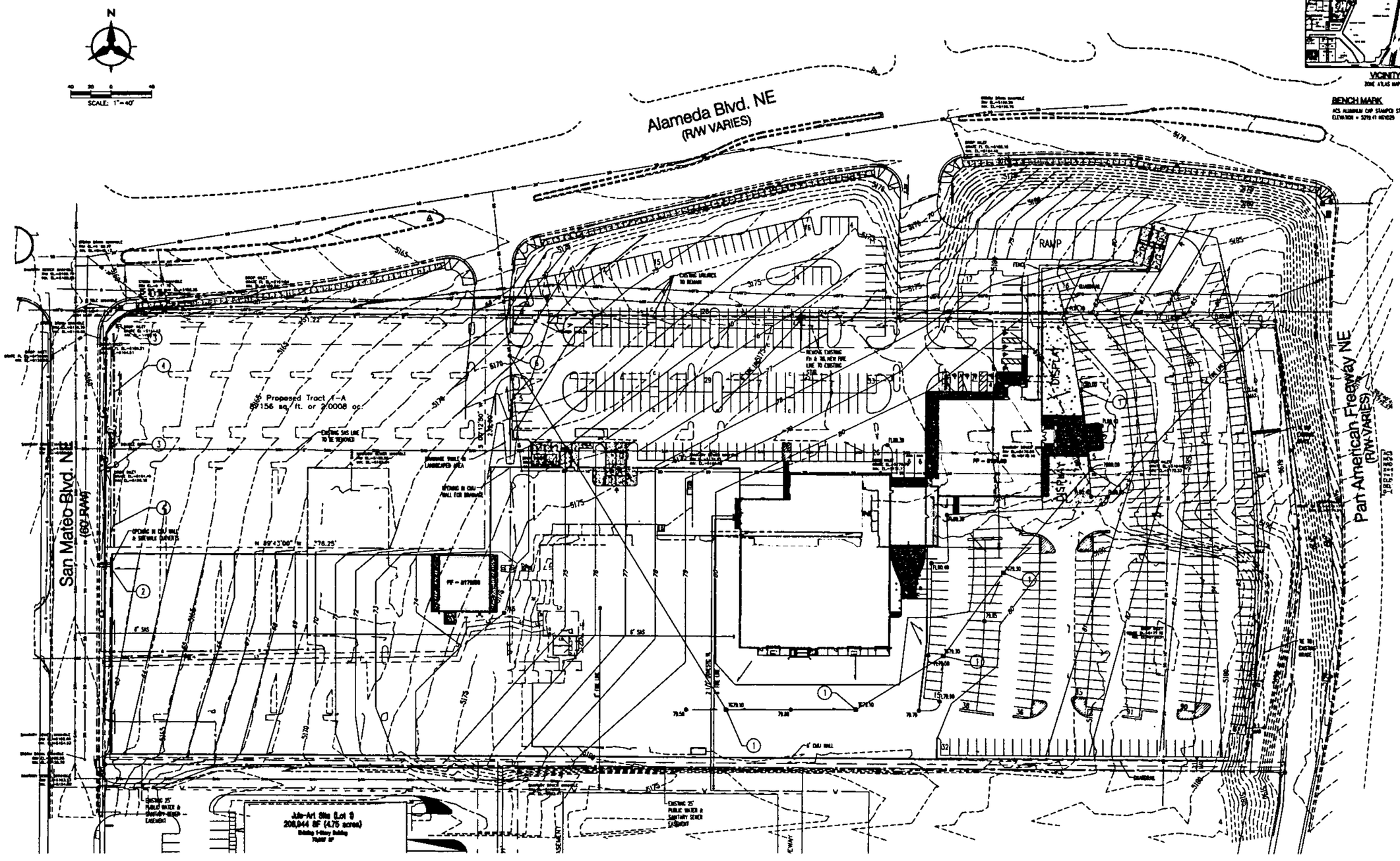
APPROVAL

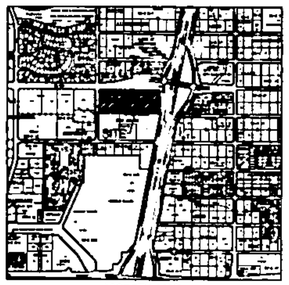
REVISION

REV. NO	DATE	DESCRIPTION

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORE, INC.
4900 COX ROAD RICHMOND, VA. 23060
STORE NO. 7194
HONEYWELL SITE

PROJECT NO	20-02062.00
DATE	18 JULY 2003
SHEET TITLE	SCHEMATIC LANDSCAPE PLAN
SHEET NO	LS-1





VICINITY MAP
ZONE ATLAS MAP No. C-18-Z

BENCH MARK
ACS ALUMINUM CAP STAMPED STATION "10-C18 1985"
ELEVATION = 5219.41 NGVD29

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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APPROVAL

REVISION

REVISION NO	DATE	DESCRIPTION

CARmax
THE AUTO SUPERSTORE

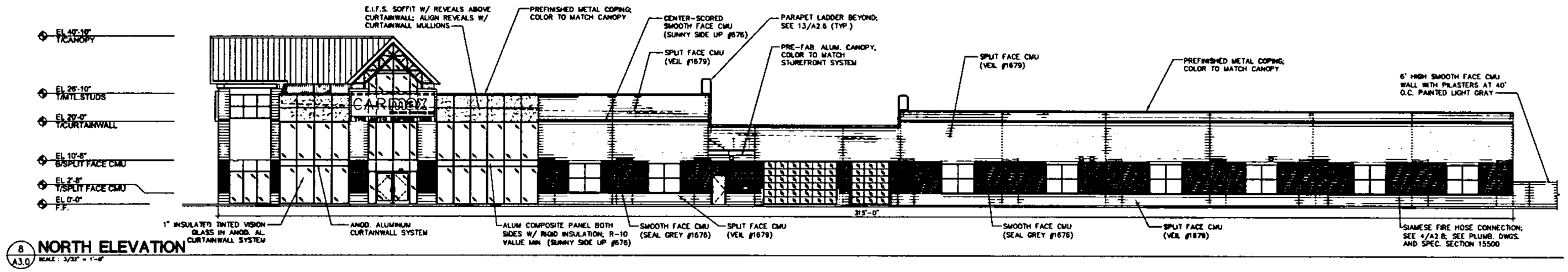
ALBUQUERQUE, NM STORE NO. 7184

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	CONCEPTUAL GRADING, DRAINAGE, & UTILITY PLAN
SHEET NO	C3.0

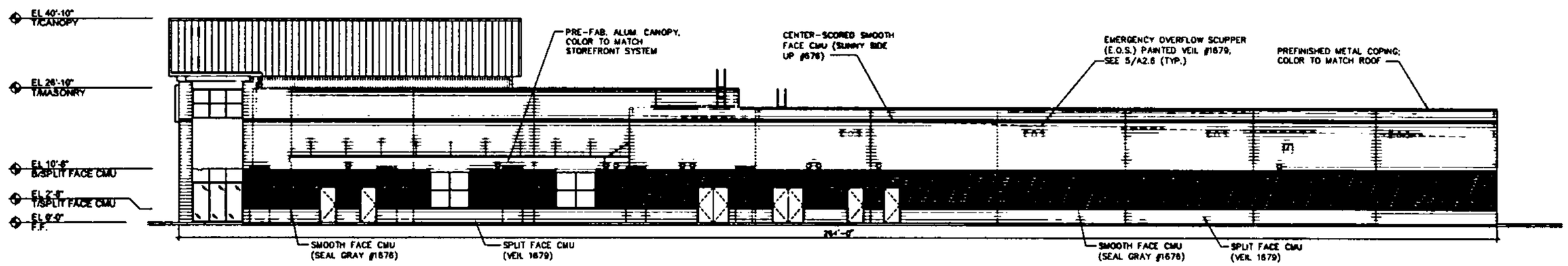
GRADING & DRAINAGE KEYED NOTES

1. CONSTRUCT NEW TYPE 'B' DROP INLET PER COA STD DWG 2204
2. PROVIDE A 7WIN BLOCK OPENING IN WALL
3. EXISTING DROP INLET TO REMAIN
4. CONSTRUCT DRAINAGE CONTROL BERM TO DIVERT WATER INTO DROP INLETS
5. INSTALL NEW DRAINABLE TO TIE NEW STORM DRAIN PIPE TO EXISTING 18" STORM DRAIN

P:\2002\7\cdr\grading\04027\grdb-GRB.dwg
December 12, 2003 - 10:56am
Layout1



8 A3.0 **NORTH ELEVATION**
SCALE : 3/32" = 1'-0"



15 A3.0 **WEST ELEVATION**
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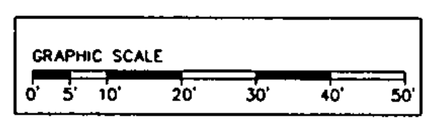
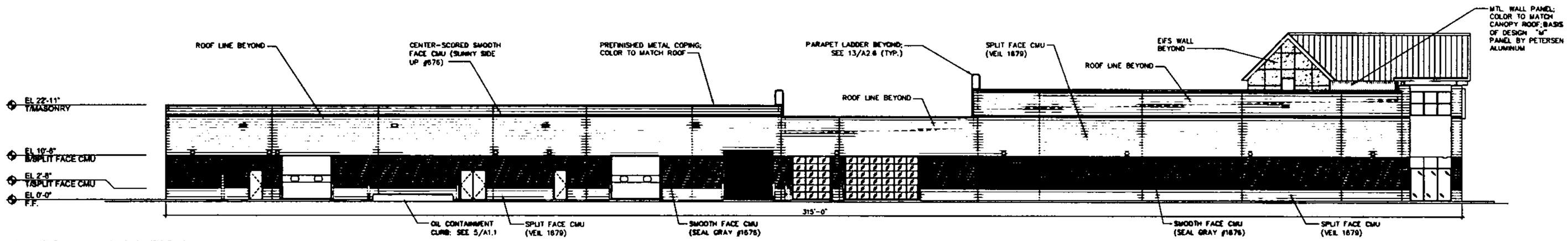
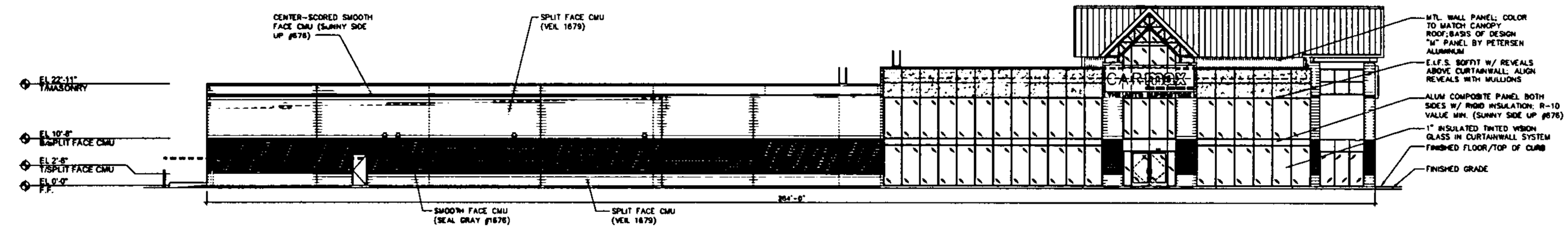




22 A3.0 **SOUTH ELEVATION**
SCALE : 3/32" = 1'-0"



29 A3.0 **EAST ELEVATION**
SCALE : 3/32" = 1'-0"

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December 12, 2003 - 10:57am
Full

PIEPER O'BRIEN HERR ARCHITECTS

3000 ROYAL BOULEVARD SOUTH
•
ALPHARETTA, GEORGIA 30022
•
770.569.1706 FAX.569.1786

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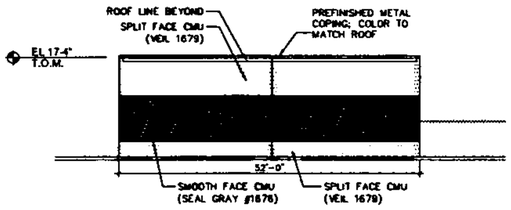
APPROVAL

REVISIONS

REVISION NO	DATE	DESCRIPTION

CARMAX
THE AUTO SUPERSTORE
CARMAX, THE AUTO SUPERSTORE, INC.
ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	BUILDING ELEVATIONS
SHEET NO	A3.0



8 A3.1 **NORTH ELEVATION**
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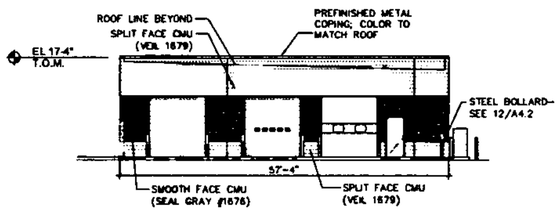

10 A3.1 **WEST ELEVATION**
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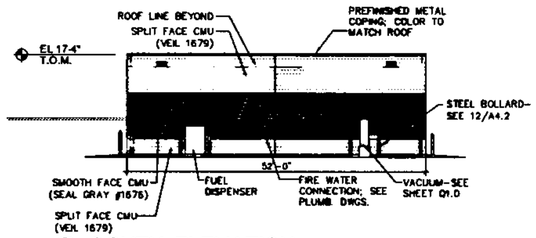

11 A3.1 **SOUTH ELEVATION**
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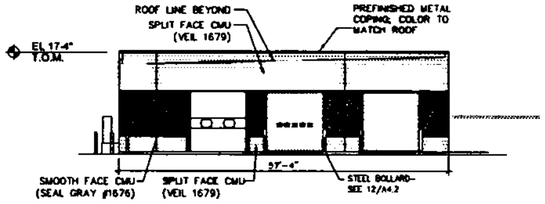
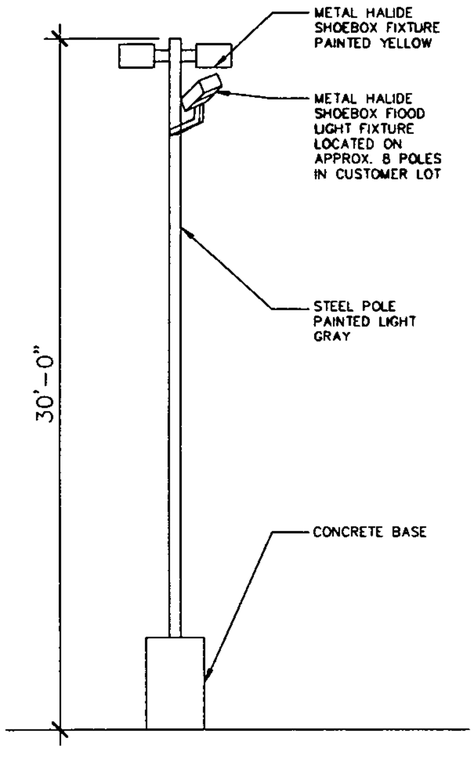
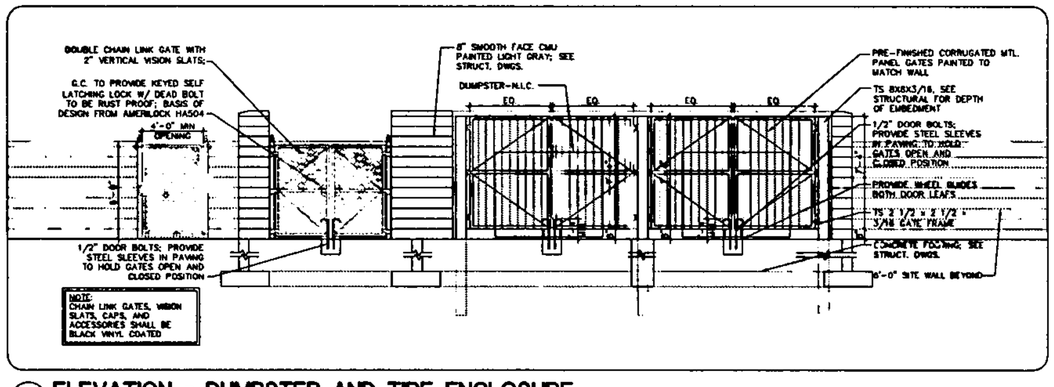


13 A3.1 **EAST ELEVATION**
SCALE : 3/32" = 1'-0"

GRAPHIC SCALE
0' 5' 10' 20' 30' 40' 50'



22 A3.1 **TYPICAL SITE LIGHTING PLAN**
SCALE: 3/8" = 1'-0"



23 A3.1 **ELEVATION - DUMPSTER AND TIRE ENCLOSURE**
SCALE: 1/4" = 1'-0"

PIEPER O'BRIEN HERR ARCHITECTS

3000 ROYAL BOULEVARD SOUTH
ALPHARETTA, GEORGIA 30022
770.569.1706 FAX.569.1786

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APPROVAL

REVISIONS:

REV. NO	DATE	DESCRIPTION
SCHEDULE		

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORE, INC.
ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	BUILDING ELEVATIONS
SHEET NO	A3.1

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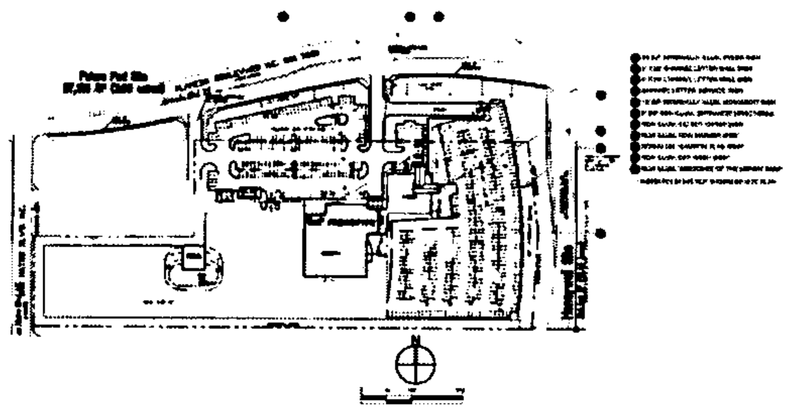

