

16

Completed 4-13-04 ✓ Leg



DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00341 (SBP)
Project Name ALAMEDA BUSINESS PARK
Agent: David Pacheco

Project # 1003296
Phone No.: 899.1920

Project Number

1003296

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/2/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

16



DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: **04DRB-00341 (SBP)**

Project # **1003296**

Project Name **ALAMEDA BUSINESS PARK**

Agent: David Pacheco

Phone No.: **899.1700**

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on **4/2/04** by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA. _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign): _____
- _____
- _____
- _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
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- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number

1003296



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 7, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:10 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 # 1002224**
04DRB-00335 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425] [Deferred from 4/7/04] (F-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

2. **Project # 1003167**
04DRB-00336 Major-Bulk Land Variance
04DRB-00337 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D/R-1, located on 86TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s). [REF:03DRB-02189] (L-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD 222 READJUSTMENT AND PLANNING FOR AGIS DXF FILE.**

3. **Project # 1003273**
04DRB-00338 Major-Vacation of Public
Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003293**
04DRB-00333 Major-Vacation of
Public Easements

JEFF HENRY agent(s) for JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-7, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 special use zone, **PLANNED INDUSTRIAL PARK**, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 3 acre(s). (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**
6. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255 Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval
- COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION AND Tract(s) A, LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] [Deferred from 3/24/04 & 4/7/04] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**
7. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK
- WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as LONGFORD @ ARROWWOOD SUBDIVISION)** zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04 & 4/7/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

8. **Project # 1002856**
04DRB-00230 Major-Preliminary Plat
Approval
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] [*Deferred from 3/17/04 & 3/31/04*] (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1002857**
04DRB-00232 Major-Preliminary Plat
Approval
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] [*Deferred from 3/17/04 & 3/31/04*] (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002858**
04DRB-00234 Major-Preliminary Plat
Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 1W WATERLINE IN UNSER MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1000766**
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned RD (9DU/AC); located on TOWER SW, between UNSER SW and 75TH ST SW containing approximately 20 acre(s). [REF:DRB-97-202] *[Deferred from 3/31/04]* (L-10) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

12. **Project # 1003279**
04DRB-00294 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 82ND ST SW and UNSER BLVD SW containing approximately 1 acre(s). *[Deferred from 3/31/04]* (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **Project # 1002423**
04DRB-00302 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10**, zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] [*Deferred from 3/31/04*] (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

14. **Project # 1003168**
04DRB-00475 Minor-SiteDev Plan
BldPermit/EPC

ISAAC BENTON & ASSOCIATES AIA agent(s) for AL SOTO request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 29, **PALISADES ADDITION**, zoned R-1, located on LOMA ALTA CT NW, between PALISADES DR NW and ATRISCO DR NW containing approximately 2 acre(s). [REF: 03EPC-02191] [*Elvira Lopez, EPC Case Planner*] (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET FROM THE FIRE MARSHAL.**

15. **Project # 1003358**
04DRB-00478 Minor-SiteDev Plan
BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK**, zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). (C-17) **INDEFINITELY DEFERRED ON A NO SHOW.**

16. **Project # 1003296**
04DRB-00341-Minor-SiteDev Plan
BldPermit

DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] *[Deferred from 3/24/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003299**
04DRB-00346 Minor-SiteDev Plan
BldPermit

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] *[Deferred from 3/24/04]* (C-18) **THE INFRASTRUCTURE LIST DATED 4/7/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDFILL LANGUAGE ON SITE PLAN, MARCIA PINCUS SIGNATURE ON SITE PLAN, VERIFICATION THAT PLANNING COMMENTS HAVE BEEN ADDRESSED AND A VARIANCE PER NORTH I-25 LANDSCAPE SETBACK REQUIREMENT.**

18. **Project # 1002201**
04DRB-00395 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] **[Debbie Stover, EPC Case Planner]** *[Deferred from 3/31/04]* (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

19. **Project # 1000542**
04DRB-00468 Minor-Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 42, 43, 46, 47, 48, 50, 51, 55, 56, 57, 58, 60, 61, 62, 63 and 64, **CANYONS @ HIGH DESERT**, zoned SU-2 special neighborhood zone, located on CANYON BLUFF TR NE, between JUNIPER CANYON TR NE and CANYON EDGE TR NE [REF: 02DRB-01289] (F-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
20. **Project # 1003328**
04DRB-00422 Minor-Ext of SIA for Temp
Defer SDWK
- CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) 2A-1C-1A, **SOLTERRA AT HIGH DESERT, UNIT 1**, zoned SU-2/HD-RT, located on CORTADERIA ST NE, between IMPERATA ST NE and SPAIN RD NE containing approximately 9 acre(s). [REF: DRB-95-457] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

21. **Project # 1001557**
04DRB-00443 Minor-Final Plat
Approval
04DRB-00541 Minor-Final Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ASI ES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1, **PUNO DE TIERRA ESTATES, UNIT 3 AND UNIT 4**, zoned R-LT, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: DRB-97-498] (M-10) **FINAL PLAT FOR UNIT 3 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO ELIMINATE PUBLIC TRAIL RIGHT-OF-WAY IN UNIT 3 AND PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D, AND A NEW AGIS DXF FILE FOR UNIT 3.**

THE FINAL PLAT FOR UNIT 4 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D.

A CONDITION OF FINAL PLAT FOR UNITS 3 & 4 IS THAT THE PLATS BE RECORDED AT THE SAME TIME.

22. **Project # 1002339**
04DRB-00449 Minor-Vacation of
Private Easements
04DRB-00450 Minor-Prelim&Final Plat
Approval

HOLLY ARROYO & RICHARD TARANGO request(s) the above action(s) for all or a portion of Tract(s) 10-A-2, **ALVARADO GARDENS UNIT 2**, zoned RA-2, M7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELIS DR NW containing approximately 1 acre(s). [REF:02DRB-01711, 02DRB-01958, 03DRB-00571, 03DRB-00769, 03DRB-01035] (G-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR THE BENEFICIARY OF EASEMENT SIGNATURE ON THE PLAT.**

23. **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] [*Was indefinitely deferred on 1/21/04*] (J-13). **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1002531**
03DRB-01460 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] [*Final plat was indefinitely deferred for the SIA*] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TRANSPORTATION DEVELOPMENT, THE WALL NEEDS TO BE MOVED TO NOT IMPEDED ACCESS.**

25. **Project # 1003229**
04DRB-00397 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) NA, Tract(s) NA, **LINDA VISTA ADDITION**, zoned R-1 residential zone, located on HENDRIX AVE NW, between 4th ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void] [*Deferred from 3/31/04*] (F-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

26. **Project # 1002743**
04DRB-00399 Minor-Final Plat Approval
- BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] *[Deferred from 3/31/04]* (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

27. **Project # 1003355**
04DRB-00466 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING, INC. agent(s) for JOSEPH GREVEY request(s) the above action(s) for all or a portion of Lot(s) 162, 163, 164 & 165, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned C-1 (SC) & C-2, located on COORS BLVD NW, between GLENRIO RD NW and FORTUNA RD NW containing approximately 14 acre(s). (J-10/J-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER CAME IN AND REQUEST DEFERRAL TO 4/14/04.**
28. Approval of the Development Review Board Minutes for March 24, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 24, 2004 WERE APPROVED.**

ADJOURNED: 11:10 A.M.