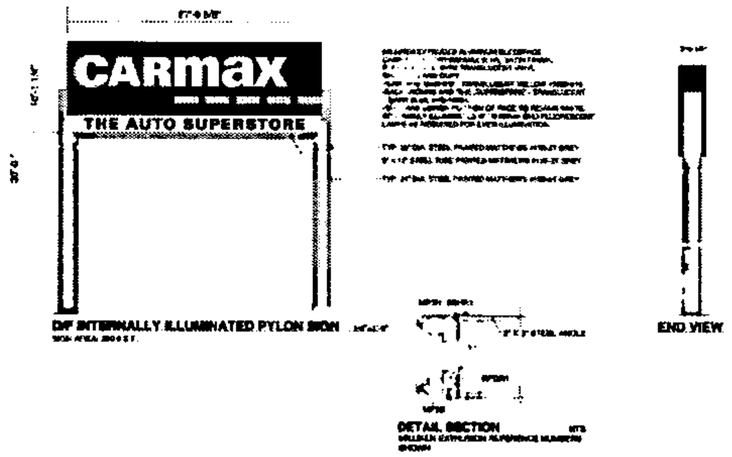

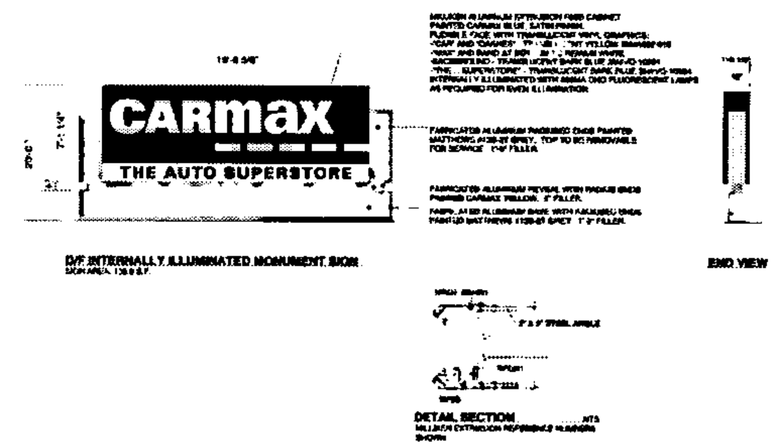

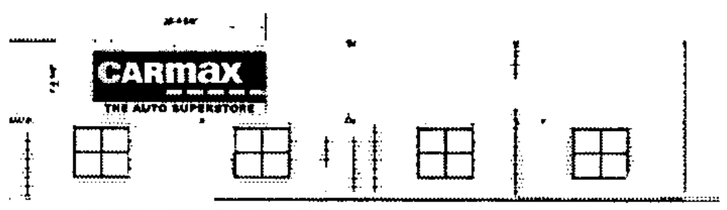

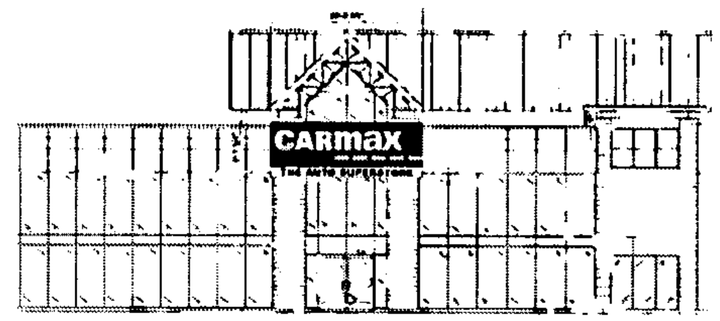

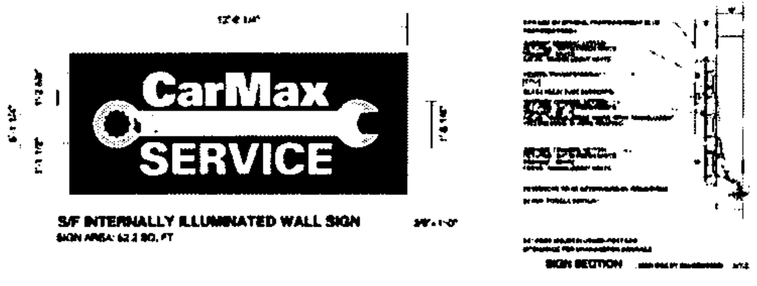

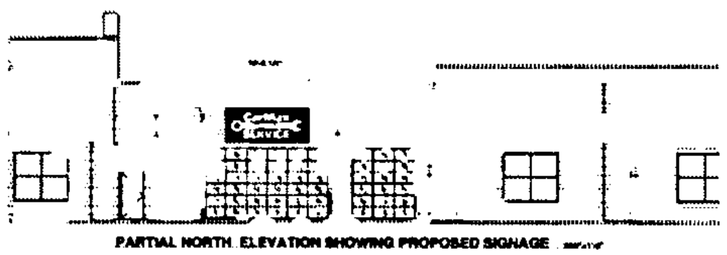

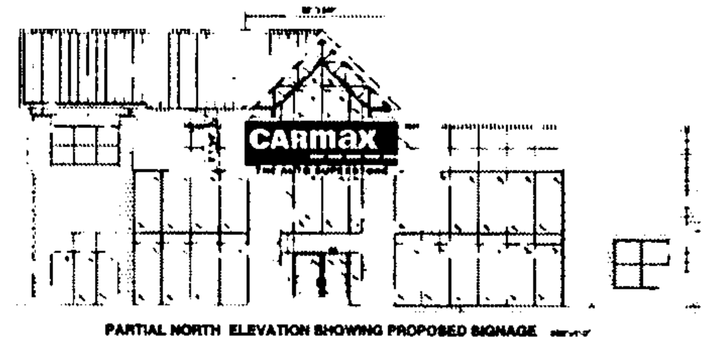

PIEPER O'BRIEN HERR ARCHITECTS

3000 ROYAL BOULEVARD SOUTH

ALPHARETTA, GEORGIA 30022

770.569.1706 FAX.569.1786

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APPROVAL

REVISIONS

REV. NO	DATE	DESCRIPTION

CARmax THE AUTO SUPERSTORE

ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.12.2003
SHEET TITLE	SIGNAGE
SHEET NO	A3.2

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☒ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**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: PAN AM 25 PHASE II MANUFACTURING, LLC PHONE: 889-3061
ADDRESS: 6300 RIVERSIDE PLAZA LANE NW SUITE 200 FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP87120 E-MAIL: ____
Proprietary interest in site: OWNER`
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. TRACTS 1-A & 1-B Block: ____ Unit: ____

Subdiv. / Addn. LEVI STRAUSS & CO.

Current Zoning: SU-2 M-1 Proposed zoning: ____

Zone Atlas page(s): C-18 No. of **existing** lots: 1 No. of **proposed** lots: 2

Total area of site (acres): 12.1507 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. 101806406133320317 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Nea Alameda Blvd. NE
Between: SAN MATEO BLVD. NE and 1-25 SOUTHBOUND PAN AMERICAN FREEWAY NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 03DRB-02021

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

SIGNATURE Bruce Stidworthy DATE 12/22/03

(Print) BRUCE STIDWORTHY ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☑ **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
03DRB - - 02143	PQF		$ 285.00
- -			$
- -			$
- -			$
- -			$
			Total $ 285.00

Hearing date JAN. 07, 04

B Dekbert 12/23/03
Planner signature / date

Project # 1003120

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.
__ 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
N/A ✓ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ __ Fee (see schedule) 145 + 70 + 70 = $285.00
✓ __ 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.

Bruce Stidworthy
Applicant name (print)

Bruce Stidworthy 12/22/03
Applicant signature / date

Form revised 10/03

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

Application case numbers
03DRB - - 02143
- -
- -

B Dewbert 12/23/03
Planner signature / date

Project # 1003120

Bohannan Huston

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

December 23, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Approval
Replat of Tract I, Levi Strauss & Co.

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of $ 285.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this plat is to subdivide all of Tract 1 of the Plat of Tracts 1 & 2, Levi Strauss & Co. into 2 tracts and to grant easements.

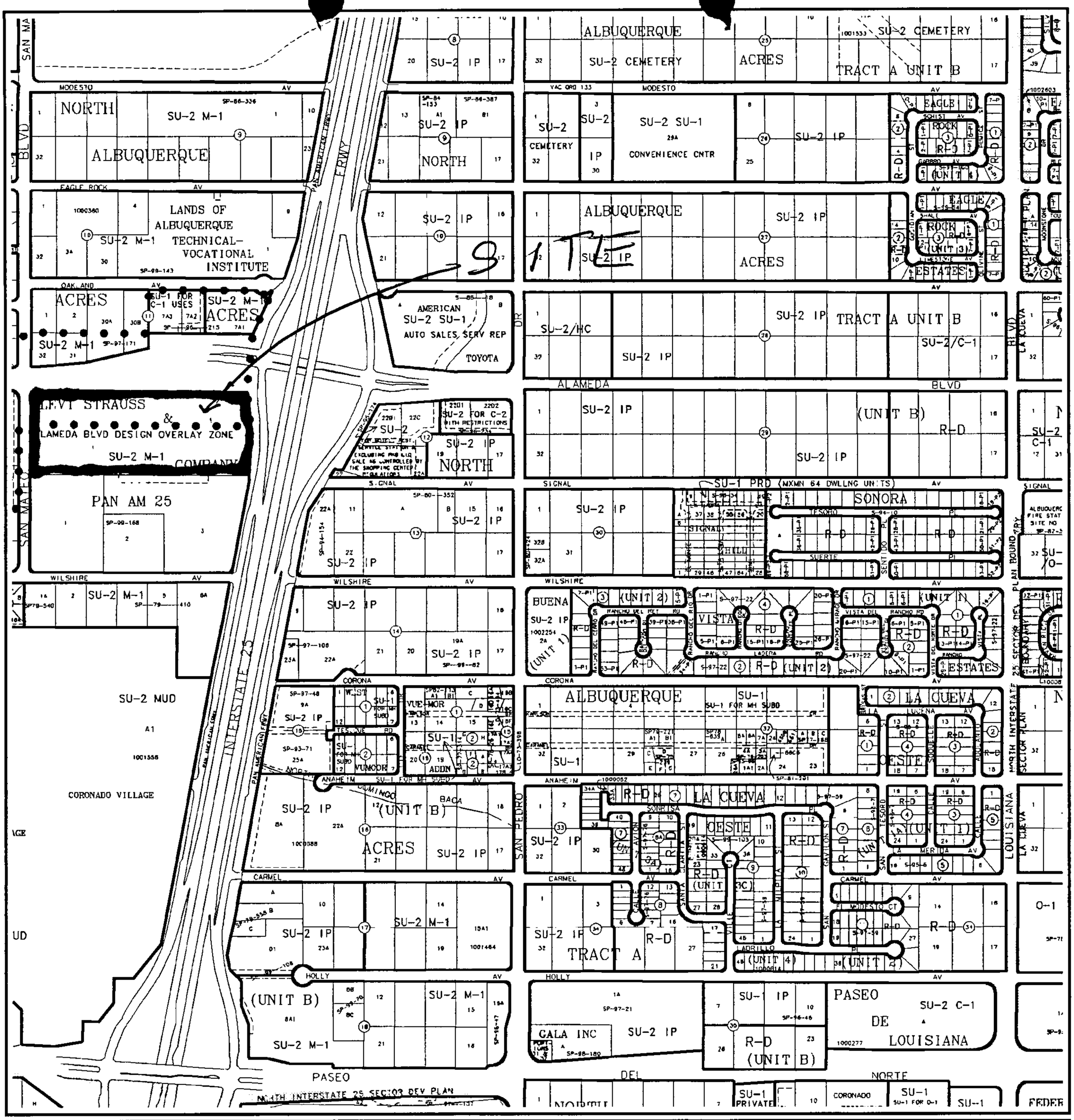
Please place this item on the DRB Agenda to be heard on January 7, 2003. If you have any questions or require additional information, please contact me.

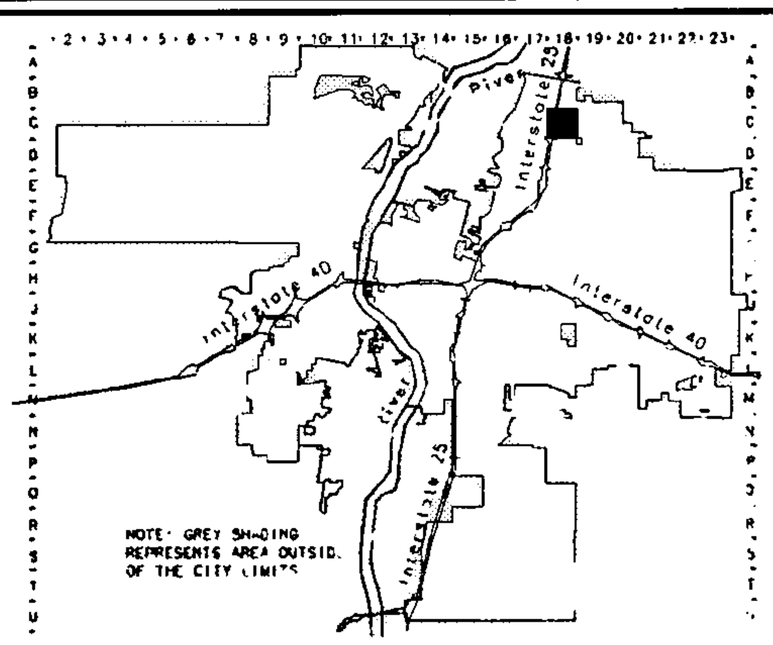
Sincerely,

Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

ss
Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES





Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

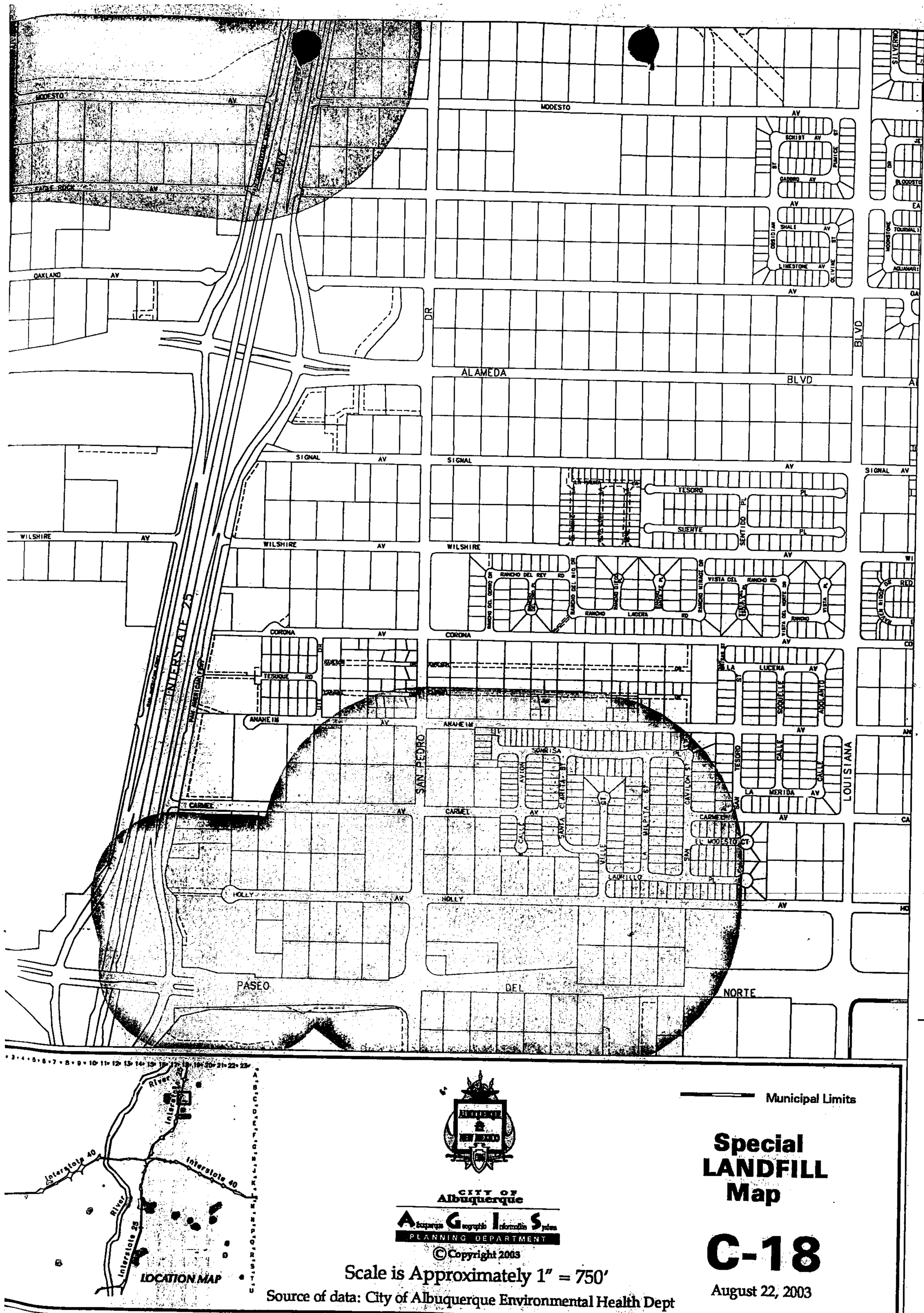
GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-18-Z

Map Amended through September 02, 2003


MODESTO
AV
EAGLE ROCK
OAKLAND
ALAMEDA
BLVD
SIGNAL
WILSHIRE
CORONA
TESUQUE
ANAHEIM
CARMEL
HOLLY
PASEO
DEL
NORTE
SAN PEDRO
LOUISIANA
INTERSTATE 25
TESORO
SUERTE
RANCHO DEL REY
RANCHO LADERA
VISTA DEL RANCHO
LA LUCERA
LA MERIDA
SONRISA
LAURILLO
EL MODESTO
SILVERNO
BLOODSTONE
TOURMALINE
AQUAMARINE
SCHIST
PUMICE
GABBRO
SHALE
LIMESTONE
OBSIDIAN
OLIVINE
MOONSTONE
RIVER RIDGE
LA VILLA
CALLE
SANTA CLARITA
VILLE
LA WILPITA
CAVILOW
SAN
EL MODESTO
CT
LOCATION MAP
Interstate 25
Interstate 40
River
Municipal Limits
CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
©Copyright 2003
Scale is Approximately 1" = 750'
Source of data: City of Albuquerque Environmental Health Dept
Special
LANDFILL
Map
C-18
August 22, 2003

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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 PANAM25 PHASE II MANUFACTURE

AGENT BOHANNAN HUSTON, INC.

ADDRESS 7500 JEFFERSON N.E.

PROJECT NO. 1003120

APPLICATION NO. 03DRB-02143

$ 285.00 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 285.00 Total amount due

PAN AM 25 PHASE II MANUFACTURING, LLC
P.O. BOX 3881
ALBUQUERQUE, NM 87190

NEW MEXICO BANK & TRUST
505-830-8100
95-654-1070

10165

12/22/2003

PAY TO THE ORDER OF City of Albuquerque

$**285.00

Two Hundred Eighty-Five and 00/100********** DOLLARS

City of Albuquerque
P.O. Box 1313
Albuquerque, NM 87103-1313

MEMO

Platting Fees

Security Features Included. Details on back.

DUPLICATE
City Of Albuquerque
Treasury Division

⑈010165⑈ ⑆107006541⑆ 612 664

12/22/03 9:38AM LDC ACC
RECEIPT# 00018123 WSH 006
Account 441006 Fund 0C00
Activity 49C3000 TRANS
Trans Amt $285.00
J24 Misc $285.00
CK $285.00
CHANGE 10/28/02 $0.00

Counterreceipt.doc

#19

DRB CASE ACTION .OG

REVISED 3/20/2003

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

DRB Application No.: **03-02021 (SBP)**	Project # **1003120**
Project Name: **Levi Strauss Co. Addition**	EPC Ap cation No.: Z-70-124
Agent: Bohannan Huston & Consensus Planning	Phone N : 823-1000

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**, (**MASTER DEVELOP. PLAN**), was approved on 12/17/03 by the DRB with delegation of si ature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRES SED

- ☐ TRANSPORTATION:
  - ☐
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ UTILITIES:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ CITY ENGINEER / AMAFCA:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PARKS / CIP:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PLANNING (Last to sign): NMSHTD Release agreement
  - ☐ **Planning must record this plat. Please subh t the following items:** monument sign demolition
    - -The original plat and a mylar copy for the Cou y Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County erk). RECORDED DATE: Change of lease
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan al ng with the originals.**
  - ☐ **County Treasurer's signature must be obtai d prior to the recording of the plat with the County Clerk.** Neg.
  - ☐ **Property Management's signature must be o tained prior to Planning Department's signature.** HZO
  - ☐ **Copy of final plat AND a DXF File for AGIS is required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1003120

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: 1003120 **AGENDA ITEM NO: 19**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; 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: December 17, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 9, 2003

Sheran Matson, DRB Chair
City of Albuquerque
600 Second Street NW
Albuquerque, 87102

Dear Ms. Matson:

RE: Project No. 1003120

The purpose of this letter is to seek a week deferral on the above referenced project. The basis for the deferral is to address several issues raised by you in the comments dated 12/10/03. Addressing the comments will require revision to the site and landscaping plans. We request to be heard on December 17, 2003.

We appreciate your assistance in this matter. Please feel free to call me if you have any questions or need additional information. I can be reached at 764-9801.

Sincerely,

John M. Valdez, AICP

c: Bruce Stidworthy, BHI

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

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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 _____

AGENT Consensus Planning

ADDRESS 924 Park Ave.

PROJECT NO. 1003120

APPLICATION NO. _____

50.00

$ ~~110.00~~ 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ ~~110.00~~ 50.00 **Total amount due**

CONSENSUS PLANNING INC
924 PARK AVE SW
ALBUQUERQUE, NM 87102

9048

WCMA® Working Capital Management℠ Account

DATE 10.9.03 25-80/440

PAY TO THE ORDER OF City of Albuquerque $ 50.00

Fifty + 00/100 DOLLARS

Security Features Details on Back.

Merrill Lynch

BANK ONE, COLUMBUS, NA
Columbus, Ohio 43271

MEMO

⑈009048⑈ ⑆044000804⑆ 040801771984⑈

DUPLICATE
City Of Albuquerque
Treasury Division
Karen Marcotte MP

10/28/2003 11:17AM LOC: ANN
X
RECEIPT# 00017191 WS# 007 TRANS# 0023
Account 441006 Fund 0110
Activity 4983000 TRSLUS
Trans Amt $50.00
J24 Misc 10/28/03 $50.00
CK $50.00
CHANGE $0.00

countereceipt.doc

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	0444	
CONNECTION TEL		98425495
SUBADDRESS		
CONNECTION ID		
ST. TIME	12/08 11:59	
USAGE T	00'55	
PGS.	3	
RESULT	OK	

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Jim Strozzi, et. al.

FAX NUMBER: 842-5495 **# PAGES** 3 attached

SENT BY: Sheran Matson, DRB Chair **DATE:** 12/8/03

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1003120 **APPLICATION NO:** 03-02021

****

Comments on Lani Strauss / Carmax SDP BP.

Applicant will pay deferral fee.

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Jim Strozier, et. al.

FAX NUMBER: 842-5495 **# PAGES** 3 attached

SENT BY: Sheran Matson, DRB Chair **DATE:** 12/8/03

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1003120 **APPLICATION NO:** 03-02021

****

Comments on Lani Strauss / Carmax SDP BP.

Applicant will pay deferral fee.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
12/10/03 Comments

ITEM# 12

PROJECT # 1003120 **APPLICATION # 03DRB-02021**

Re: Levi Strauss Company Addition/SDPBP

All pages on the site plan should be put in numerical page order, stapled on the right side & folded as one.

A dimensioned elevation of the refuse collection area is needed to show its compliance with the North I25 Plan requirements, page 53. The material to be used & colors are also needed.

The signature block on the site plan is not the current one. The new one should be placed on the site plan sheet.

The property lines need clearer definition on the site plan.

If the NMSHTD has agreed to allow leasing of 30 feet of excess Alameda right of way, a letter from NMSHTD or a copy of the lease is needed since the 30 feet in question is required by the North I25 Sector Plan.

Square footage & proposed use of each structure is required on the site plan sheet.

Location & elevations with dimensions, colors & building materials of any freestanding signs are needed. The same for the building mounted signs is also needed.

If there are any walls, fences and screening: the height, length, color & materials are needed.

The location of light poles should be clearly marked on the site plan.

It appears there is a light pole & a bike rack in the middle of sidewalk abutting a building. ADA requirements must be met with regard to the minimum width clearance next to the light & bike rack.

Why are there no handicapped parking spaces next to the large building?

It appears replatting will follow the site plan approval to delineate Tract A. Is *Tract A to be a later phase of the site? Is so, this should be indicated on the site plan sheet with details as indicated on the SDP for BP checklist #5.*

LANDSCAPING PLAN:

Remove all junipers. Rosemary is one acceptable substitute.

Again, property lines should be more clearly defined.

What is to be used for ground cover…mulch, rocks, bark? It should be indicated on the landscape plan.

Square footage of each landscape planting bed is needed. Also the water usage for each plant is needed. (H<M<L) High water usage plants are strongly discouraged.

A statement for maintenance responsibility for the landscaping is required on the landscape plan and stating that the plan is in compliance with the City Wasted Water, Pollen Ordinances.

The word "graphic' is misspelled on sheets A.3.0 & A.3.1

The site plan for building permit was signed off but, apparently, not by those who did the site plan.

Sheran Matson, AICP DRB Chair
024-3880 Fax 924-3864 smatson@cabq.gov

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
☐ Major Subdivision action	
☐ Minor Subdivision action	
☐ Vacation	**V**
☐ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
☒ ...for Subdivision Purposes	
☒ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**Z**
☐ Annexation	
☐ County Submittal	
☐ EPC Submittal	
☐ Zone Map Amendment (Establish or Change Zoning	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Text Amendment	
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: ***IDI*** PHONE: (404) 479-4091
ADDRESS: Suite 1500, 3424 Peachtree Rd., NE FAX: (404) 479-4001
CITY: Atlanta STATE GA ZIP30326 E-MAIL: cpogue@idi.com
Proprietary interest in site: _____
AGENT (if any): BHI, Consensus Planning, Inc. PHONE: (505) 764-9801
ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Site Plan for building permit approval to the DRB
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 1 Block: _____ Unit: _____

Subdiv. / Addn. Levi Strauss Company Addition

Current Zoning: SU-2 for M-1 Proposed zoning: NA

Zone Atlas page(s): C-18 No. of **existing** lots: 1 No. of **proposed** lots: 2

Total area of site (acres): +/- 12 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

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

UPC No. 101806406133320317 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Boulevard NW
Between: Oakland Ave, NE and Wilshire Avenue NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): NA Z-70-124

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

SIGNATURE _____ DATE 12/2/03

(Print) James K. Strozier, AICP ☐ Applicant ☐ Agent

FOR OFFICIAL USE ONLY *Form revised 10/03*

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	03DRB-_____-02021	SPBP	P(3)	$ 385.00
☑ 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				Total
☑ F.H.D.P. density bonus	Hearing date Dec 10, 2003			$ 385.00
☑ F.H.D.P. fee rebate				

April Candelaria 12/2/03
Planner signature / date

Project # 1003120

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. included
✓ 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 North I-25 Sector Plan
NA Infrastructure List, if relevant to the site plan Infrastructure already in place
✓ Completed Site Plan for Building Permit Checklist
✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development) Included
✓ Blue-line copy of Site Plan with Fire Marshal's stamp
✓ Fee (see schedule)
NA Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

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

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

John Valdez
Applicant name (print)

12/2/03
Applicant signature / date

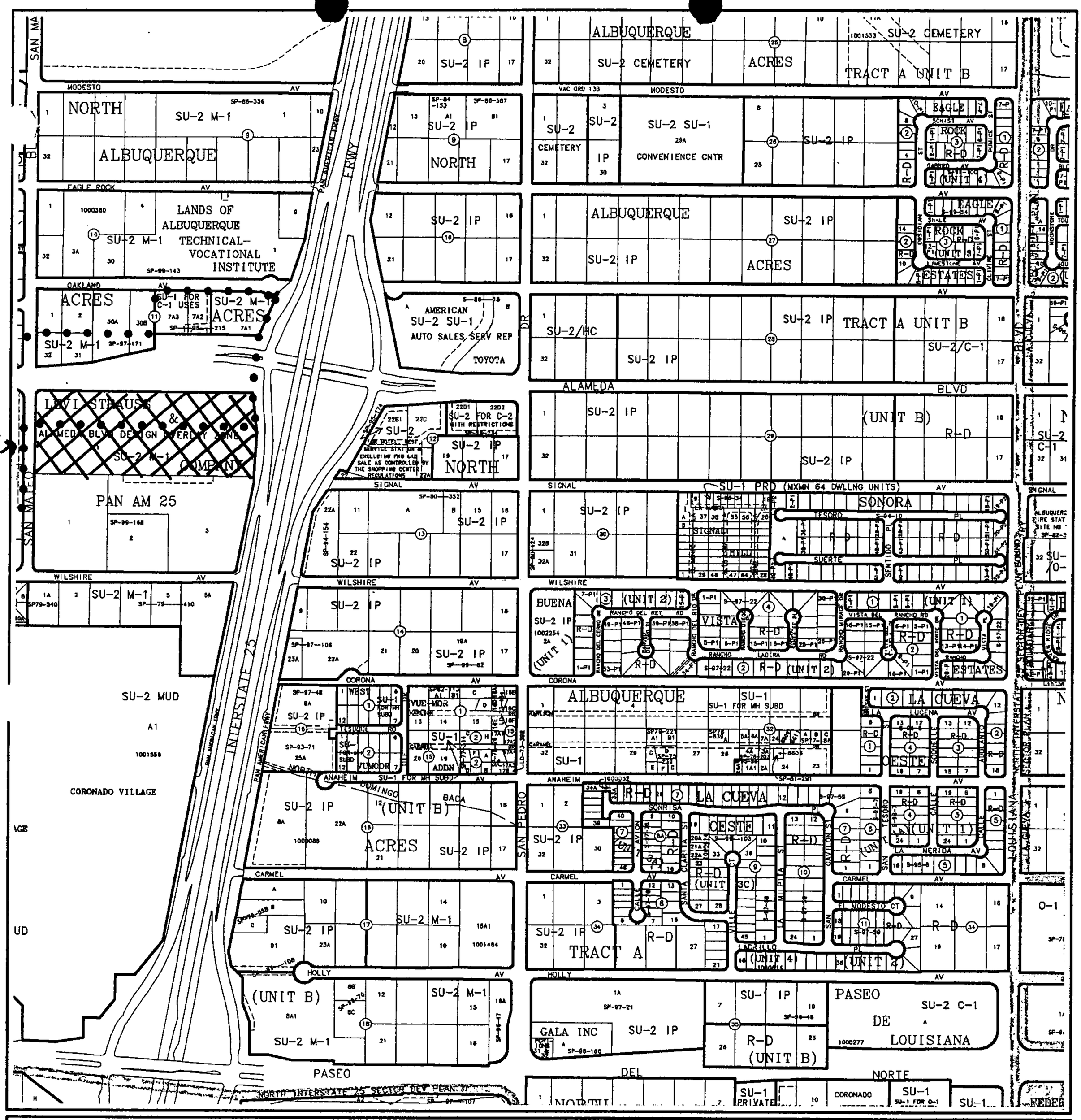
Form revised September 2001

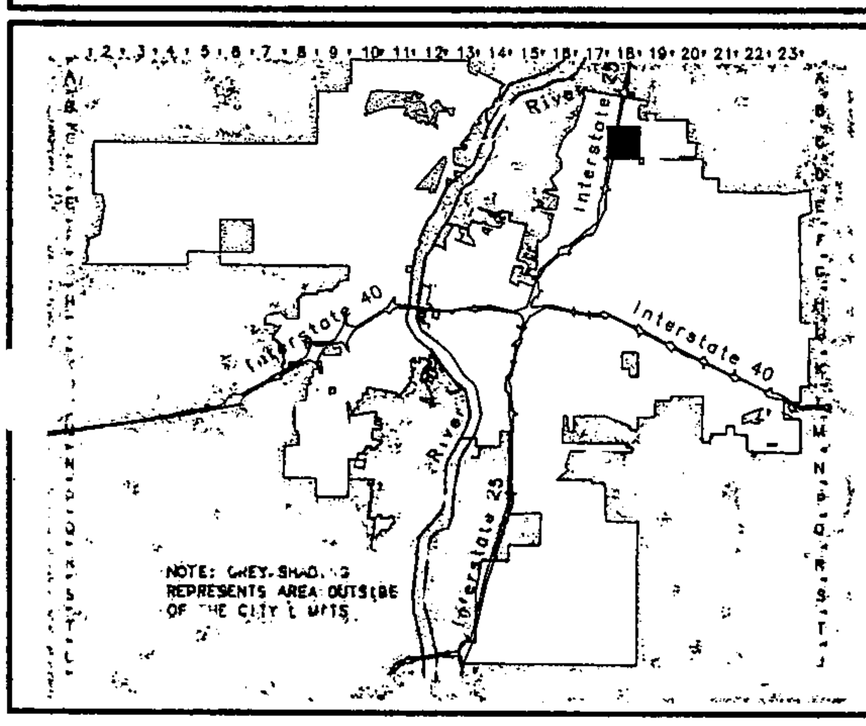
☐ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB-_____-02021
_____-_____-_____
_____-_____-_____

Paul Landers 12/2/03
Planner signature / date

Project # 1003120





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-18-Z

Map Amended through January 21, 2003

TITAN DEVELOPMENT

November 26, 2003

Re: Southwest corner of Alameda and I-25
CarMax

To Sheran Matson, DRB Chairperson:

As the developer/owner by contract, I hereby grant Bohannan Huston, BHI, to act as agent on behalf of Pan Am 25 Phase II Manufacturing, LLC, owner, and Titan Development Company, developer, on matters pertaining to the development of this site.

Signature: BFS

Printed Name: Ben F Spencer

Date: 11-26-03

6300 Riverside Plaza Lane, NW Ste. 200 Albuquerque, NM 87120 505-998-0163ph 505-837-1061 fax

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 2, 2003

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

Dear Ms. Matson:

The purpose of this letter is to describe our DRB submittal of a site plan for building permit. The request covers a 14-acre site located on Alameda Boulevard NE, west of Interstate 25, between Oakland Ave. NE and Wilshire Ave. NE. Approval of the request will allow the development of a CarMax automobile dealership.