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

ITEM # 16

PROJECT # 1003296

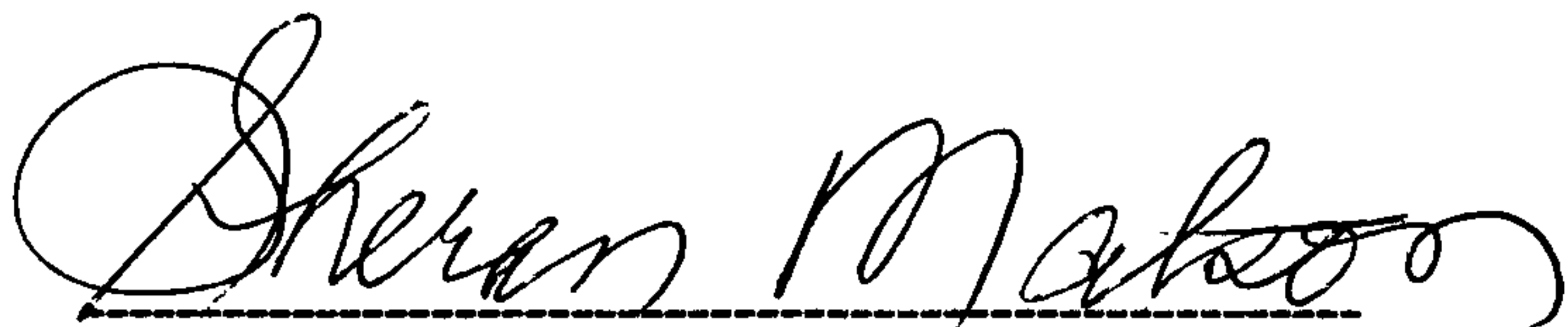
APPLICATION # 04-00341

RE: Alameda Business Park, Tract 11/SPBP

There are a few minor general comments with regard to the SPBP requirements:

- Be sure the property lines are clearly identified on the SPBP sheet as well as the Landscape Plan.
- Landscape Plan: The water usage of each plant should be indicated by "H,M,L".
- The length & width of each planting area should be indicated as well as the square footage.
- Only one sign is indicated. It's on the building. Is this the only sign planned? *Yes*
- The site plan sheet should be labeled "Site Development Plan for Building Permit".
- Be sure to use the correct signature block. A copy is available at the Front Counter.

The Alameda Business Park Master Plan and North I25 Sector Plan requirements appear to be met with the submittal.



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: 1003296

AGENDA ITEM NO: 16

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:() APP:(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: April 7, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 24, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:20 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000147**
04DRB-00257 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as **WHISPERING POINT SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10) A **ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub
Right-of-Way
04DRB-00258 Major-Preliminary Plat
Approval
04DRB-00260 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for
COLLATZ INC./CLIFFORD CAPITAL FUND INC
request(s) the above action(s) for: A TRACT OF LAND
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED
SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS
THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO
COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE
REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND
DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE
OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON
7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE
SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED
IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW
MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE
SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE
WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE
LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4,
PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN
AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE
OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON
01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN
KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON
THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31,
PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS
GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED
RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING
DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST
CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED
ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND
RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43
FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00
FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF
UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE
652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT
(CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35
FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E,
144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF
ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY
LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE;
THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING
THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET;
S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY
LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID
NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS
CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS
S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE
CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET
ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE =
04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND
CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as
RINCONADA TRAILS SUBDIVISION (formerly
Western Trails Estates), zoned R-D, located on
UNSER BLVD NW, between WESTERN TRAILS NW
and LEGENDS AVE NW containing approximately 10
acre(s). [REF:SD-80-5, 03DRB-0199. [Deferred from
3/24/04] (F-10 & F-11) DEFERRED AT THE AGENT'S
REQUEST TO 4/14/04.

3. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub
Right-of-Way
04DRB-00255 Major-Vacation of Public
Easements
04DRB-00253 Minor-Prelim&Final Plat
Approval
- COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] *[Deferred from 3/24/04]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**
4. **Project # 1003186**
04DRB-00256 Major-Vacation of Pub
Right-of-Way
- RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located EAST OF 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 1 acre(s). [REF: 04DRB-00035] (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer
SDWK
04DRB-00262 Minor-Subd Design
(DPM) Variance

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04] (N-9) **THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER TO FOLLOW. DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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.

6. **Project # 1003296**
04DRB-00341 Minor-SiteDev Plan
BldPermit

DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] [Deferred from 3/24/04] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

7. **Project # 1003299**
04DRB-00346 Minor-SiteDev Plan
BldPermit

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] [Deferred from 3/24/04] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

8. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04 & 3/24/04*] (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

9. **Project # 1001926**
04DRB-00329 Minor-Amnd Prelim Plat
Approval

JEFF DORWART agent(s) for BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2 residential zone, located on GLEN RIO RD NW, between 72ND ST NW and 78TH ST NW containing approximately 5 acre(s). [REF: 1000069, 02DRB-00568, 02DDRB-00673, 03DRB-01224, 01225, 01475] (J-10) **WITH THE SIGNING OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

10. **Project # 1001209**
03DRB-02063 Minor- 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] [*Final Plat was indefinitely deferred with condition: the perimeter wall design submittal must be approved before final plat approval*] (F-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002565**
04DRB-00339 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 161A,161B1 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP # 31, (to be known as **VILLA DE LA CAPILLA**, zoned SU-1 special use zone, FOR PRD, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00506, 03EPC-00505, 03EPC-00509] (F-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION CASH-IN-LIEU PAYMENT.**

12. **Project # 1003217**
04DRB-00357 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29E , **COUNTRY MEADOWS SUBDIVISION, UNIT 4**, zoned R-LT residential zone, located on UNIVERSE BLVD NW, between IRVING BLVD NW and COUNTRY COVE PL NW containing approximately 12 acre(s). [REF: 04DRB-00097] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001413**
04DRB-00354 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for PULTE HOMES OF NM, INC. request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, (to be known as **PINON POINT, UNIT 6**, zoned R-LT residential zone, located on IRVING BLVD NW, WEST OF RAINBOW NW containing approximately 16 acre(s). [REF: 02DRB-00517] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1002640**
04DRB-00350 Major-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for TWO JOES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, UNIT 3, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **VISTA DEL AGUILA SUBDIVISION, UNIT 3**) zoned R-D (7 DU/AC) located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [REF: 03DRB-00723, AP-03EPC-01242, 03-00724(SPS), 03DRB-01574, 03DRB-00724, 03DRB-00725, 03DRB-00726, 03DRB-00728] (C-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1002511**
04DRB-00358 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) A, **SUNDANCE SUBDIVISION**, zoned R-LT, located on HATTERAS PL NW between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860-61, 03EPC-00316, 03DRB-01578, 03DRB-01580] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 04DRB-00359 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 4-5, Block(s) A, **SUNDANCE SUBDIVISION**, zoned R-LT, located on SAWGRASS PL NW, between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858-59-60-61, 03EPC-00316, 03DRB-0158 & 80] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002506**
04DRB-00360 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH**, zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] [*Deferred from 3/24/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**
17. **Project # 1003123**
04DRB-00348 Minor-Vacation of Private Easements
04DRB-00347 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 36**, zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] (H-14) **THE VACATION OF THE PRIVATE EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER WILL FOLLOW. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**
18. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat Approval
- PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04, 3/10/04 & 3/24/04.*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

19. **Project # 1003300**
04DRB-00349 Minor-Sketch Plat or Plan
- DEBBIE HUDSON, agent(s) for JOANNE NEALEY, request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Tract(s) E 1/2, **MCDONALD ACRES THIRD UNIT**, zoned R-1, located on the southeast CORNER OF PHOENIX NW, between 10th ST NW and 11th ST NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for March 10, 2004. **THE MARCH 10, 2004 MINUTES WERE APPROVED.**

ADJOURNED: 11:20 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003296

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

Deferred to 4-07-04

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 24, 2004



4/7/04

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: 1003296

AGENDA ITEM NO: 6

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:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: March 24, 2004

David J. Pacheco, Registered Architect
6721 Mariposa Place, N.W.
Albuquerque, New Mexico 87120

#6
Deferred
4/7/04
We have
got.