The Site is currently zoned SU-2 M-1 and located within the boundaries of the North I-25 Sector Development Plan and Alameda Boulevard Design Overlay Zone. The North I-25 Sector Development Plan delegates Site Plan review and approval to the Planning Director or his appointed designee, which the City has determined to be the Development Review Board. The Site Plan conforms to all the policies found in both the Sector Plan and Alameda Boulevard Design Overlay Zone.

The Site Plan also proposes to subdivide the property into two separate tracts, one of which is approximately 12 acres in size and the other approximately 2 acres. The larger property will be utilized for the CarMax facilities. The smaller piece will be located at the corner of Alameda Blvd. NE and San Mateo Blvd. NE. Some additional features of the site plan for subdivision include:

Thirty-Foot Street Yard: The Developers are leasing a portion of the property fronting Alameda Boulevard NE from the New Mexico Department of Transportation. This lease area is identified on the site plan and comprises the 30-foot landscape buffer (30 foot street yard) required in the Alameda Boulevard Design Overlay Zone document. Negotiations regarding the lease agreement are complete. The agreement should be fully executed within the next week.

Employee/Customer Parking Areas: The customer/employee parking areas contain approximately 219 (+/-) spaces and meet all the landscaping requirements contained in the City Zoning Code, the North I-25 Sector Development Plan, and the Alameda Boulevard Design Overlay Zone.

Sales/Display Area: Employee and customer parking is distinguished from the sales/display area. The sales/display area for the CarMax facilities are located on the east side of the site and separated from Pan American Freeway NE by an additional 30-foot landscaped buffer. The purpose of the sales/display area is to contain the inventory of cars that the company intends to sell and to allow customers to browse the lot. The sales/display area contains approximately 410

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

CONSENSUS PLANNING

spaces. The dimensions of the drive aisles and parking spaces in the display lot are smaller then are typically permitted. This lot will contain only cars to be sold by the dealership. These cars within the lot will only be used by Carmax Employees. This issue was discussed in a meeting with Wilfred Gallegos. Wilfred indicated that the dimensions shown on the site plan were acceptable given the conditions described above.

Vehicle Storage Area: Another aspect of the site plan is the vehicle storage area, in which cars are stored while waiting to be circulated into the display/sales area. This area is enclosed by a 6' tall CMU wall painted to match the lighter blue color of the building. The wall will contain pilasters which will help to visually "break up' the wall. The north building elevation included in the submittal package shows this wall.

Structures: The Site Plan for Building Permit shows three structures on the property. The two larger buildings will serve as the Carmax sales offices, showroom, and vehicles service center. The smaller building to the west is referred to as the "Final Quality Check", or FQC building, and contains a car wash.

Landscaping: The site will be landscaped according to the requirements found in the North I-25 Sector Development Plan and Alameda Boulevard Overlay Zone. The Landscape Plan shows landscaping for the employee/customer parking area and trees along San Mateo Boulevard NE and Alameda Boulevard NE. Trees are situated in a manner to provide necessary screening but also to afford the visual access critical to car dealerships.

Given this information, we respectfully request that you approve the site development plan for building permit.

Sincerely,

James K. Strozier, AICP
Principal

CITY of ALBUQUERQUE
NORTH COUNCIL

COUNCIL BILL NO. R-456 ENACTMENT NO. 171-1991

SPONSORED BY: Herb H. Hughes, By Request of Administration

Underscored Material - New
[Bracketed Material] - Deletion

RESOLUTION

REAFFIRMING THE NORTH I-25 SECTOR DEVELOPMENT PLAN AND ESTABLISHING SU-2/HC ZONING FOR LOTS 1, 2, 3, 30, 31, AND 32, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES LOCATED ON THE NORTH EAST CORNER OF SAN PEDRO N.E. AND ALAMEDA N.E.; AMENDING THE NORTH I-25 SECTOR DEVELOPMENT PLAN BY ADDING AN SU-2 ZONING CATEGORY.

WHEREAS, the City did adopt the North I-25 Sector Development Plan in August, 1986 through Council Resolution 121-1986; and

WHEREAS, the Sector Development Plan addressed development and land use issues critical to the development of the area; and

WHEREAS, the Plan established the current pattern of land use for an area containing approximately 2,740 acres; and

WHEREAS, although the 1986 resolution (Enactment 121-1986) which adopted the North I-25 plan recognized in its Section 10 that the plan did not affect Lots 1, 2, 3, 30, 31 and 32 of Block 28 of Tract A, Unit B, North Albuquerque Acres, pending resolution of a court case, that plan's analysis and recommendations as to land use for this site continues to be valid today, and the zoning action taken herein is consistent with that plan; and

WHEREAS, this resolution is based on a reaffirmation of Section 8 of Resolution 121-1986, which notes that annexation in and of itself constitutes a change in area conditions because urban infrastructure and will now be readily available to aid in converting the plan area into a find industrial park area with related land uses; and

WHEREAS, (1) the development adjacent to the west of the site in question is a fairly recent, quality automobile sales and repair business (zoned

appropriately for such) and (2) the change in status of Alameda Boulevard to become a gateway to nearby areas in connection with its new freeway interchange are together sufficient changed conditions to justify the restrictions on land use and development pattern imposed by the zoning adopted herein; and

WHEREAS, as articulated in the 1986 North I-25 Sector Development Plan resolution, the SU-2 IP Industrial Park Zoning called for in the plan is more advantageous to the community than little-controlled industrial zoning which Bernalillo County had adopted; and

WHEREAS, the subject property is surrounded by the plan boundaries; and

WHEREAS, the Environmental Planning Commission in its advisory role on land use and planning matters held a public hearing, considered the testimony, and has recommended that the subject parcels be included in the plan area and zoned SU-2 IP; and

WHEREAS, the Council has the authority to not only adopt but amend such a sector development plan.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. Map 13, page 42 of the North I-25 Sector Development Plan is hereby amended to show Lots 1, 2, 3, 30, 31, and 32, Block 28, Tract A, Unit B, North Albuquerque Acres, as zoned SU-2/HC.

Section 2. The zone map adopted by Article 7-14 R.O. 1974 and the zone map on page 42 of the North I-25 Sector Development Plan are hereby amended, establishing SU-2/HC zoning for the area described in Section 1 above.

Section 3. The North I-25 Sector Development Plan is amended, inserting a new SU-2 zoning category in section V of the plan, more specifically under "D. Commercial Uses," which is under the "Zoning" heading (p. 41 of the plan):

"4. The SU-2/HC (Heavy Commercial) zone allowing uses permissive and conditional in the C-3 Heavy Commercial zone as regulated in the C-3 zone with the following exceptions:

a. Site development plans and landscaping plans are required for new or materially altered or expanded permissive uses; these plans shall be approved by the Planning Director prior to such changes. All such plans shall incorporate the design standards contained in Section VII of this plan.

Underscored Material - New
[Bracketed Material] - Deletion

Underscored Material - New

b. Manufacturing, assembling treating, repairing, or rebuilding articles is permissive, except as follows:

(1) Such activities which are conditional in this zone category (reference the C-3 zone) or in the M-1 zone or activities which are permissive or conditional in the M-2 zone are not permissive uses.

(2) Such activities shall be conducted only inside a completely enclosed building.

(3) Conditional uses in addition to those in the C-3 zone:

(a) Automotive engine manufacturing, wholesaling or rebuilding of automotive vehicles or parts;

(b) Such manufacturing activities which are conditional in the IP zone.

(4) Tire recapping or retreading is not allowed.

c. Construction contractor's equipment storage or contractor's plant must be conducted in a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high, which must be solid. However, such uses which are existing at the time this zone category is imposed need not abide by the requirements for being within a building or wall/fence which is solid for so long as the property opposite the fence is non-conforming to the zone category which controls that adjacent land; these non-conforming contractor uses are, however, required to immediately undertake a street tree planting which meets normal arterial street tree standards along all edges of the premise which abut a street.

d. Signs: On-premise signs are as regulated in the IP zone; off-premise signs are not allowed.

e. Automobile dismantling yards are not allowed.

f. Machine shops are permissive.

g. Vehicle storage outdoors as a principal use, where vehicles are typically not moved for one week or more, is not allowed."

Underscored Material - New
[Bracketed Material] - Deletion

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 4/7/2003

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

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

Ron Hadenfly 12/2/03

Applicant or Agent Signature / Date

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

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

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

Accompanying Material

X A. 8□" x 11" reduction for each plan sheet.

X 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

X 1. Date of drawing and/or last revision

X 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]

X 3. Bar scale

X 4. North arrow

X 5. Scaled vicinity map

X 6. Existing structures on the site and within 20 feet of the site boundaries

X 7. Property lines

X 8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 4/7/2003

B. Proposed Development

1. Structural

X A. Location of existing and proposed structures (distinguish between existing & proposed)
X B. Square footage of each structure
X C. Proposed use of each structure
N/A D. Temporary structures, signs and other improvements
X E. Walls, fences, and screening: indicate height, length, color and materials
X F. Dimensions of all principal site elements or typical dimensions thereof
N/A G. Loading facilities
X H. Site lighting (indicate height & fixture type)
X I. Indicate structures within 20 feet of site
N/A 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.
X 1. **Location and typical dimensions**, including handicapped spaces
X 2. **Calculations:** spaces required: 206 provided: 219
Handicapped spaces required: 8 provided: 8

___ B. Bicycle parking & facilities
X 1. Bicycle racks, spaces required: 10
provided: 10
N/A 2. Other bicycle facilities, if applicable

___ C. Vehicular Circulation
X 1. Ingress and egress locations, including width and curve radii dimensions
X 2. Drive aisle locations, including width and curve radii dimensions
X 3. End aisle locations, including width and curve radii dimensions
X 4. Location & orientation of refuse enclosure, with dimensions
N/A 5. Curb cut locations and dimensions

___ D. Pedestrian Circulation
✓ 1. Location and dimensions of all sidewalks and pedestrian paths
N/A 2. Location and dimension of drive aisle crossings, including paving treatment
N/A 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.
X 1. Existing and proposed pavement widths, right-of-way widths and curve radii
X 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
N/A 3. Location of traffic signs and signals related to the functioning of the proposal
X 4. Identify existing and proposed medians and median cuts
X 5. Sidewalk widths and locations, existing and proposed

___ B. Identify Alternate transportation facilities within site or adjacent to site
N/A 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 4/7/2003

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

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

5. **Phasing**
   - N/A 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.

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

SHEET #3 –PRELIMINARY GRADING PLAN –

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 4/7/2003

A. General Information

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

B. Grading Information

X 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
X 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.
N/A 3. Identify ponding areas, erosion and sediment control facilities.
N/A 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

X A. Scale (minimum of 1/8" or as approved by Planning Staff).
X B. Bar Scale
X C. Detailed Building Elevations for each facade
X 1. Identify facade orientation
X 2. Dimensions of facade elements, including overall height and width
X 3. Location, material and colors of windows, doors and framing
X 4. Materials and colors of all building elements and structures
N/A 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

X 1. Site location(s)
X 2. Sign elevations to scale
X 3. Dimensions, including height and width
X 4. Sign face area - dimensions and square footage clearly indicated
X 5. Lighting
X 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.

TRACT 1
LEVI STRAUS & CO.
BOOK 98C, PAGE 249
FILED 08/20/1998
529226 sq. ft. or 12.1494 ac.

OWNER: PAN 25 PHASE I WAREHOUSE LLC
C/O REID & ASSOCIATES

LOT 1, PAN AM 25
(BEING A REPLAT OF TRACT 2, LEVI STRAUS)
BOOK 99C, PAGE 268
FILED 09/14/1999

OWNER: PAN AM 25 LLC
C/O TIM COMMONS

LOT 3, PAN AM 25
(BEING A REPLAT OF TRACT 2, LEVI STRAUS)
BOOK 99C, PAGE 268
FILED 09/14/1999

SCALE: 1"=40'

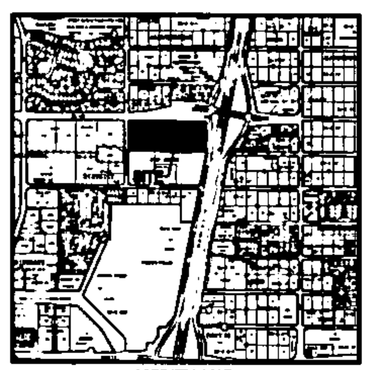
Bohannan ▲ Huston
Coronado Ct. 7500 Jefferson NE, NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

NOT RELEASED FOR CONSTRUCTION

APPROVAL

REVISION

REV. NO.	DATE	DESCRIPTION

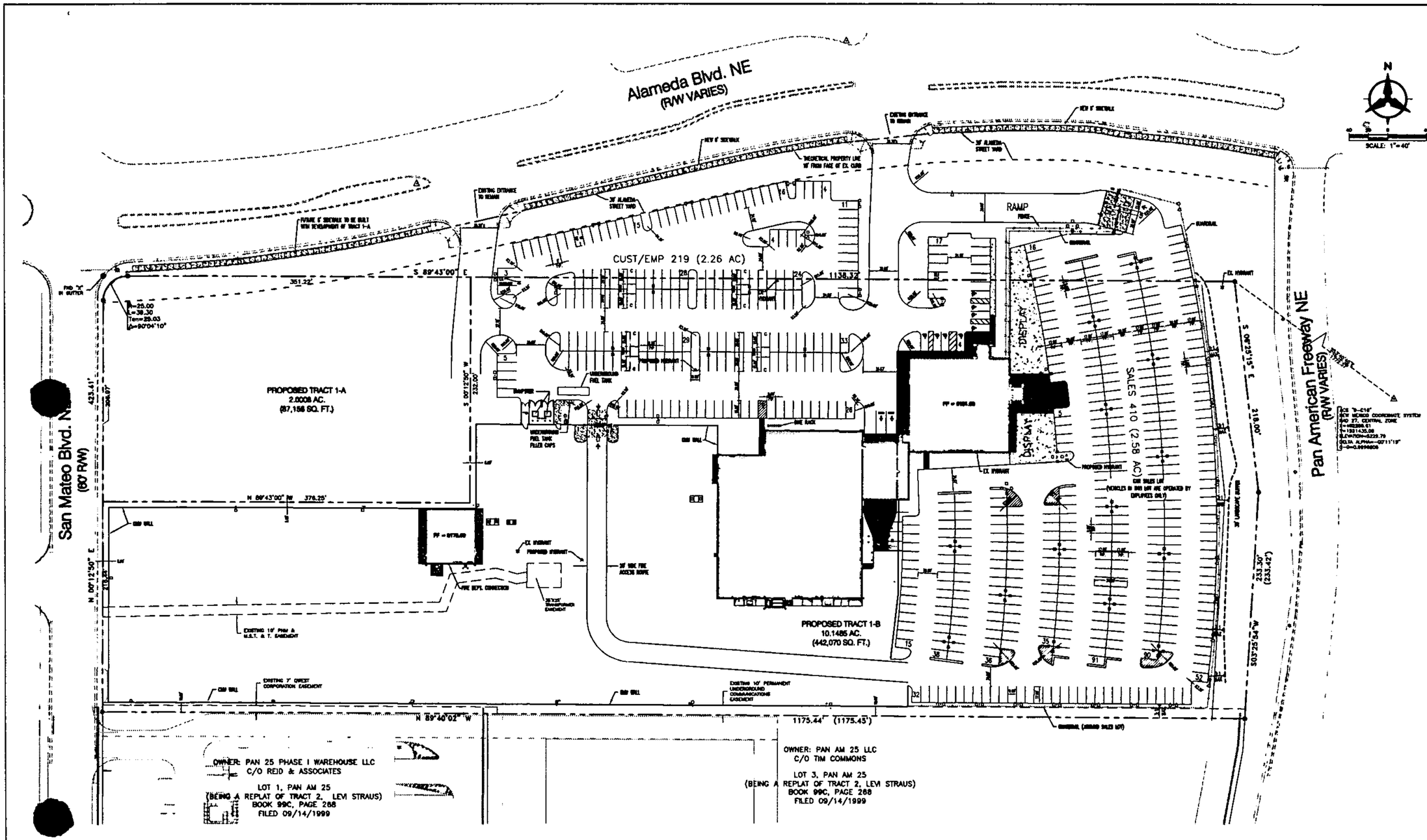


VICINITY MAP
ZONE ATLAS MAP No. C-19-Z

CARMAX
THE AUTO SUPERSTORE

ALBUQUERQUE, NM STORE NO. 7194

JOB NO.	20-02062.02
DATE	12.02.2003
SHEET TITLE	EXISTING CONDITIONS PLAN
SHEET NO.	C1



Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

N.T. RELEASED FOR CONSTRUCTION

APPROVAL

REVISION

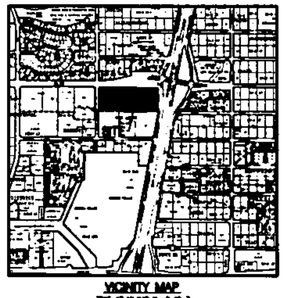
REV. NO.	DATE	DESCRIPTION

PROJECT DATA

Zoning	= SU-2, M-1
Site Area	= 12.1484 Acres +/-
Building Area	= 41,288 sf ±
Parking Required	= 206 (1 / 200 sf)
Parking Provided	= 219 (1 1 / 200 sf)
Compact	= 8
Standard	= 203
Handicap	= 8
Total	= 219
Bicycle Parking Required	= 10 (1 / 20 spaces)
Bicycle Parking Provided	= 10 (1 / 20 spaces)

Development Review Board Member Approval

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
CITY ENGINEER / AMAFCA	DATE
PUBLIC WORKS, UTILITY DIVISION	DATE
PARKS, NEIGH DEVELOPMENT, CP	DATE
CITY PLANNER, PLANNING DIVISION	DATE
SOLID WASTE DEPARTMENT	DATE



VICINITY MAP
ZONE ATLAS MAP No. C-9-Z

LEGAL DESCRIPTION

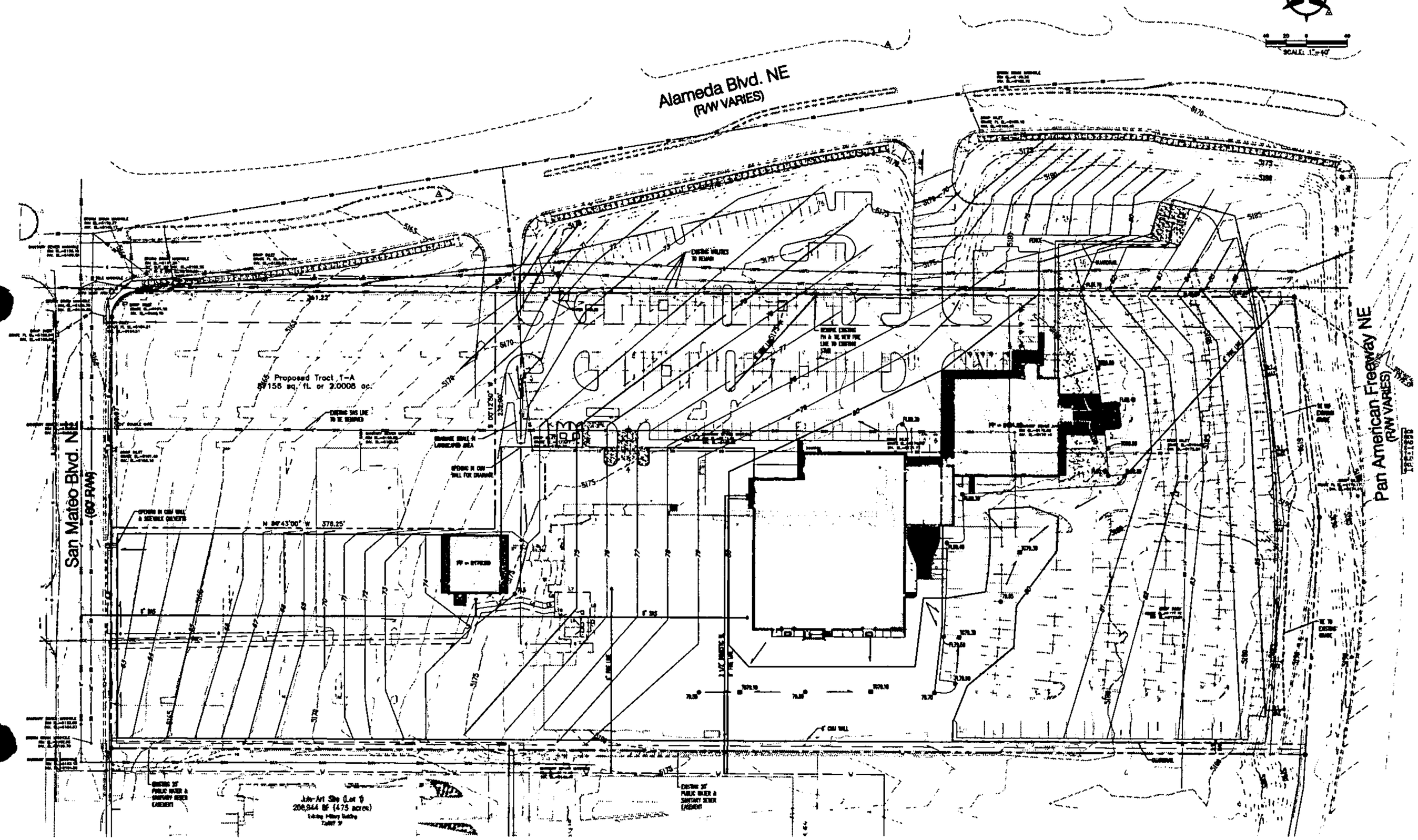
TRACT 1
LEVI STRAUS & CO.
BOOK 99C, PAGE 248
FILED 08/20/1998
529226 sq. ft. or 12.1484 ac.

CARMAX
THE AUTO SUPERSTORE
CARMAX AUTO SUPERSTORES, INC.
ALBUQUERQUE, NM STORE NO. 7184

PROJECT NO.	20-02062.02
DATE	12.02.2003
SHEET TITLE	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SHEET NO.	C2

BENCH MARK

AES ALUMINUM CAP STAMPED STATION "B-C30 2000"
ELEVATION = 5010.41 (NAVD88)



Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

NOT RELEASED FOR CONSTRUCTION

APPROVAL

REVISION		
SYM. NO	DATE	DESCRIPTION

CARmax

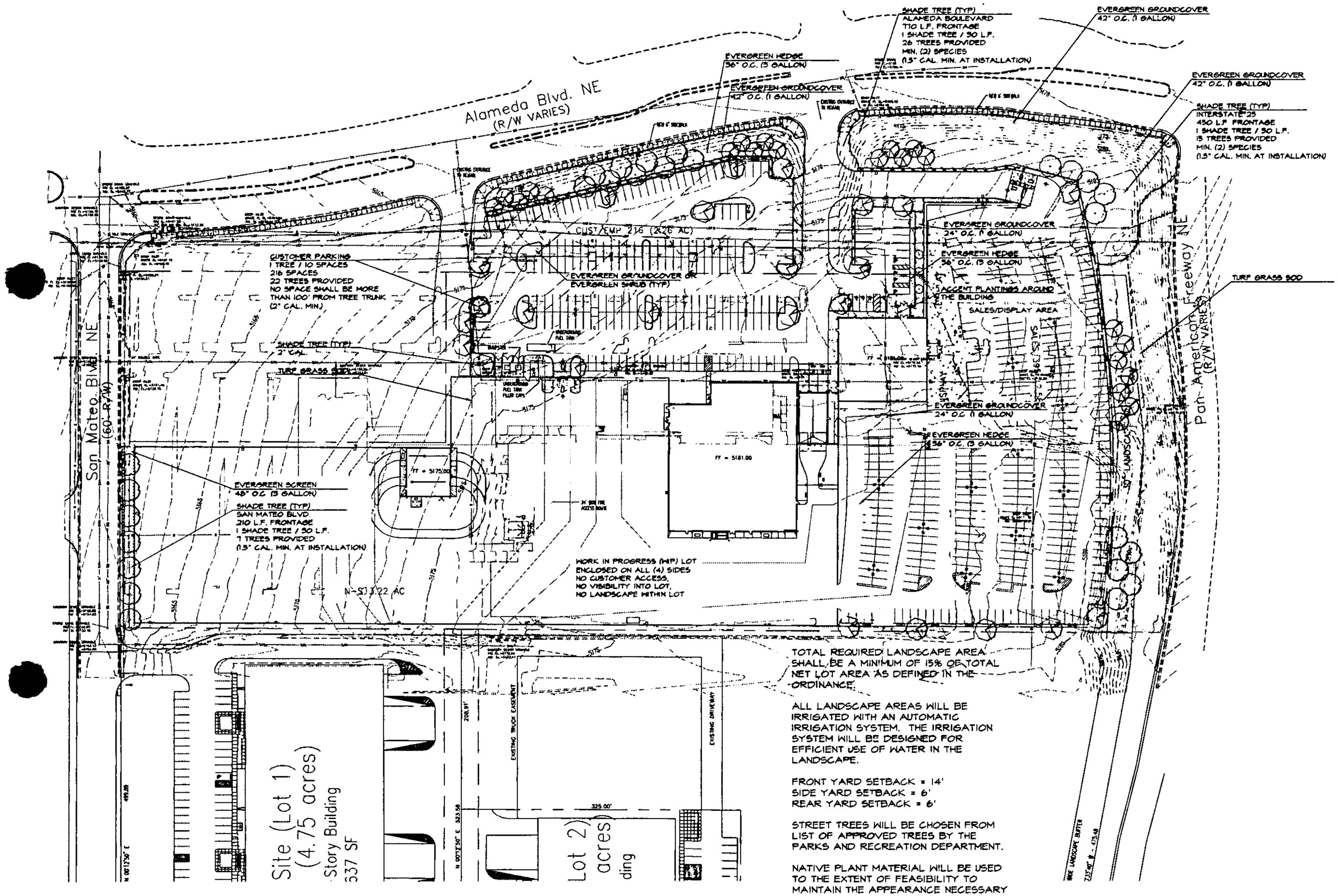
THE AUTO SUPERSTORE

CARMAX AUTO SUPERSTORES, INC.
4900 EAST DUKE STREET
ALEXANDRIA, VA 22304
(703) 751-3000

ALBUQUERQUE, NM STORE NO. 7194

PROJECT NO	20-02062.02
DATE	12.02.2003
SHEET TITLE	CONCEPTUAL GRADING, DRAINAGE, & UTILITY PLAN
SHEET NO	C3

P:\20062\dwg\conceptual\20062fp00-000.dwg
December 02, 2003 - 10:20am
Layout1



TOTAL REQUIRED LANDSCAPE AREA SHALL BE A MINIMUM OF 15% OF TOTAL NET LOT AREA AS DEFINED IN THE ORDINANCE.

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM WILL BE DESIGNED FOR EFFICIENT USE OF WATER IN THE LANDSCAPE.

FRONT YARD SETBACK = 14'
SIDE YARD SETBACK = 6'
REAR YARD SETBACK = 6'

STREET TREES WILL BE CHOSEN FROM LIST OF APPROVED TREES BY THE PARKS AND RECREATION DEPARTMENT.

NATIVE PLANT MATERIAL WILL BE USED TO THE EXTENT OF FEASIBILITY TO MAINTAIN THE APPEARANCE NECESSARY FOR A RETAIL ENVIRONMENT.

A / LS-1 LANDSCAPE DEVELOPMENT PLAN
SCALE: 1"=50'-0"

0' 25' 50' 100' NORTH

HGOR
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN • ENVIRONMENTAL SERVICES
HUGHES | GOOD | O'LEARY & RYAN

THIS DRAWING IS THE PROPERTY OF PIEPER O'BRIEN HERR ARCHITECTS LTD AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART, IT IS NOT TO BE USED ON ANY OTHER PROJECT AND SHALL BE RETURNED UPON REQUEST. COPYRIGHT AS DATED PIEPER O'BRIEN HERR ARCHITECTS LTD. NOT VALID UNLESS SIGNED AND SEALED

FILE # - 03167001

NOT RELEASED FOR CONSTRUCTION

APPROVAL

REVISIONS

REV. NO	DATE	DESCRIPTION

CARMAX
THE AUTO SUPERSTORE

CARMAX, THE AUTO SUPERSTORE, INC.
4900 SOUTH PICKETT STREET
SUITE 200
FALLS CHURCH, VIRGINIA 22041
(703) 797-1000

STORE NO. 7194
HONEYWELL SITE

PROJECT NO	20-02062.00
DATE	18 JULY 2003
SHEET TITLE	SCHEMATIC LANDSCAPE PLAN
SHEET NO	LS-1

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 IDI

AGENT BHI, Consensus Planning

ADDRESS 924 Park Ave SW

PROJECT NO. 1003120

APPLICATION NO. 03DRB 02021

$ 385.00 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 385.00 **Total amount due**

CONSENSUS PLANNING INC
924 PARK AVE SW
ALBUQUERQUE, NM 87102

9043

WCMA® Working Capital Management℠ Account

DATE 12.2.03 25-80/440

PAY TO THE ORDER OF City of Albuquerque $ 385.00

Three Hundred Eighty five + 00/100 DOLLARS

Merrill Lynch

BANK ONE, COLUMBUS, NA
Columbus, Ohio 43271

MEMO

⑈009043⑈ ⑆044000804⑆ 0408077198⑈

DUPLICATE
City Of Albuquerque
Treasury Division

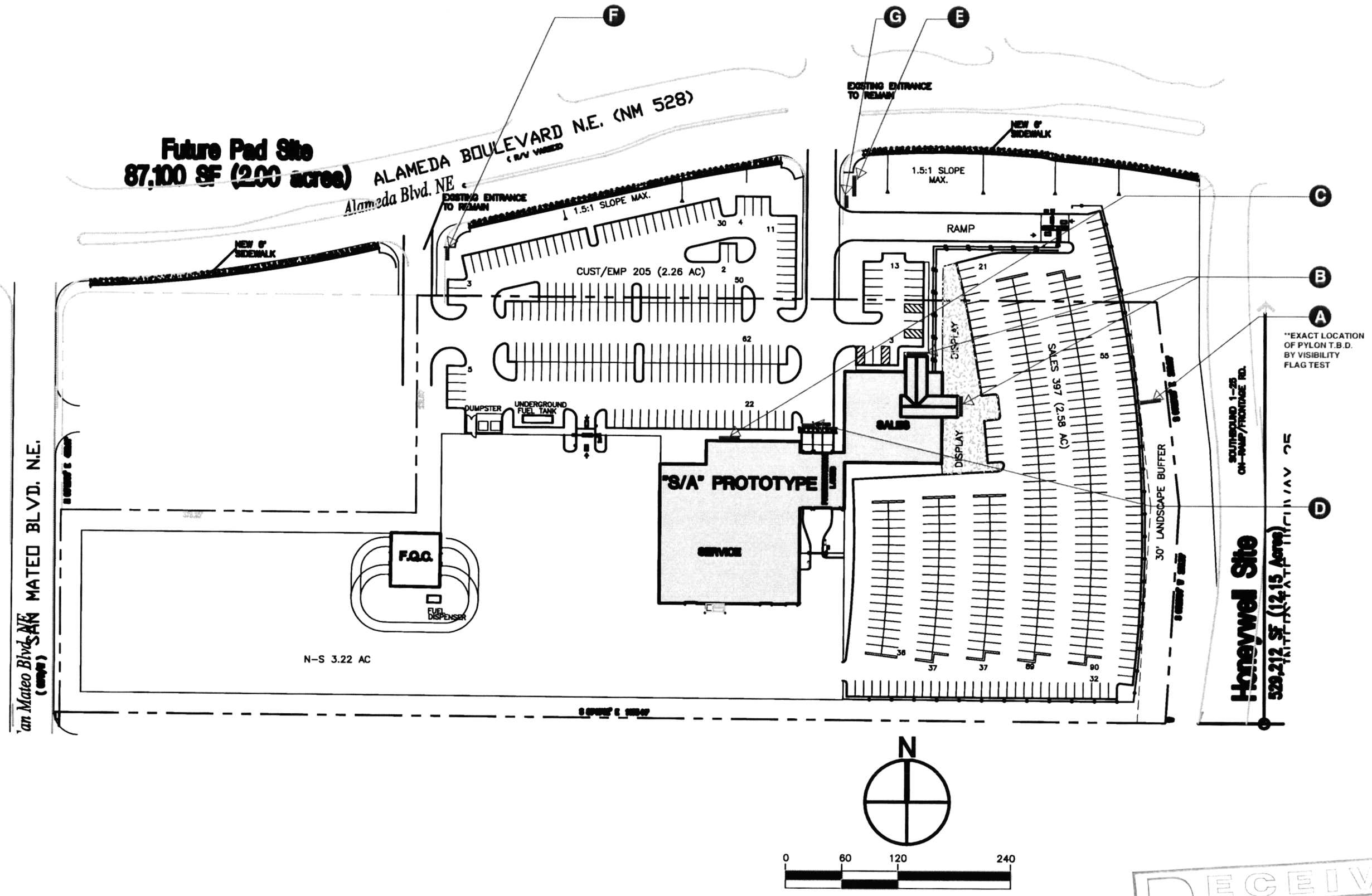
12/02/2003 11:[illegible]AM LOC: ANN MP

RECEIPT# 00016665 WS# 007 TRANS# 0027
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $385.00
J24 Misc 10/28/02 $385.00
CK $385.00
CHANGE $0.00

counterreceipt doc

Planning delegation

- NMS & KD signed lease agreement
- monument sign dimensions changed
- fescue medium H_2O use



- A 30' D/F INTERNALLY ILLUM. PYLON SIGN
- B 8' X 22' CHANNEL LETTER WALL SIGN
- C 9' X 25' CHANNEL LETTER WALL SIGN
- D CHANNEL LETTER 'SERVICE' SIGN
- E 10' D/F INTERNALLY ILLUM. MONUMENT SIGN
- F 6' D/F NON-ILLUM. 'ENTRANCE' DIRECTIONAL
- G NON-ILLUM. 'DO NOT ENTER' SIGN
- H NON-ILLUM. ROW MARKER SIGN*
- I NON-ILLUM. 'CAUTION' FLAG SIGN*
- J NON-ILLUM. CAR WASH SIGN*
- K NON-ILLUM. 'ASSOCIATE OF THE MONTH' SIGN*

* INDICATES SIGNS NOT SHOWN OF SITE PLAN

RECEIVED
DEC 08 2003
HYDROLOGY SECTION

IMAGE WORKS
11046 Leadbetter Road, Ashland, VA 23005
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imageworks4signs.com

#7194 ALBUQUERQUE, NM

SITE PLAN

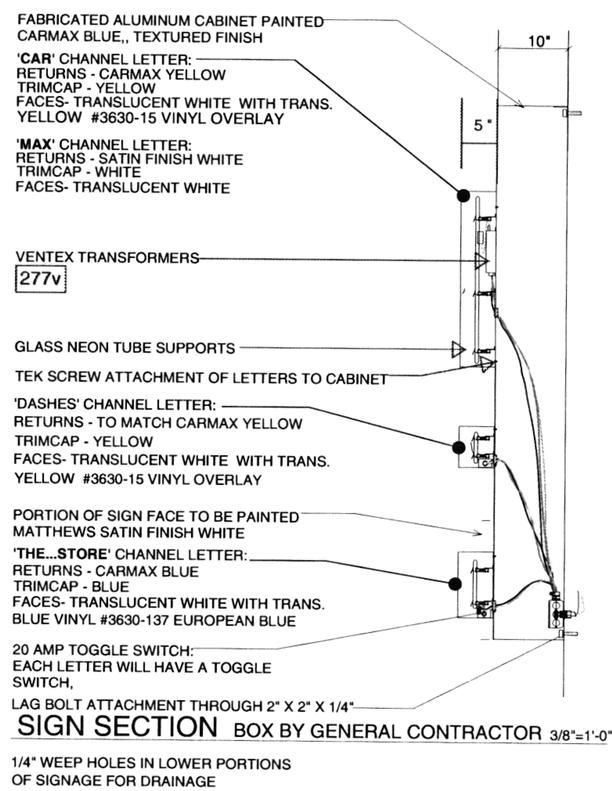
CARmax

S/F INTERNALLY ILLUMINATED WALL SIGN

1/4"=1'-0"

SIGN AREA: 144.6 SQ. FT.