Letter of Transmittal

To: *Sheran Matson*

From: David Pacheco

CC: n.a.

Date: 3-22-04

Re: DRB Proj # 1003296, Lot 11 Alameda Business Park.

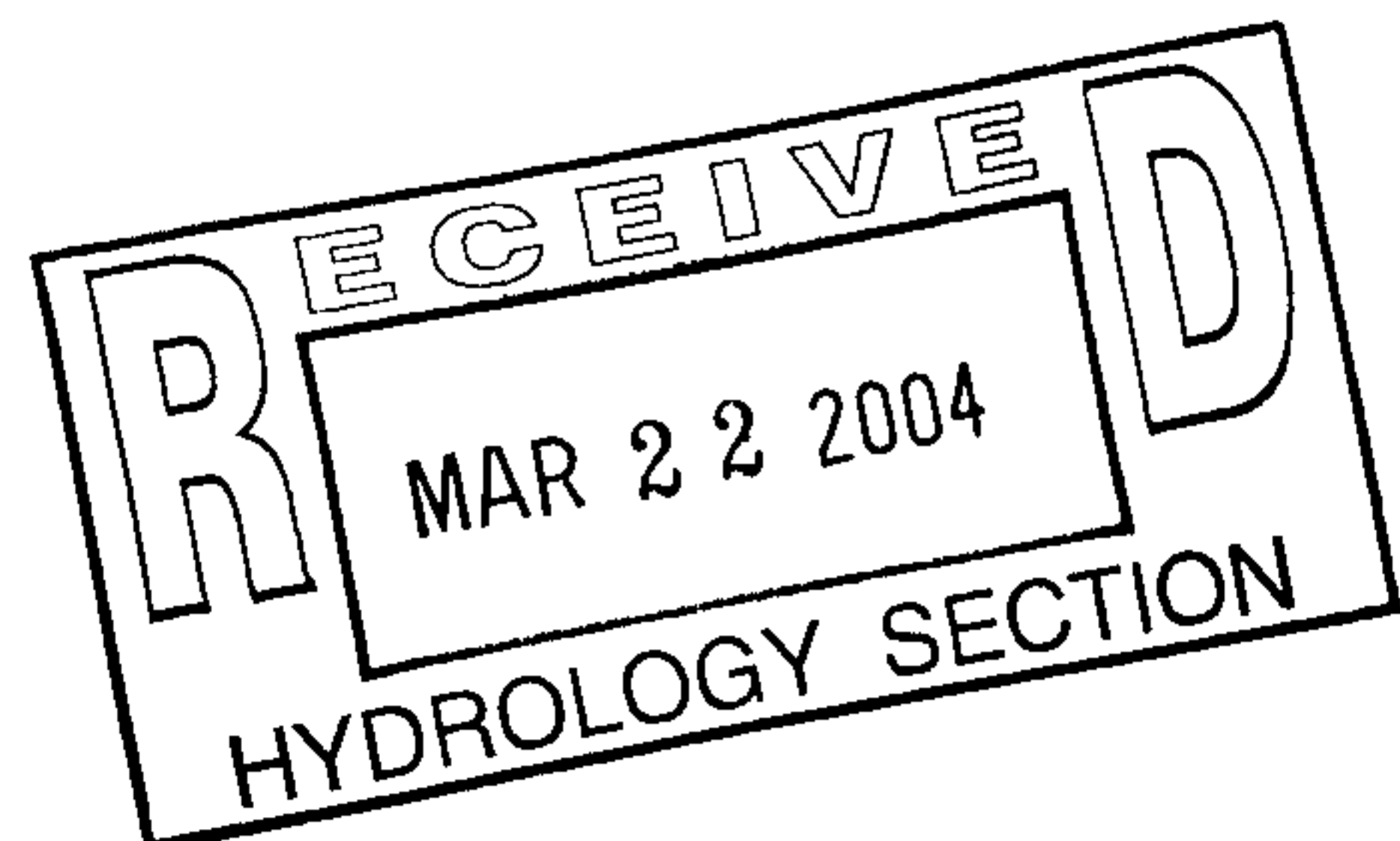
Sheran,

I faxed a copy of this letter to you Saturday.

*I came down to get info on Neighborhood Assoc.
and thought I'd play it safe and also hand
deliver a copy to you.*

Thank you.

David Pacheco



DAVID J. PACHECO, ARCHITECT
6721 Mariposa Place, N.W.
Albuquerque, New Mexico 87120
(505) 899-1920

March 20, 2004

Ms. Sheran Matson
Planning Manager
City of Albuquerque Planning Department
600 Second Street, N.W.
Albuquerque, NM 87103

Re: DRB Project # 1003296
Lot 11, Alameda Business Park

Dear Ms. Matson,

Per our telephone conversation of March 19th, I hereby request a two week deferral of my hearing from March 24th to April 7th 2004 so that I may properly notify and solicit comments from the Alameda North Valley Neighborhood Association. I would also like to make use of this time to make revisions to my Landscape Plan to more fully conform to the Landscape requirements outlined in the Master Development Plan for Alameda Business Park.

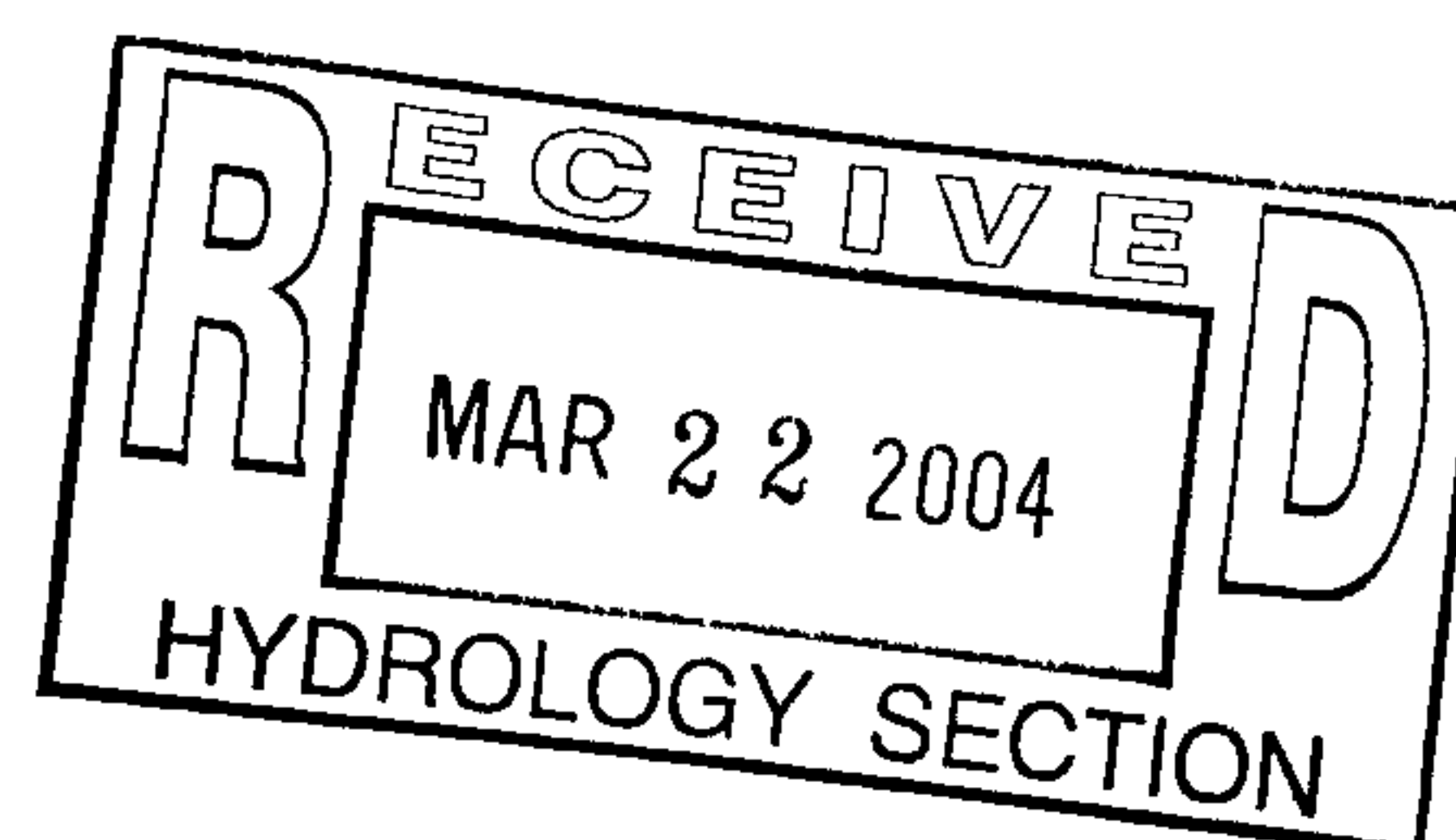
Please call me at 899-1920 should you have any questions concerning this correspondence.

Thank you for all your help.

Sincerely,

David J Pacheco

David J. Pacheco



*** TX REPORT ***

##

TRANSMISSION OK

TX/RX NO 1158
CONNECTION TEL 98905460
SUBADDRESS
CONNECTION ID
ST. TIME 04/05 13:47
USAGE T 02'04
PGS. 2
RESULT OK

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

4/05/04

TO: Dave Pacheco FAX # 890-5460

PAGES (INCLUDING COVER SHEET) 2

FROM: **Sheran Matson, DRB Chair** FAX # 924-3864 PHONE # 924-3880

COMMENTS:

100 3296. Planning's
comments. Thanks for
the Alameda B.P. Master
Plan!

FILE

7003 1680 0000 099T E002
7143 6434 4599 1242

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.57	

Sent To *Leroy Gurule*

Street, Apt. No., or PO Box No. *713 Alameda Blvd., NW*

City, State, ZIP+4 *Albuquerque, NM 87114*

PS Form 3800, June 2002 See Reverse for Instructions

RECEIVED
MAR 29 2004
HYDROLOGY SECTION

DRB # 1003296

TO FILE

7003 1680 0001 6434 7150

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ALBUQUERQUE, NM 87113

Postage	\$ 1.52
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.57

UNIT ID: 0104
Postmark Here
Clerk: KKW956
03/24/04

Sent To Steve Wentworth
 Street, Apt. No. or PO Box No. 8919 Boe Lane N.E.
 City, State, ZIP+4 Albuquerque, NM 87113-2328

PS Form 3800, June 2002 See Reverse for Instructions

RECEIVED
MAR 29 2004
HYDROLOGY SECTION

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Steve Wentworth
8919 Boe Lane, N.E.
Albuquerque, NM
87113-2328

COMPLETE THIS SECTION ON DELIVERY

A. Signature Steve Wentworth Agent Addressee

B. Received by (Printed Name) Steve Wentworth C. Date of Delivery 3/26

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below.

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from serv) 7003 1680 0001 6434 7150

DRB # 1003296

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

PAID RECEIPT

APPLICANT NAME VERNON DORRIS
AGENT DAVID PACHECO
ADDRESS 6721 MARIPOSA PL. NW.
PROJECT & APP # 1003296 / 04DRB-00341
PROJECT NAME HONEY DO OFFICE WAREHOUSE

\$ 469099/4916000 Conflict Management Fee
\$ 50⁰⁰ 441006/4983000 DRB Actions DEFERRAL FEE
\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 441018/4971000 Public Notification
\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 50⁰⁰ TOTAL AMOUNT DUE

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

DAVID JESSE PACHECO
ARCHITECT
6721 MARIPOSA PL. NW.
ALBUQUERQUE, NM 87120-3069

95-219-2890
1070
6200374111

2032

Date 3-29-04

Pay to the Order of: City of Albuquerque

Fifty & no/ cents \$ 50.00

WELLS FARGO Wells Fargo Bank New Mexico, N.A.
6200 Coors Rd. NW
Albuquerque, NM 87120
www.wellsfargo.com

City of Albuquerque
Treasury Division

Memo: DR.B. #1003296

David Jesse Pacheco

RECEIPT# 00023131 WSH#007 TRANS#30010
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$50.00
J24 Misc \$50.00
CK \$50.00
CHANGE \$0.00

Counterreceipt.doc

DAVID J. PACHECO, ARCHITECT
6721 Mariposa Place, N.W.
Albuquerque, New Mexico 87120
(505) 899-1920

March 20, 2004

#6

Ms. Sheran Matson
Planning Manager
City of Albuquerque Planning Department
600 Second Street, N.W.
Albuquerque, NM 87103

Re: DRB Project # 1003296
Lot 11, Alameda Business Park

Dear Ms. Matson,

Per our telephone conversation of March 19th, I hereby request a two week deferral of my hearing from March 24th to April 7th 2004 so that I may properly notify and solicit comments from the Alameda North Valley Neighborhood Association. I would also like to make use of this time to make revisions to my Landscape Plan to more fully conform to the Landscape requirements outlined in the Master Development Plan for Alameda Business Park.

Please call me at 899-1920 should you have any questions concerning this correspondence.

Thank you for all your help.

Sincerely,

David J Pacheco

David J. Pacheco

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 (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Vernon Dorris PHONE: 352-2915
 ADDRESS: 8509 Paseo Alameda Blvd., N.E. FAX: 792-7587
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: honidewplg@aol.com
 Proprietary interest in site: Owner
 AGENT (if any): David Pacheco PHONE: 899-1920
 ADDRESS: 6721 Mariposa Place, N.W. FAX: 890-5460
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: djpalbuq@aol.com

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit

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

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

Lot or Tract No. Eleven (11) Block: _____ Unit: _____
 Subdiv. / Addn. Alameda Business Park
 Current Zoning: SU-2, IP-EP Proposed zoning: N.A.
 Zone Atlas page(s): C-16 No. of existing lots: One No. of proposed lots: N.A.
 Total area of site (acres): .7303 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101606431820840115 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Blvd.
 Between: Edith and Jefferson

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB-98-223, V-99-9 / SV-99-9, Project # 10001321, 1001321, 1003114

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

SIGNATURE David J. Pacheco DATE 2-20-04
 (Print) David J. Pacheco Applicant Agent

FOR OFFICIAL USE ONLY

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

NA	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>04DRB - 00341</u>	<u>SBP</u>		<u>\$ 385</u>
<input type="checkbox"/>	All fees have been collected		<u>CMF</u>		<u>\$ 20</u>
<input type="checkbox"/>	All case #s are assigned				\$
<input type="checkbox"/>	All AGIS copy has been sent				\$
<input checked="" type="checkbox"/>	Case history #s are listed				\$
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill				Total
<input type="checkbox"/>	F.H.D.P. density bonus				<u>\$ 405.00</u>
<input type="checkbox"/>	F.H.D.P. fee rebate				
<u>Les Durancieux</u> <u>3-15-04</u> Planner signature / date		Hearing date <u>MARCH 24, 2004</u>		Project # <u>1003296</u>	

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

David J. Pacheco
Applicant name (print)