(2) REQ'D



SIGN SECTION BOX BY GENERAL CONTRACTOR 3/8"=1'-0"

1/4" WEEP HOLES IN LOWER PORTIONS
OF SIGNAGE FOR DRAINAGE

B

IMAGE WORKS
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#7194 ALBUQUERQUE, NM

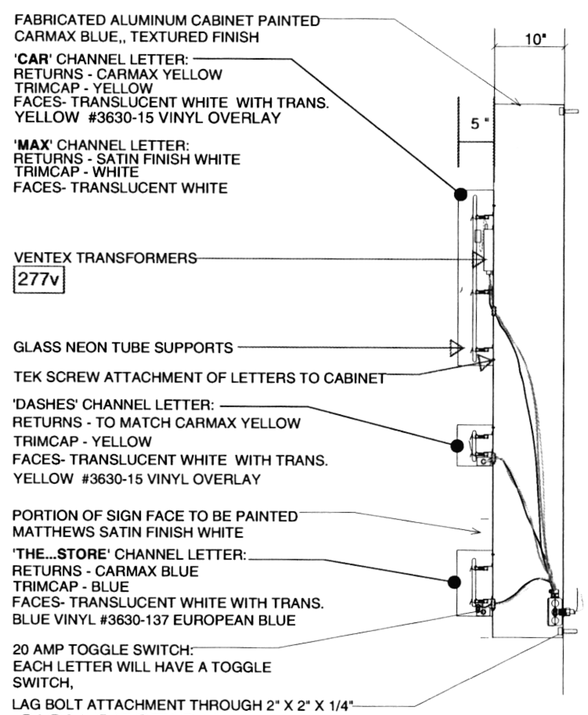
8' X 22' INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGN

CARmax

S/F INTERNALLY ILLUMINATED WALL SIGN

1/4"=1'-0"

SIGN AREA: 182.5 SQ. FT.



SIGN SECTION BOX BY GENERAL CONTRACTOR 3/8"=1'-0"

1/4" WEEP HOLES IN LOWER PORTIONS
OF SIGNAGE FOR DRAINAGE

©

IMAGE WORKS
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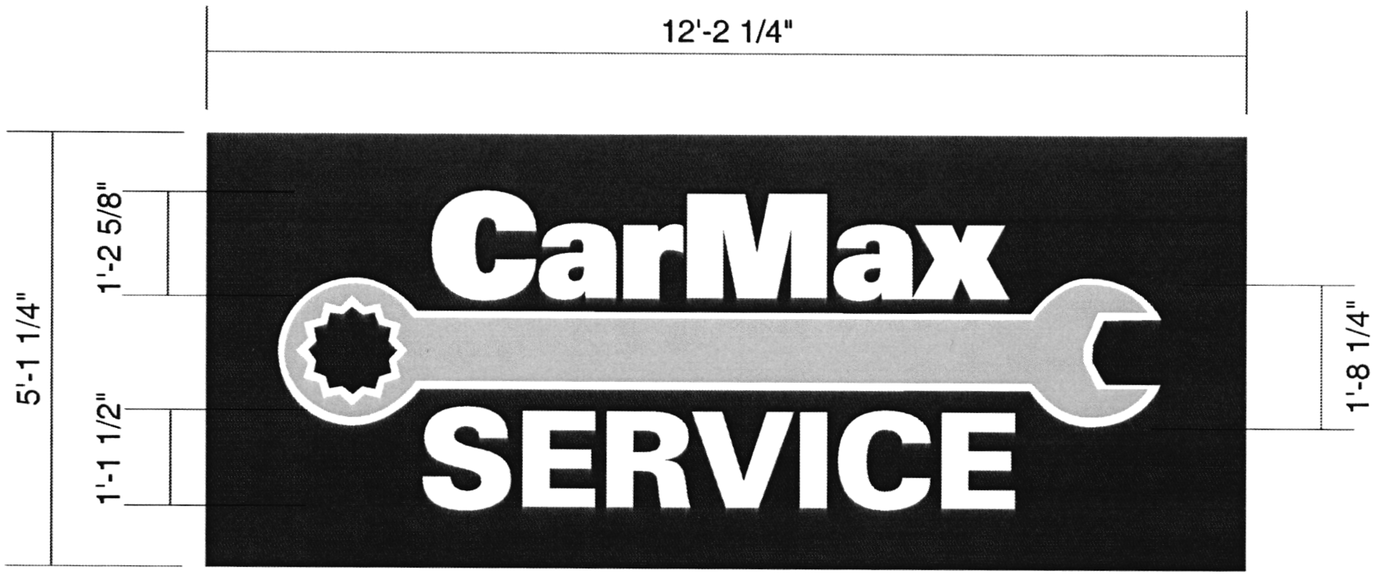
#7194 ALBUQUERQUE, NM

9' X 25' INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGN

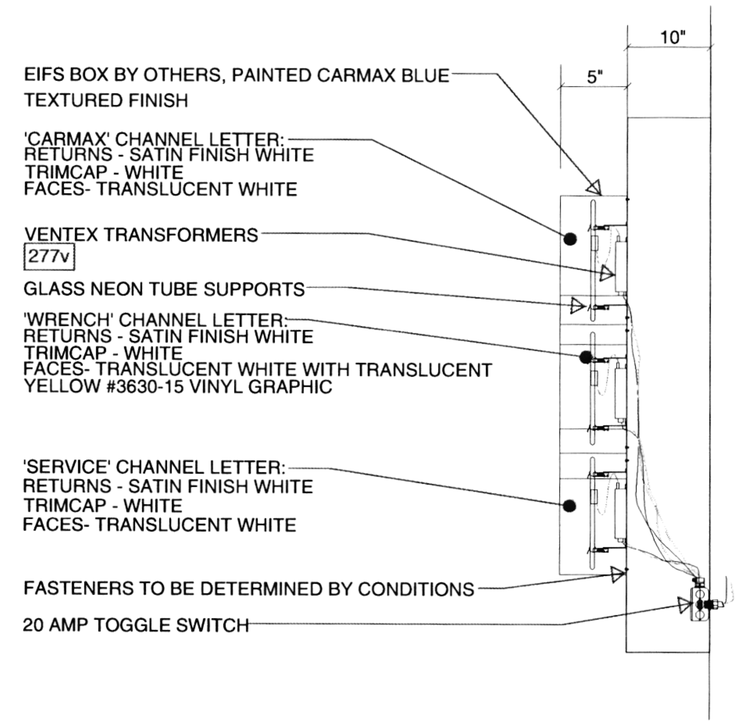
CARmax



S/F INTERNALLY ILLUMINATED WALL SIGN

3/8"=1'-0"

SIGN AREA: 62.2 SQ. FT.



1/4" WEEP HOLES IN LOWER PORTIONS OF SIGNAGE FOR DRAINAGEFOR DRAINAGE

SIGN SECTION **SIGN BOX BY IMAGEWORKS** N.T.S.

D

IMAGE WORKS
11046 Leadbetter Road, Ashland, VA 23005
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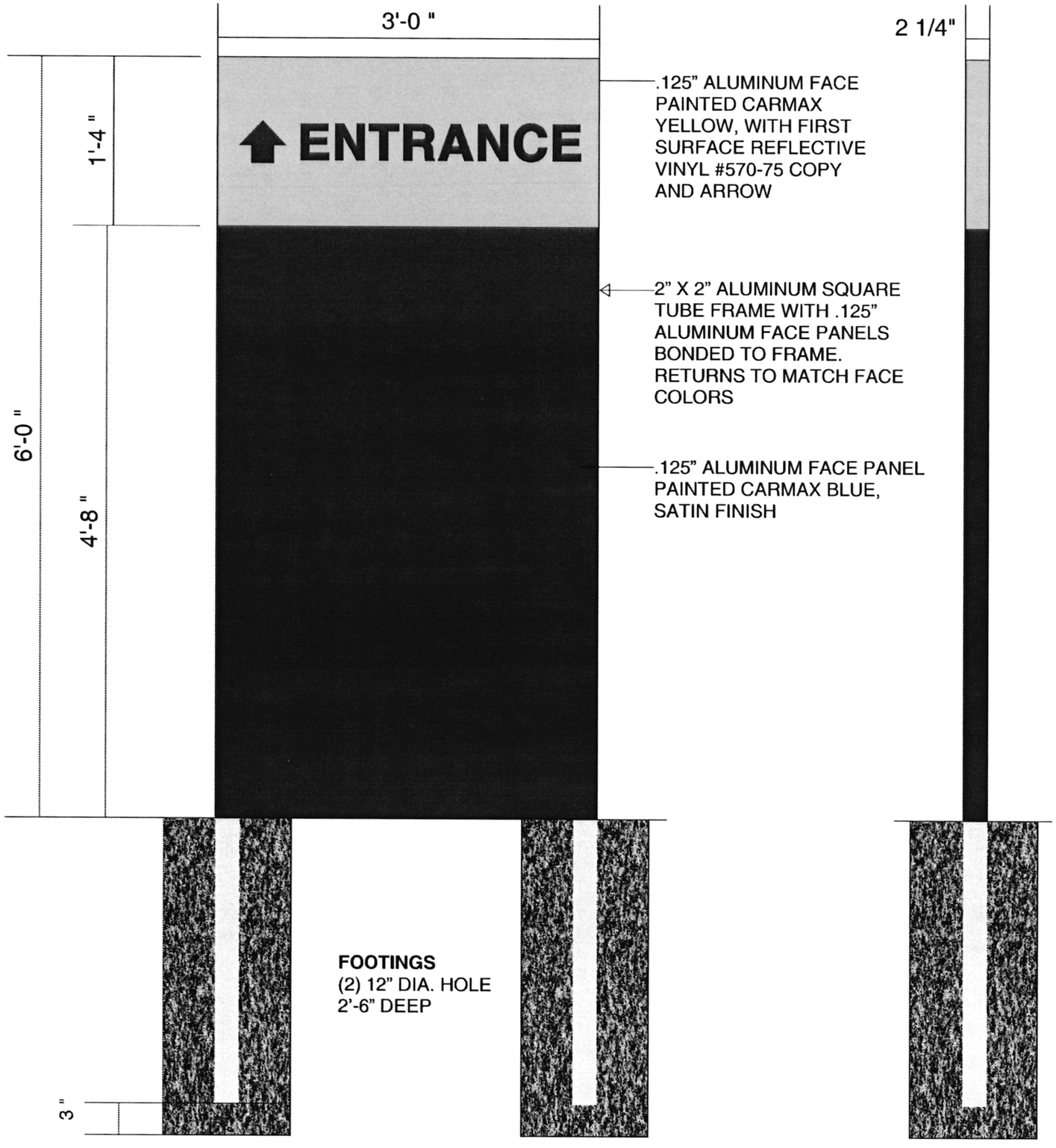
imageworks4signs.com

#7194 ALBUQUERQUE, NM

5' X 12' INTERNALLY ILLUMINATED SERVICE SIGN

CARmax



D/F NON-ILLUMINATED DIRECTIONAL SIGN 3/4"=1'-0"

END VIEW

OPTIONAL MESSAGES

F

IMAGE WORKS
11046 Leadbetter Road, Ashland, VA 23005
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#7194 ALBUQUERQUE, NM

D/F 6' NON-ILLUMINATED DIRECTIONAL SIGN

CARmax

MILLIKEN EXTRUDED ALUMINUM BLEEDFACE CABINET PAINTED CARMAX BLUE, SATIN FINISH. FLEXIBLE FACE WITH TRANSLUCENT VINYL GRAPHICS AND COPY:
-'CAR' AND 'DASHES' - TRANSLUCENT YELLOW #3632-015
-BACKGROUND AND 'THE..SUPERSTORE' - TRANSLUCENT DARK BLUE #VQ-10904.
-'MAX' AND LOWER PORTION OF FACE TO REMAIN WHITE.
INTERNALLY ILLUMINATED WITH 800MA DHO FLUORESCENT LAMPS AS REQUIRED FOR EVEN ILLUMINATION.

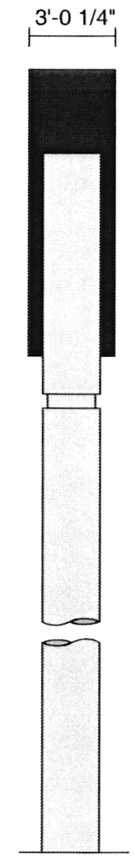
TYP. 20" DIA. STEEL PAINTED MATTHEWS #13B-2T GREY

8" X 12" STEEL TUBE PAINTED MATTHEWS #13B-2T GREY

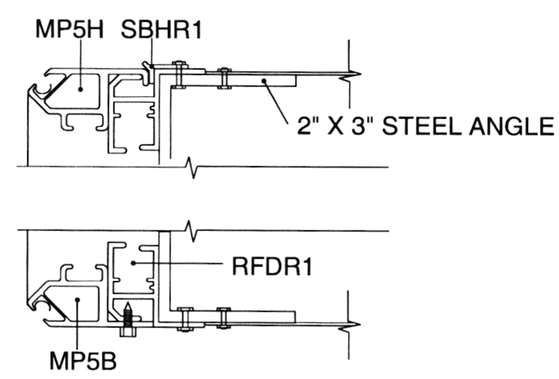
TYP. 24" DIA. STEEL PAINTED MATTHEWS #13B-2T GREY

D/F INTERNALLY ILLUMINATED PYLON SIGN 1/4"=1'-0"

SIGN AREA: 280.9 S.F.



END VIEW



DETAIL SECTION NTS

MILLIKEN EXTRUSION REFERENCE NUMBERS SHOWN

A

IMAGE WORKS
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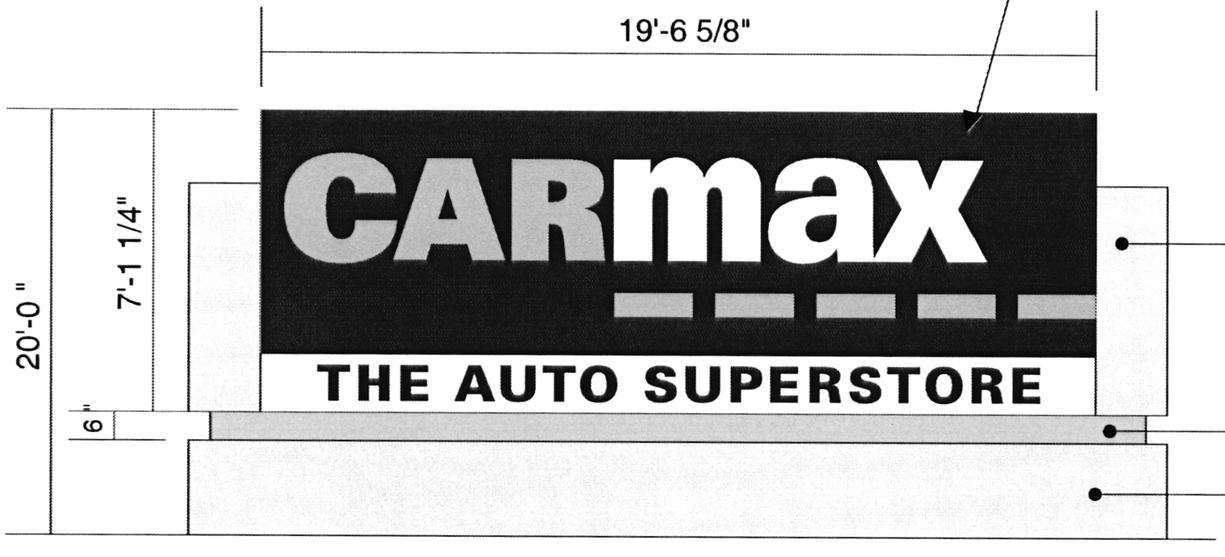
imageworks4signs.com

#7194 ALBUQUERQUE, NM

D/F INTERNALLY ILLUMINATED PYLON SIGN

CARmax



MILLIKEN ALUMINUM EXTRUSION F6SB CABINET
PAINTED CARMAX BLUE, SATIN FINISH.
FLEXIBLE FACE WITH TRANSLUCENT VINYL GRAPHICS:
-"CAR" AND "DASHES" - TRANSLUCENT YELLOW 3M#3632-015
-"MAX" AND BAND AT BOTTOM TO REMAIN WHITE
-BACKGROUND - TRANSLUCENT DARK BLUE 3M#VQ-10904
-"THE ... SUPERSTORE" - TRANSLUCENT DARK BLUE 3M#VQ-10904
INTERNALLY ILLUMINATED WITH 800MA DHO FLUORESCENT LAMPS
AS REQUIRED FOR EVEN ILLUMINATION.