David J. Pacheco
Applicant signature / date



Form revised September 2001

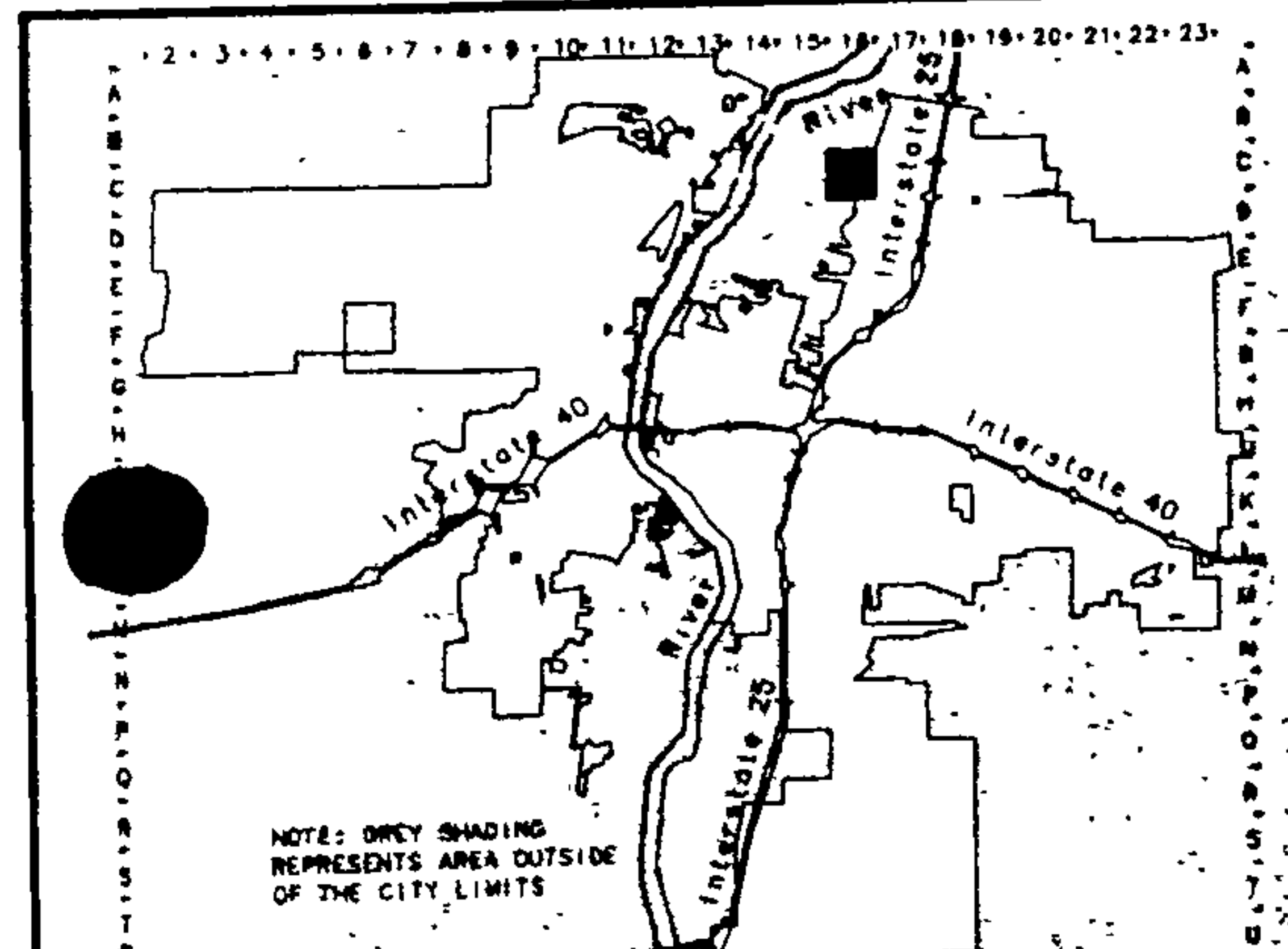
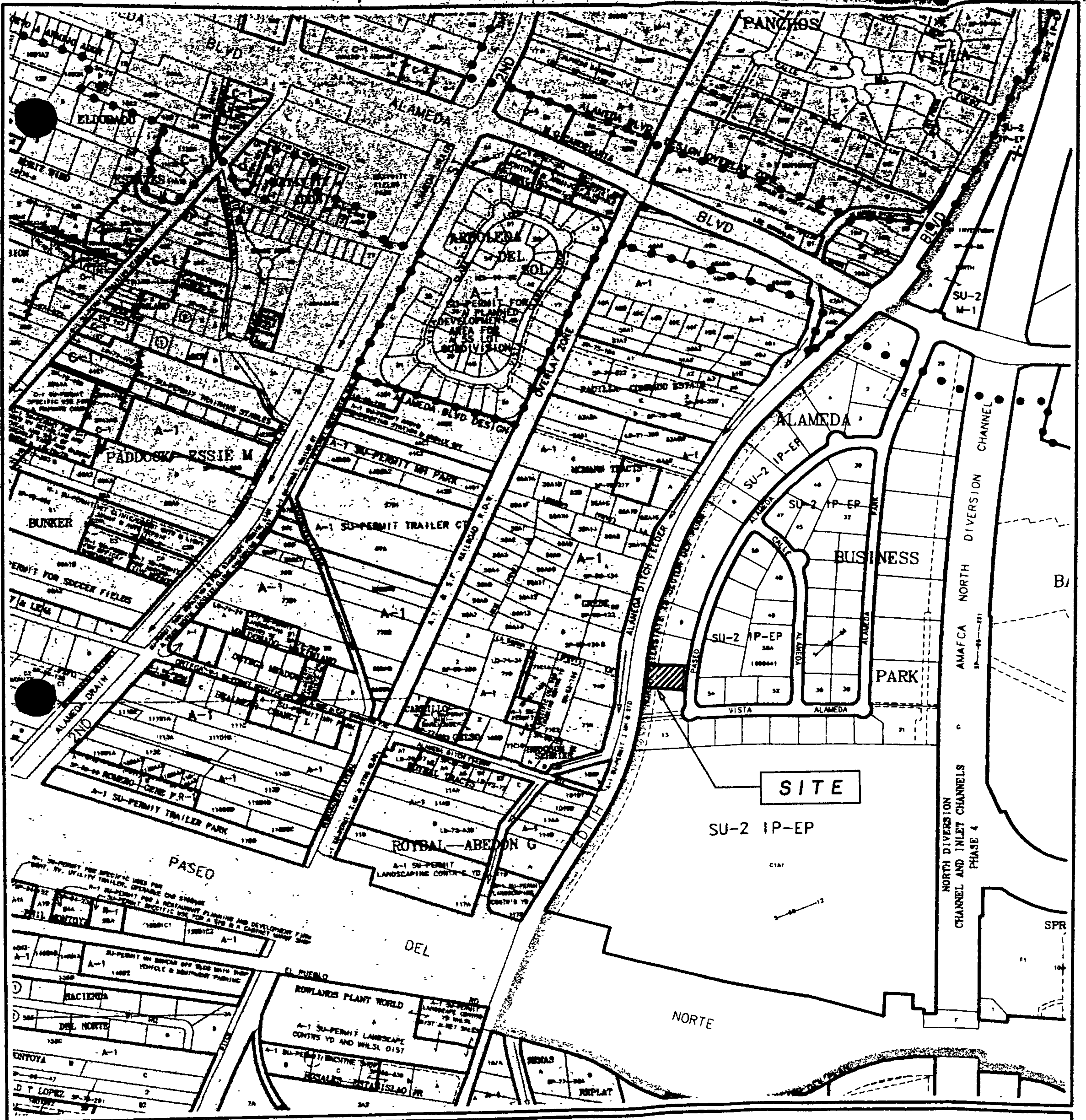
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 04DRB - - 00341

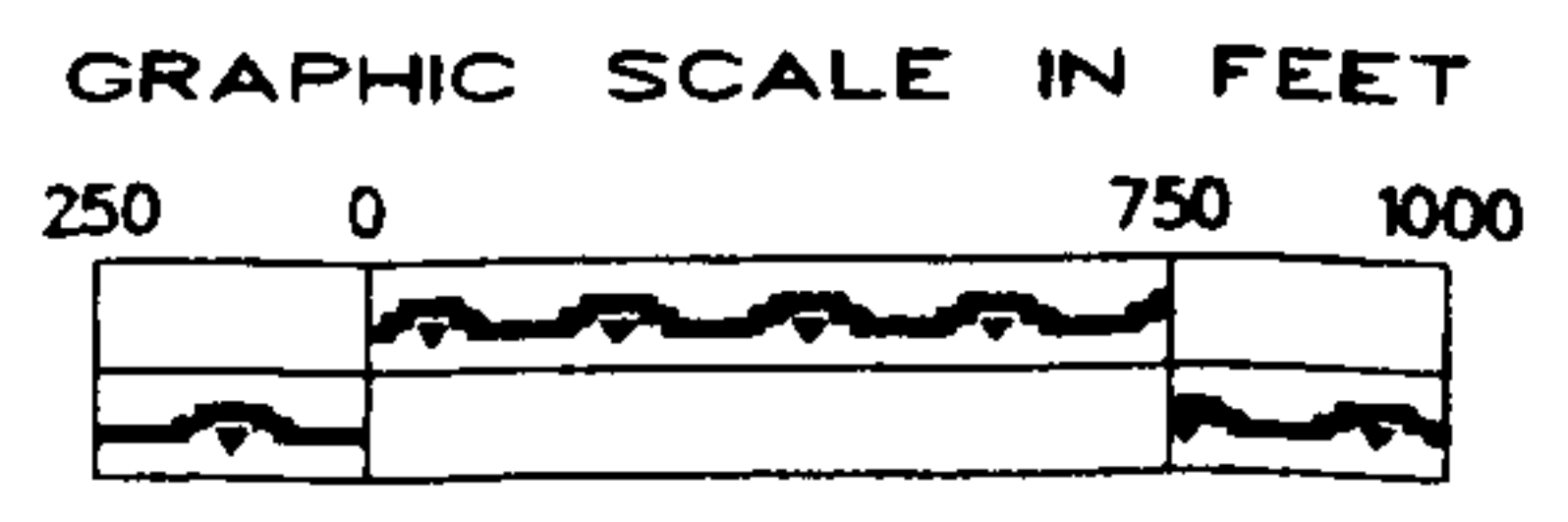
Les Duranceanx
Planner signature / date

3-15-04

Project # 1003296



CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2002



Zone Atlas Page
C-16-Z
 Map Amended through April 03, 2002

DAVID J. PACHECO, ARCHITECT
6721 Mariposa Place, N.W.
Albuquerque, New Mexico 87120
(505) 899-1920

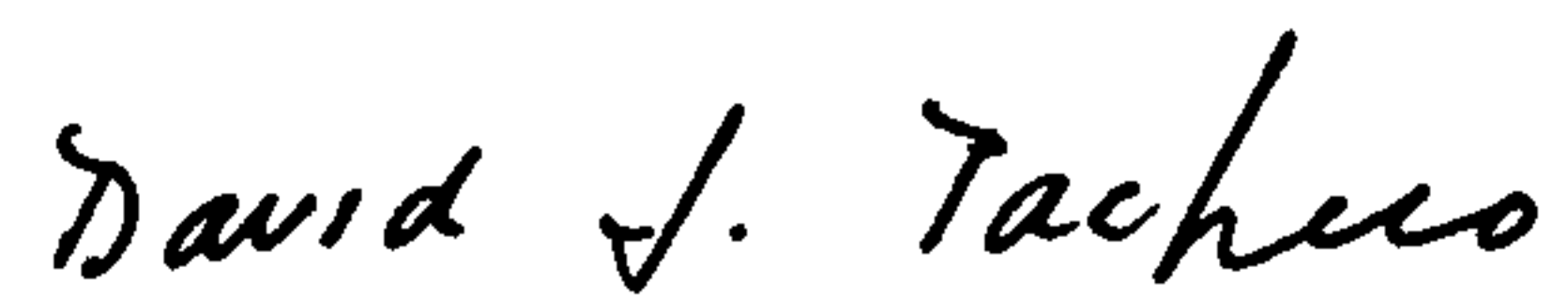
January 27, 2004

Re: Lot 11, Alameda Business Park

To Whom It May Concern;

The Owner is requesting Site Development and Landscape Plan approval for development of the subject lot. The Owner proposes to build a 6,000 square foot Office / Warehouse listed as permissive use under the IP Industrial Park Zone. He intends to develop the subject site to meet site development design standards as defined in the North I-25 Sector Development Plan and the Comprehensive City Zoning Code.

Sincerely,



David J. Pacheco

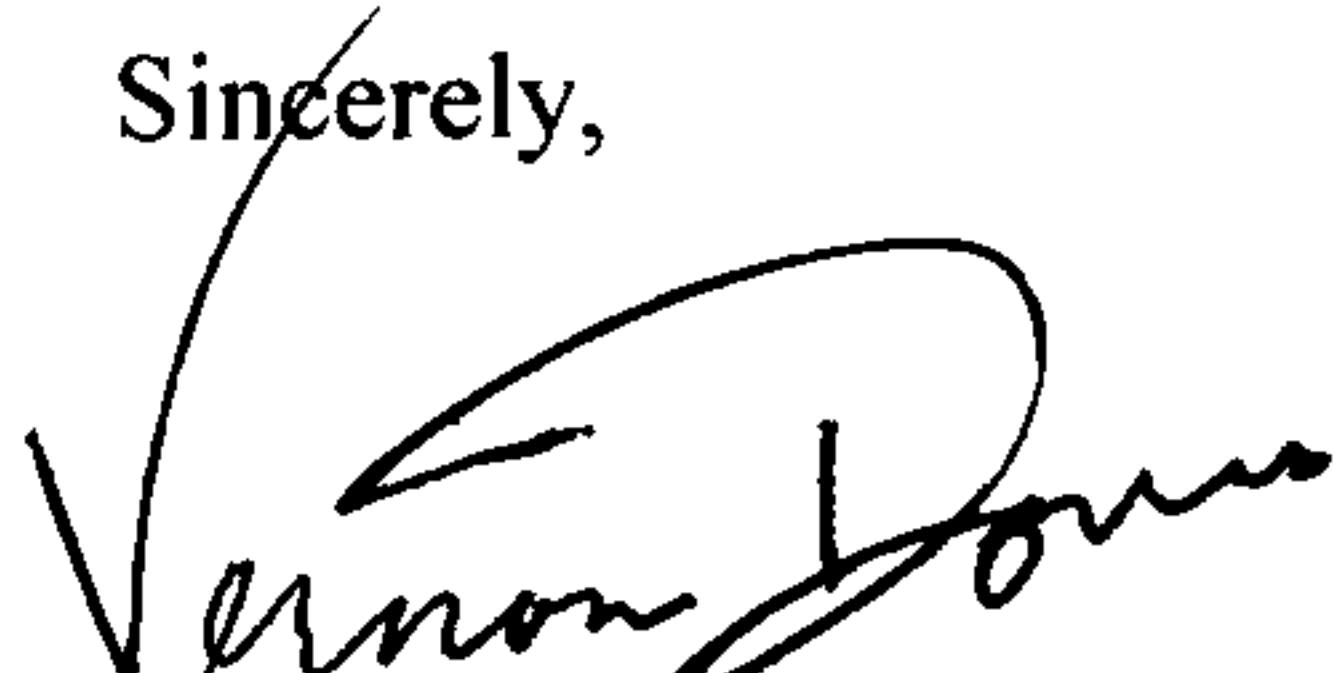
January 27, 2004

Re: Lot 11, Alameda Business Park

To Whom It May Concern:

I, Vernon Dorris, authorize David Pacheco to act as my agent in obtaining Site Development and Landscape Plan approval as required by the City of Albuquerque, Planning Department for the subject project.