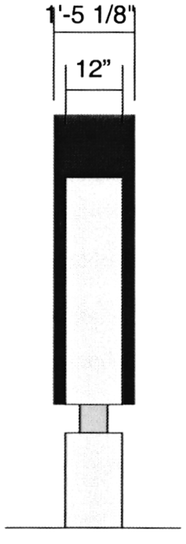
FABRICATED ALUMINUM RADIUSED ENDS PAINTED
MATTHEWS #13B-2T GREY. TOP TO BE REMOVABLE
FOR SERVICE. 1'-0" FILLER.

FABRICATED ALUMINUM REVEAL WITH RADIUS ENDS
PAINTED CARMAX YELLOW. 9" FILLER.

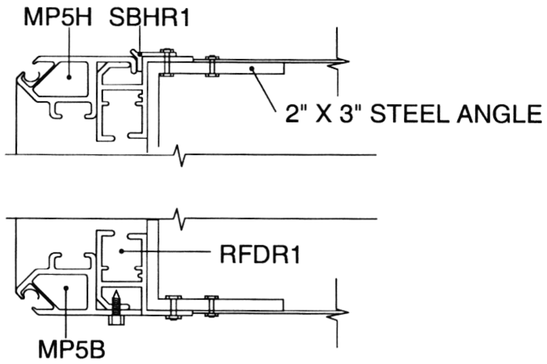
FABRICATED ALUMINUM BASE WITH RADIUSED ENDS
PAINTED MATTHEWS #13B-2T GREY. 1'-0" FILLER.

D/F INTERNALLY ILLUMINATED MONUMENT SIGN

SIGN AREA: 138.9 S.F.



END VIEW



DETAIL SECTION

NTS

MILLIKEN EXTRUSION REFERENCE NUMBERS
SHOWN

E

IMAGE WORKS
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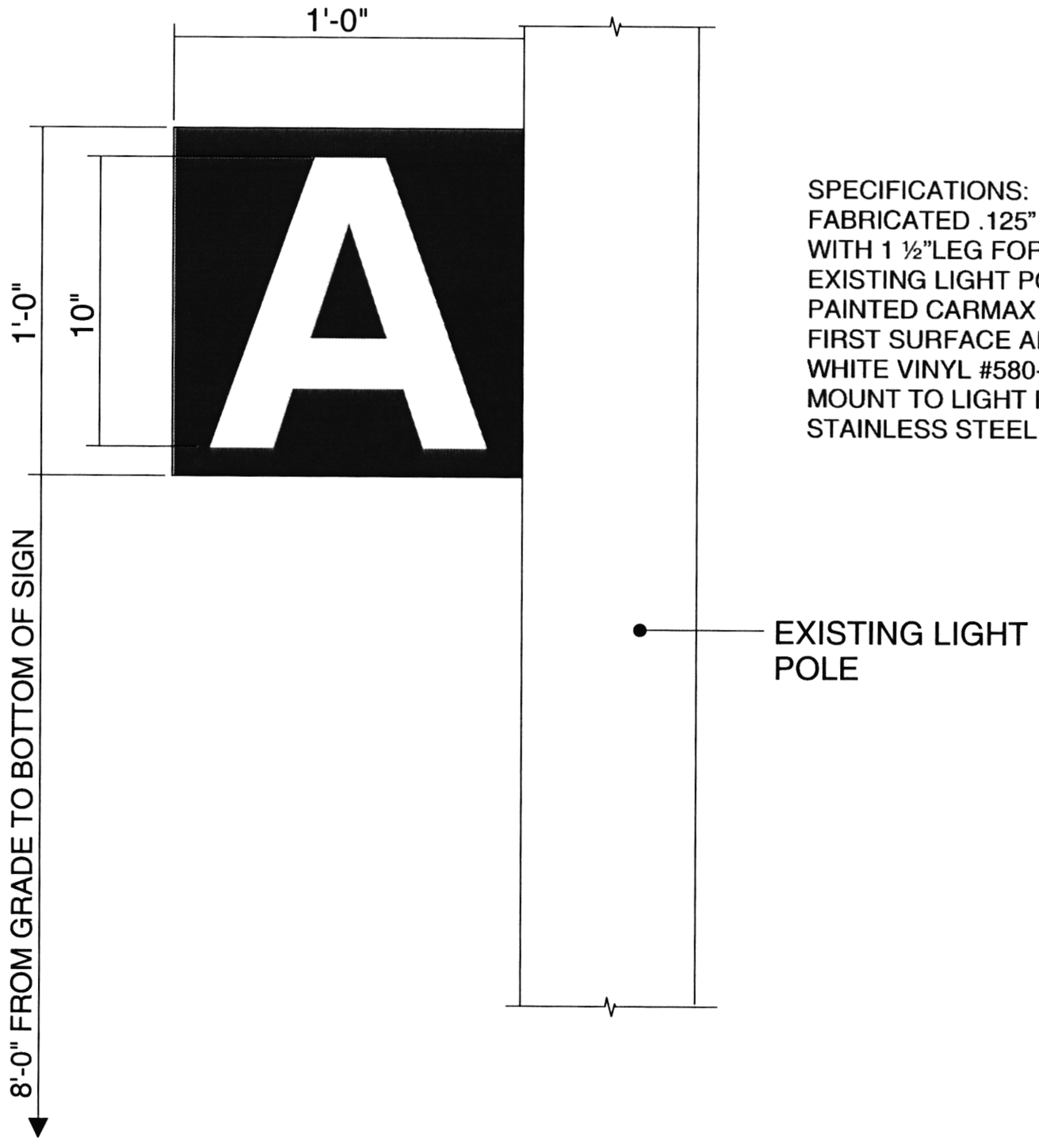
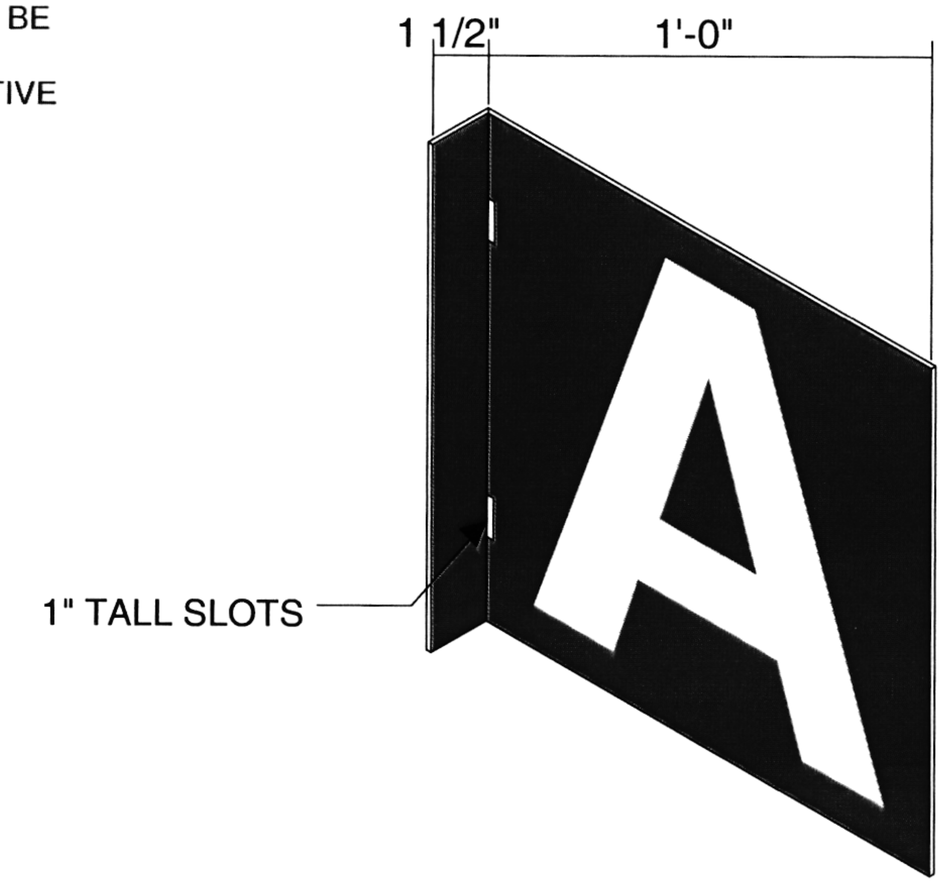
#7194 ALBUQUERQUE, NM

D/F INTERNALLY ILLUMINATED MONUMENT SIGN

CARmax



SPECIFICATIONS:
FABRICATED .125" ALUMINUM PANEL WITH 1 ½"LEG FOR ATTACHMENT TO EXISTING LIGHT POSTS. PANEL TO BE PAINTED CARMAX BLUE.
FIRST SURFACE APPLIED REFLECTIVE WHITE VINYL #580-10 COPY.
MOUNT TO LIGHT POSTS WITH STAINLESS STEEL STRAPS.



ROW MARKER ELEVATION

SCALE: 1 1/2"= 1'-0"

TYP. OF (20)

H

IMAGE WORKS
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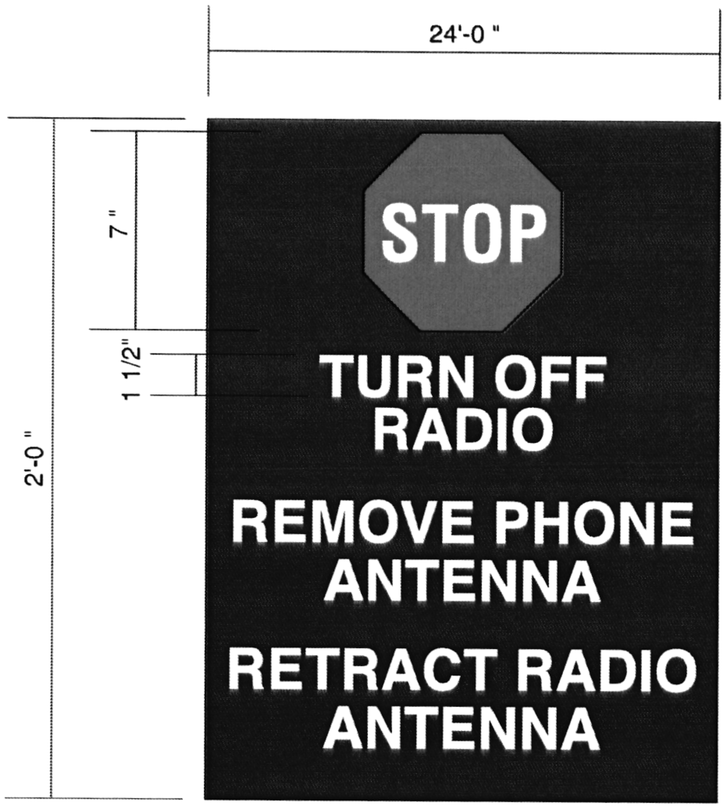
#7194 ALBUQUERQUE, NM

NON-ILLUMINATED ROW MARKER SIGNS

CARmax



S/F WALL SIGN ELEVATION 1 ½"=1'-0"

FLAT ALUMINUM PANEL PAINTED CARMAX BLUE.
COPY TO BE REFLECTIVE WHITE VINYL #580-10.
'STOP' SIGN TO BE REFLECTIVE RED VINYL #580-72.
VINYLS APPLIED FIRST SURFACE.

S/F WALL SIGN ELEVATION 1 ½"=1'-0"

FLAT ALUMINUM PANEL PAINTED CARMAX BLUE.
COPY TO BE REFLECTIVE WHITE VINYL #580-10.
VINYLS APPLIED FIRST SURFACE.

MOUNT FLUSH TO WALL AT ENTRANCE/EXIT LANES ON CAR WASH BUILDING 4'-0" ABOVE GRADE.

J

IMAGE WORKS
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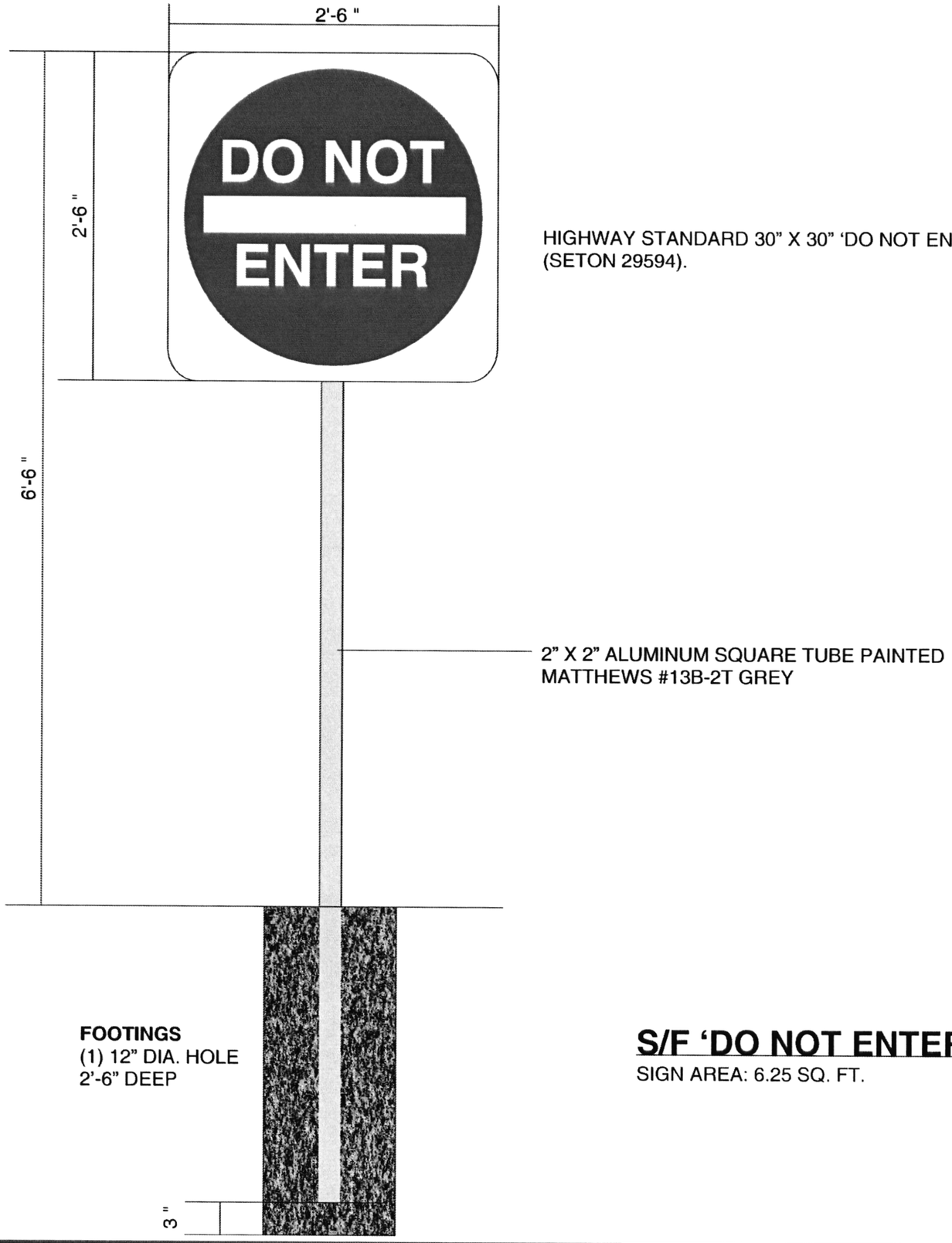
imageworks4signs.com

#7194 ALBUQUERQUE, NM

NON-ILLUMINATED CAR WASH

CARmax



HIGHWAY STANDARD 30" X 30" 'DO NOT ENTER' SIGN
(SETON 29594).

2" X 2" ALUMINUM SQUARE TUBE PAINTED
MATTHEWS #13B-2T GREY

FOOTINGS
(1) 12" DIA. HOLE
2'-6" DEEP

S/F 'DO NOT ENTER' SIGN 3/4"=1'-0"

SIGN AREA: 6.25 SQ. FT.