Sincerely,



Vernon Dorris

Owner

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.

David J. Pacheco

2-20-04

Applicant or Agent Signature / Date

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

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

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

Accompanying Material

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

SHEET #1 - SITE PLAN

A. General Information

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

B. Proposed Development

✓ 1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- NA D. Temporary structures, signs and other improvements No temporary improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- NA G. Loading facilities No loading facilities proposed
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 8 provided: 9
 Handicapped spaces required: 1 provided: 1
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 2
 provided: 2
 - NA 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - NA 3. Location and description of amenities, including patios, benches, tables, etc.
 No additional amenities provided

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - NA 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - NA 3. Location of traffic signs and signals related to the functioning of the proposal
 - NA 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - NA 1. Bikeways and bike-related facilities None existing or proposed

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

- NA 2. Pedestrian trails and linkages None existing or proposed
- NA 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).
- None req'd NA 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- NA A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping. No phasing proposed

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.)
 - None req'd NA C. Ponding areas either for drainage or landscaping/recreational use
- X 7. Identify type, location and size of plantings (common and/or botanical names).
 - X 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
- X 9. Planting Beds, indicating square footage of each bed
- NA 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. No turf areas proposed
- X 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

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

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

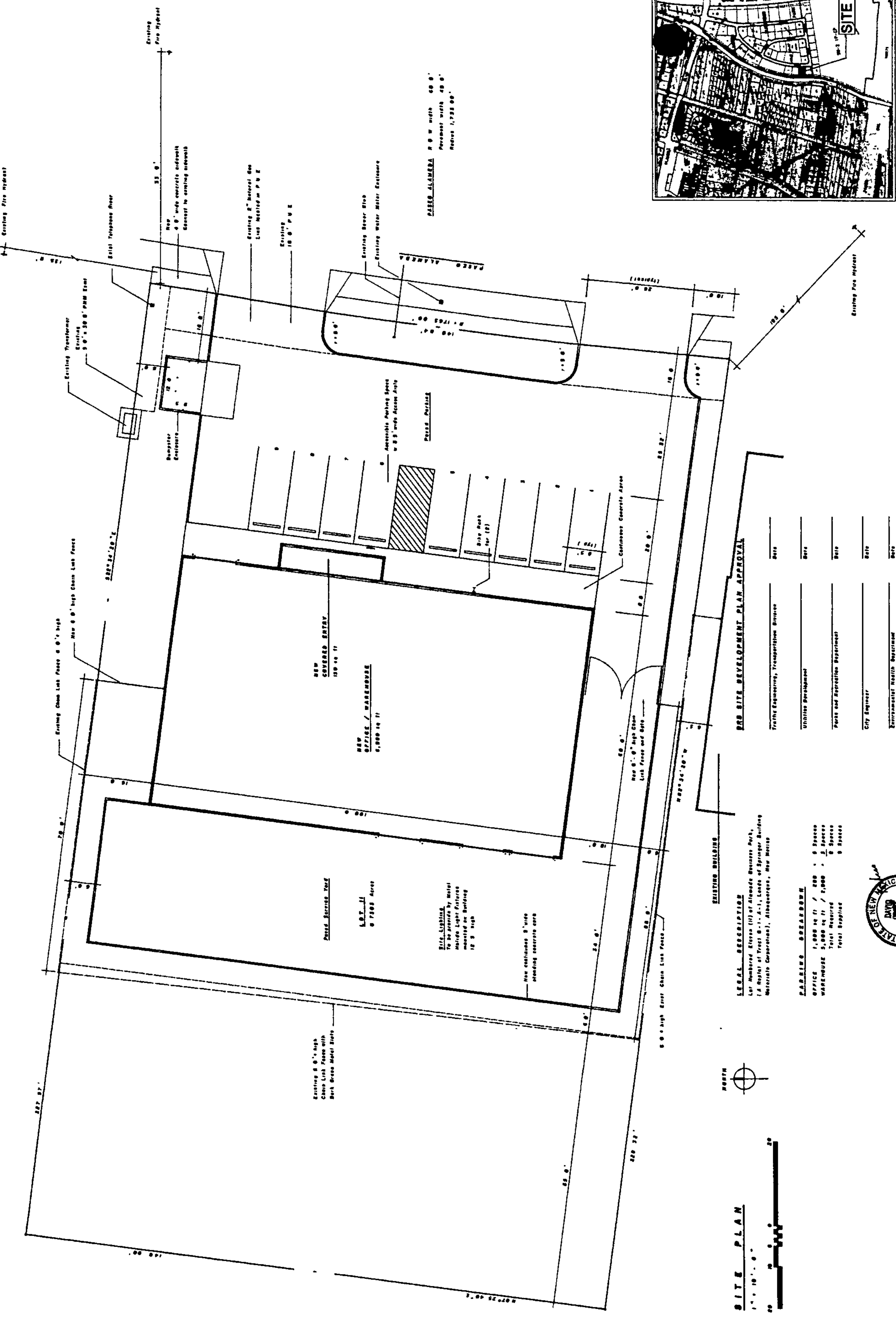
A. General Information

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

B. Signage

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

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



DAVID PACHECO

 ENGINEER

URS SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Studies	DATE
Utilities Development	DATE
Permit and Erection Requirements	DATE
City Engineer	DATE
Environmental Health Department	DATE
<i>Michael H. Hottel</i> SITE WORK ENGINEER	3-5-04 DATE
URS Corporation, Planning Department	DATE

LEGAL DESCRIPTION

Lot Numbered Eleven (11) of Alameda Business Park,
 (A Part of Tract B-1-A-1, Lots of Springer Building
 Materials Corporation), Albuquerque, New Mexico

TABLES BREAKDOWN

OFFICE 1,000 sq ft / 200' x 5 Spaces
 WAREHOUSE 5,000 sq ft / 1,000' x 5 Spaces
 Total Required 6,000 sq ft
 Total Supply 6,000 sq ft