G

IMAGE WORKS
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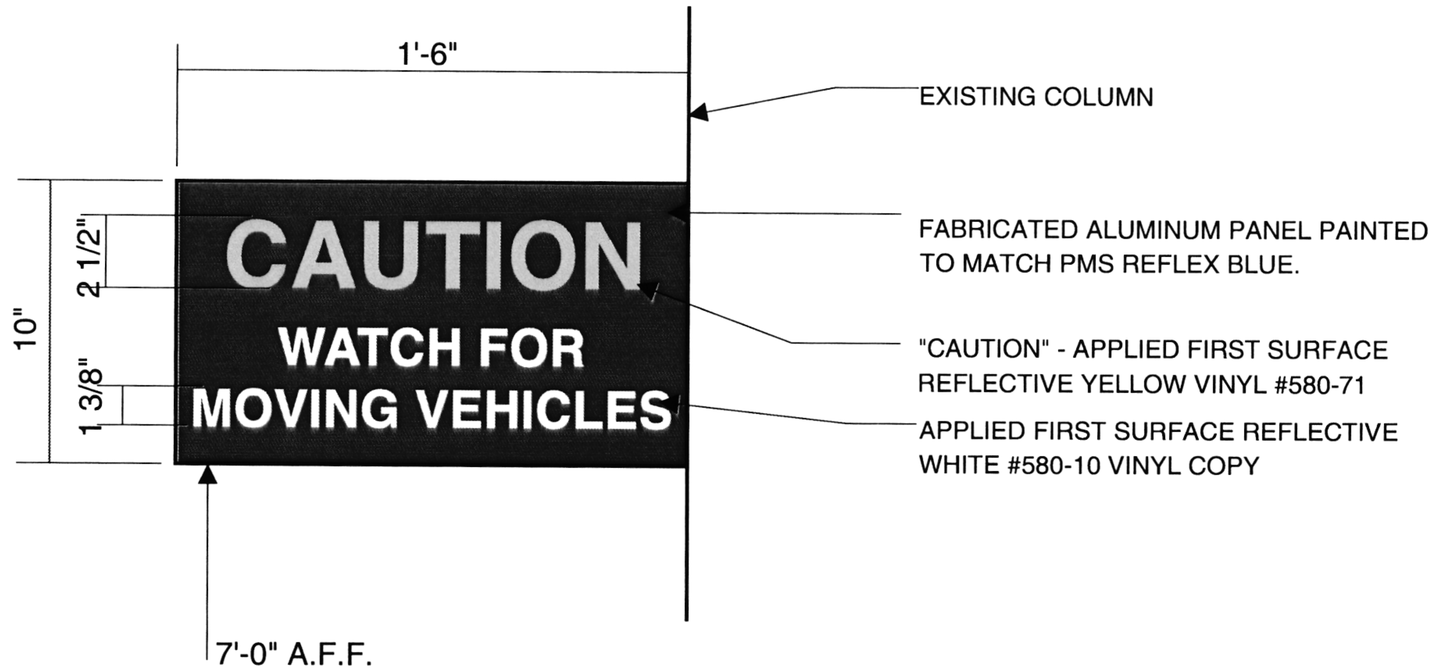
#7194 ALBUQUERQUE, NM

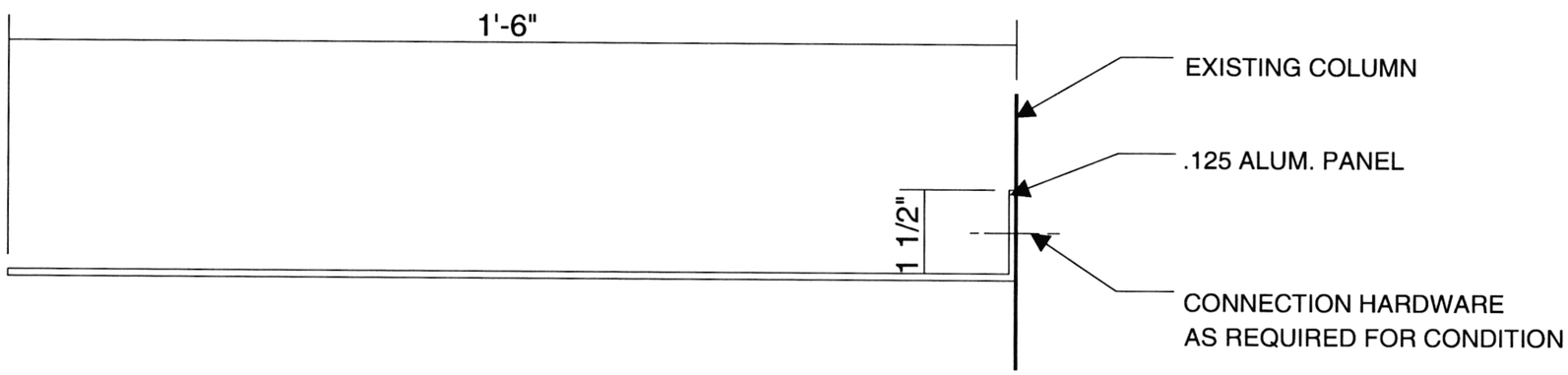
NON-ILLUMINATED 'DO NOT ENTER' SIGN

CARmax



S/F 'CAUTION SIGN' ELEVATION

SCALE: 1 1/2" = 1'-0"



TOP VIEW OF SIGN PANEL

SCALE: 3"= 1'-0"

I

IMAGE WORKS
11046 Leadbetter Road, Ashland, VA 23005
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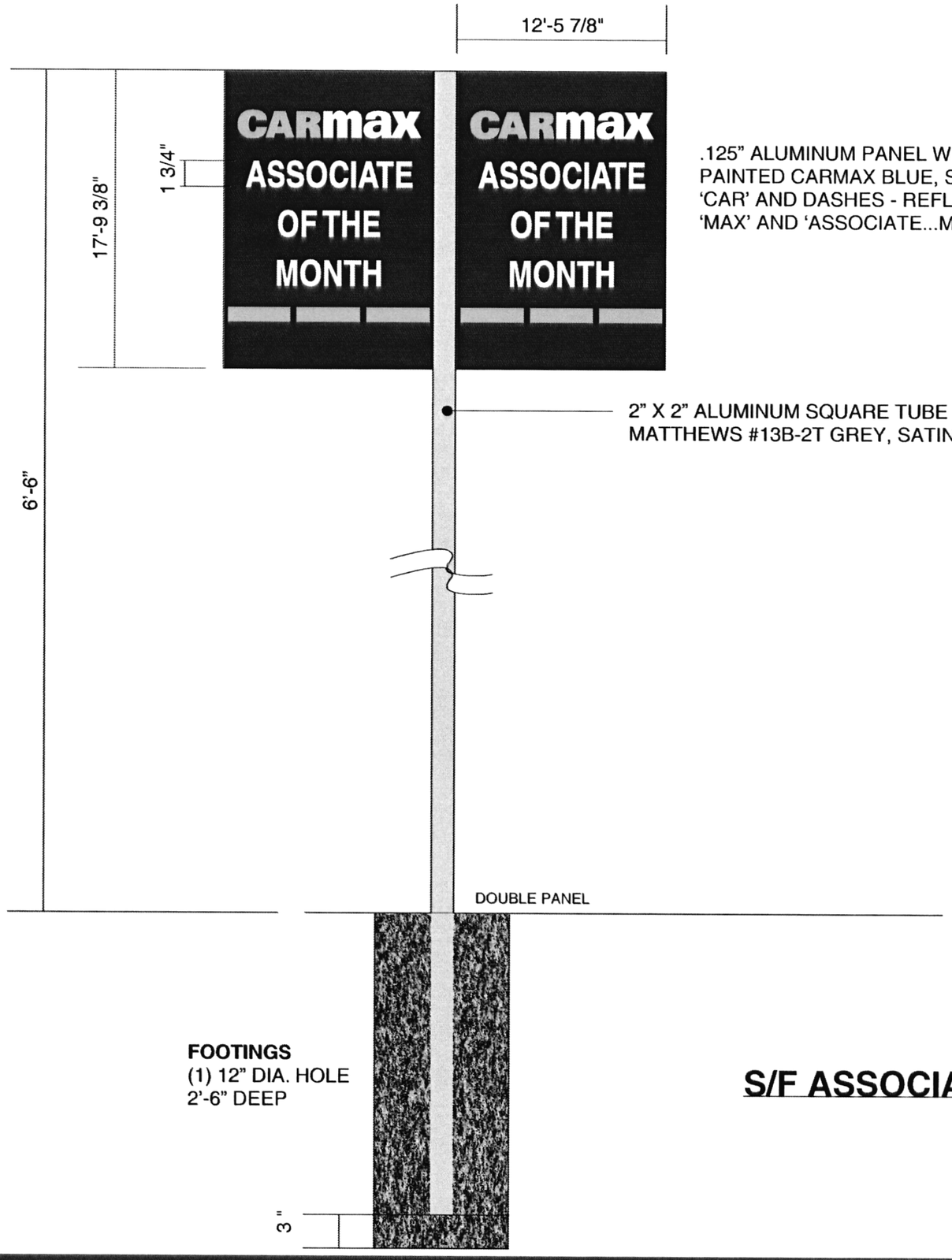
#7194 ALBUQUERQUE, NM

CAUTION FLAG SIGN

CARmax



.125" ALUMINUM PANEL WITH BOTH SIDES AND EDGE OF PANEL PAINTED CARMAX BLUE, SATIN FINISH.
'CAR' AND DASHES - REFLECTIVE YELLOW VINYL #580-71
'MAX' AND 'ASSOCIATE...MONTH - REFLECTIVE WHITE VINYL #580-10

2" X 2" ALUMINUM SQUARE TUBE PAINTED MATTHEWS #13B-2T GREY, SATIN FINISH.

FOOTINGS
(1) 12" DIA. HOLE
2'-6" DEEP

S/F ASSOCIATE SIGN ELEVATION 1"=1'-0"

K

IMAGE WORKS
11046 Leadbetter Road, Ashland, VA 23005
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#7194 ALBUQUERQUE, NM
S/F ASSOCIATE SIGN

CARmax

PARTIAL NORTH ELEVATION SHOWING PROPOSED SIGNAGE 3/32"=1'-0"

IMAGE WORKS
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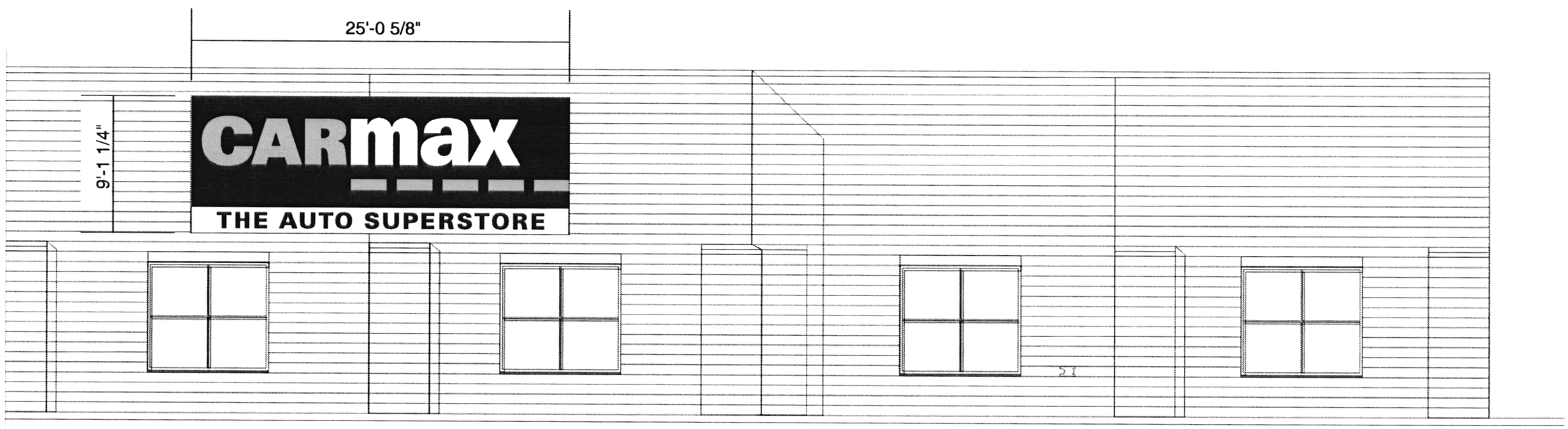
#7194 ALBUQUERQUE, NM

INTERNALLLLY ILLUM. CHANNEL LETTER WALL SIGN

CARmax



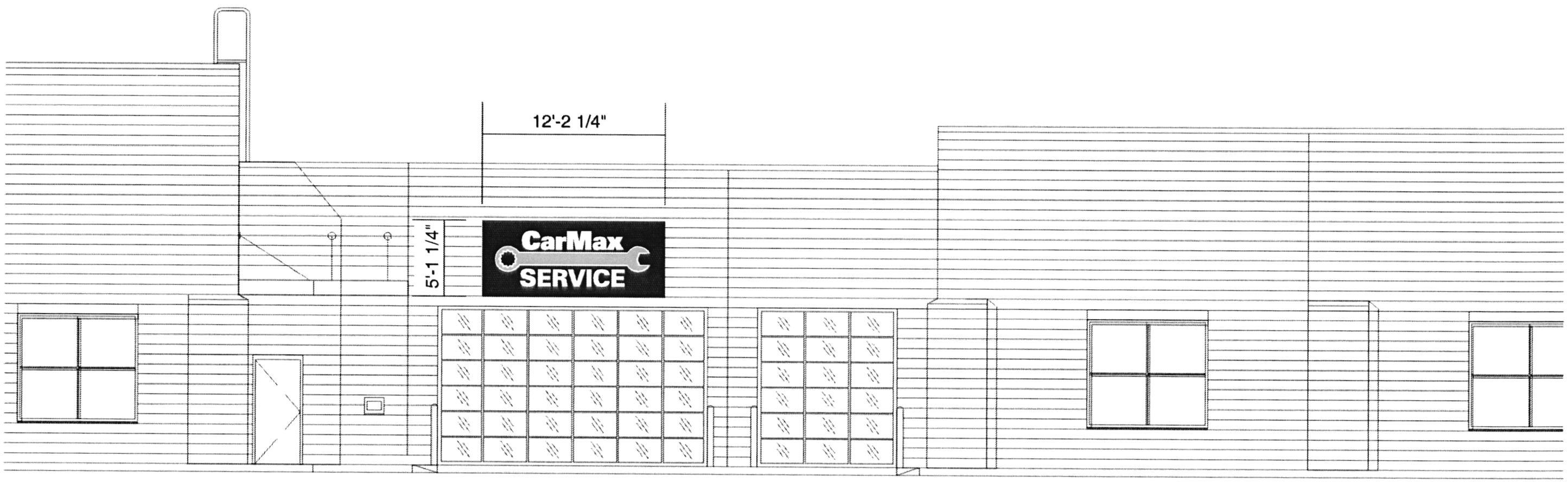
PARTIAL NORTH ELEVATION SHOWING PROPOSED SIGNAGE 3/32"=1'-0"

IMAGE WORKS
11046 Leadbetter Road, Ashland, VA 23005
Phone: (804)798-5533 Fax: (804)798-5582
imageworks4signs.com

#7194 ALBUQUERQUE, NM

INTERNALLLLY ILLUM. CHANNEL LETTER WALL SIGN

CARmax



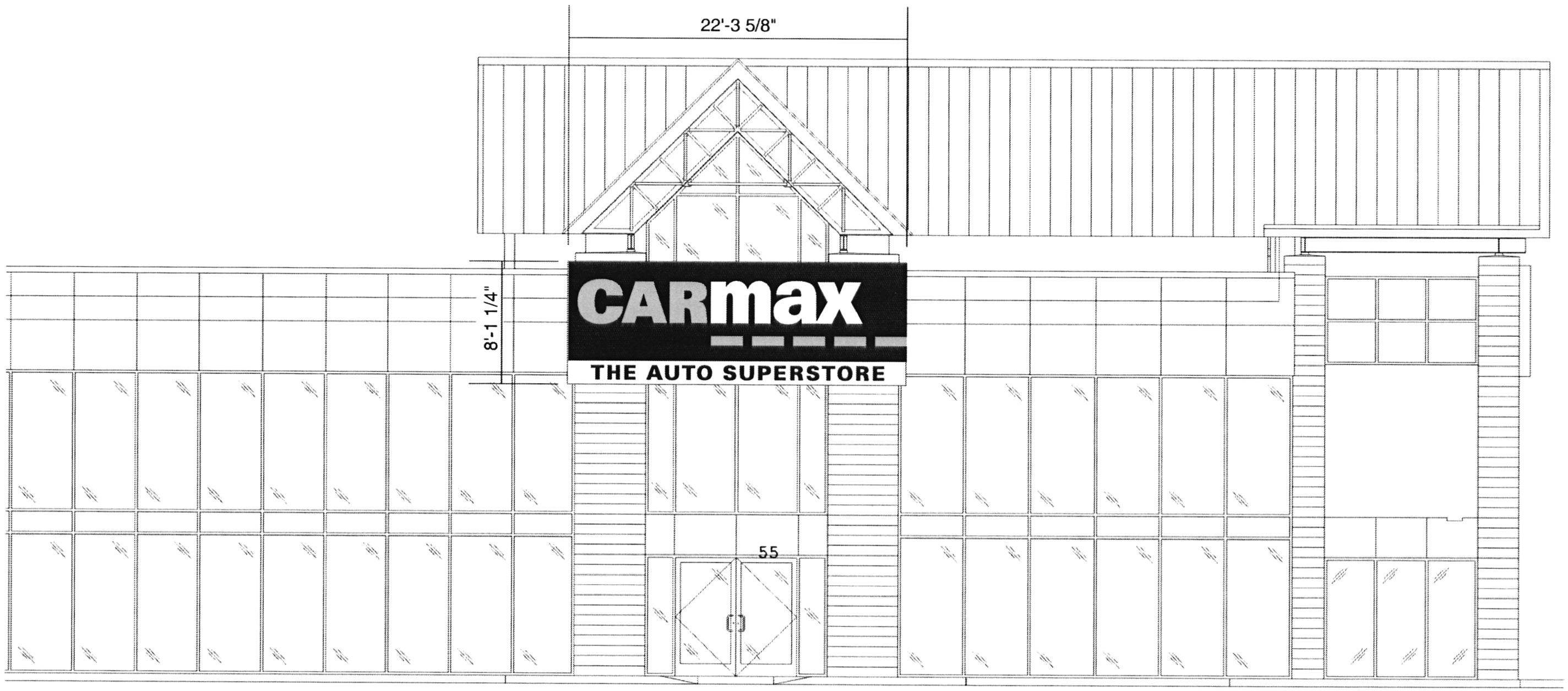
PARTIAL NORTH ELEVATION SHOWING PROPOSED SIGNAGE 3/32"=1'-0"

IMAGE WORKS
11046 Leadbetter Road, Ashland, VA 23005
Phone: (804)798-5533 Fax: (804)798-5582
imageworks4signs.com

#7194 ALBUQUERQUE, NM

INTERNALLLLY ILLUM. CHANNEL LETTER 'SERVICE' SIGN

CARmax



EAST ELEVATION SHOWING PROPOSED SIGNAGE 3/32"=1'-0"

IMAGE WORKS
11046 Leadbetter Road, Ashland, VA 23005
Phone: (804)798-5533 Fax: (804)798-5582
imageworks4signs.com

#7194 ALBUQUERQUE, NM

INTERNALLLLY ILLUM. CHANNEL LETTER WALL SIGN

CARmax