OFFICE WAREHOUSE for HONEY DO PLUMBING

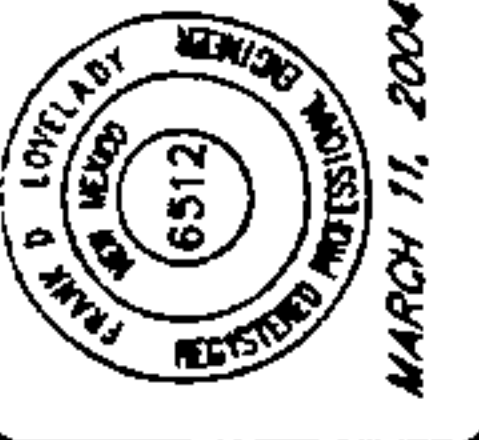
DATE: 3-05-04



SITE PLAN



ENTER HERE

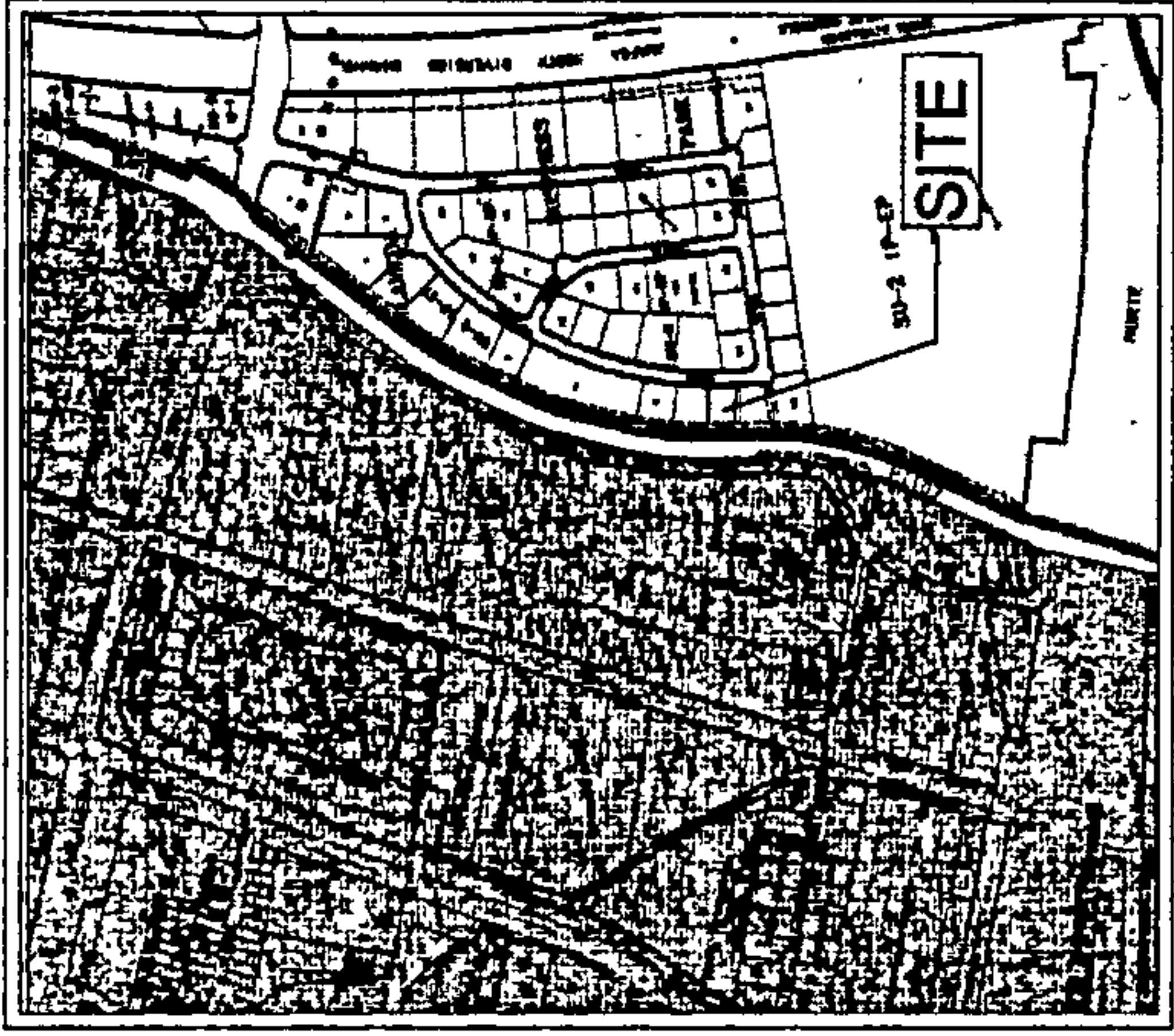


DRAINAGE CALCULATIONS
OFFICE / HOUSE FOR HONEY DO PLUMBING
LOT 1 LAMEDA BUSINESS PARK
ALBUQUERQUE, NEW MEXICO

FRANK D. LORD & CO., P.C.
345-2287 • Fax (505) 345-2115 • 300 ALAMOSA BLVD. NW • ALBUQUERQUE, NM • 87107

JOB NO. 187
DATE: MARCH 11, 2004
REVISIONS

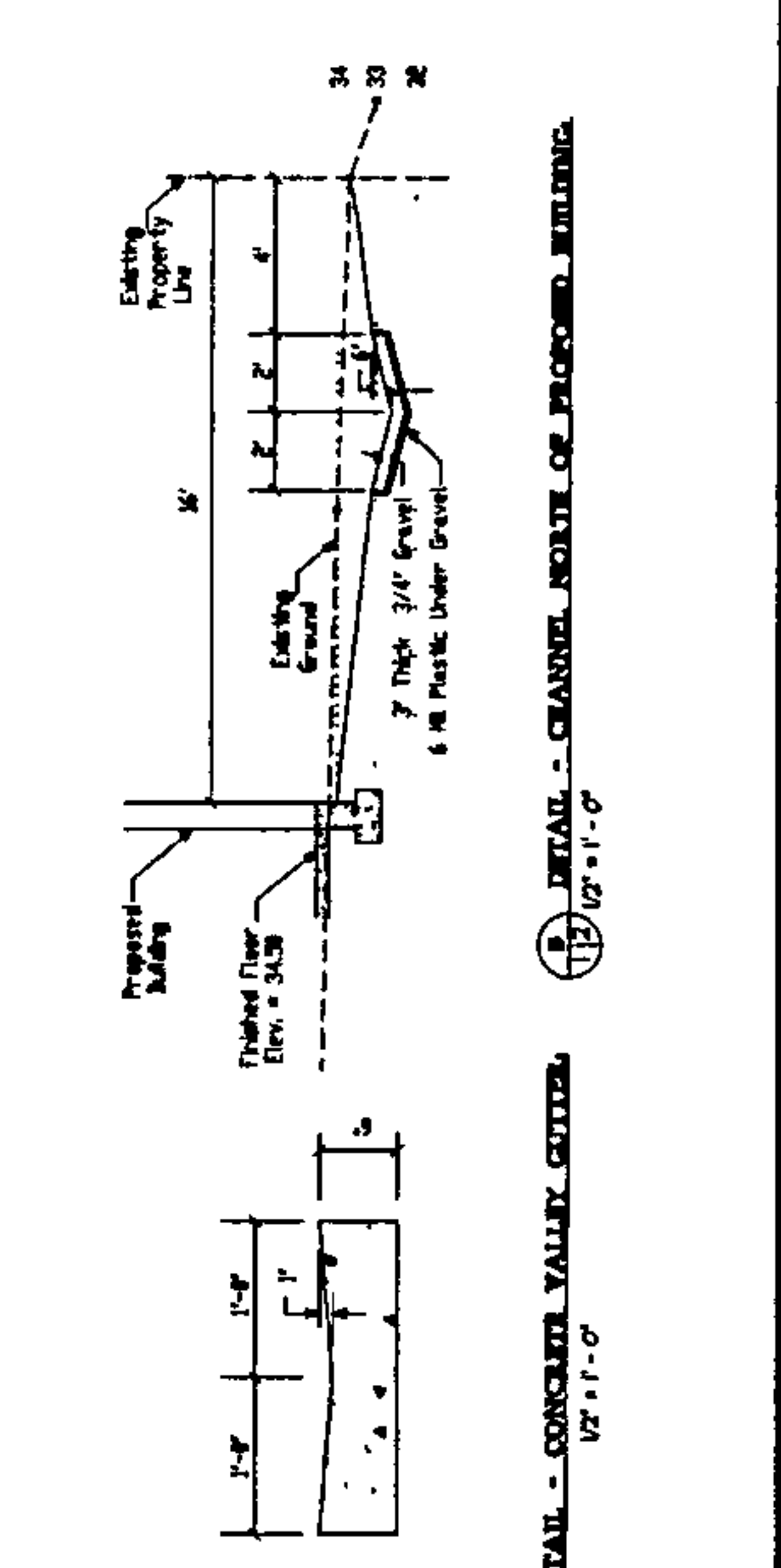
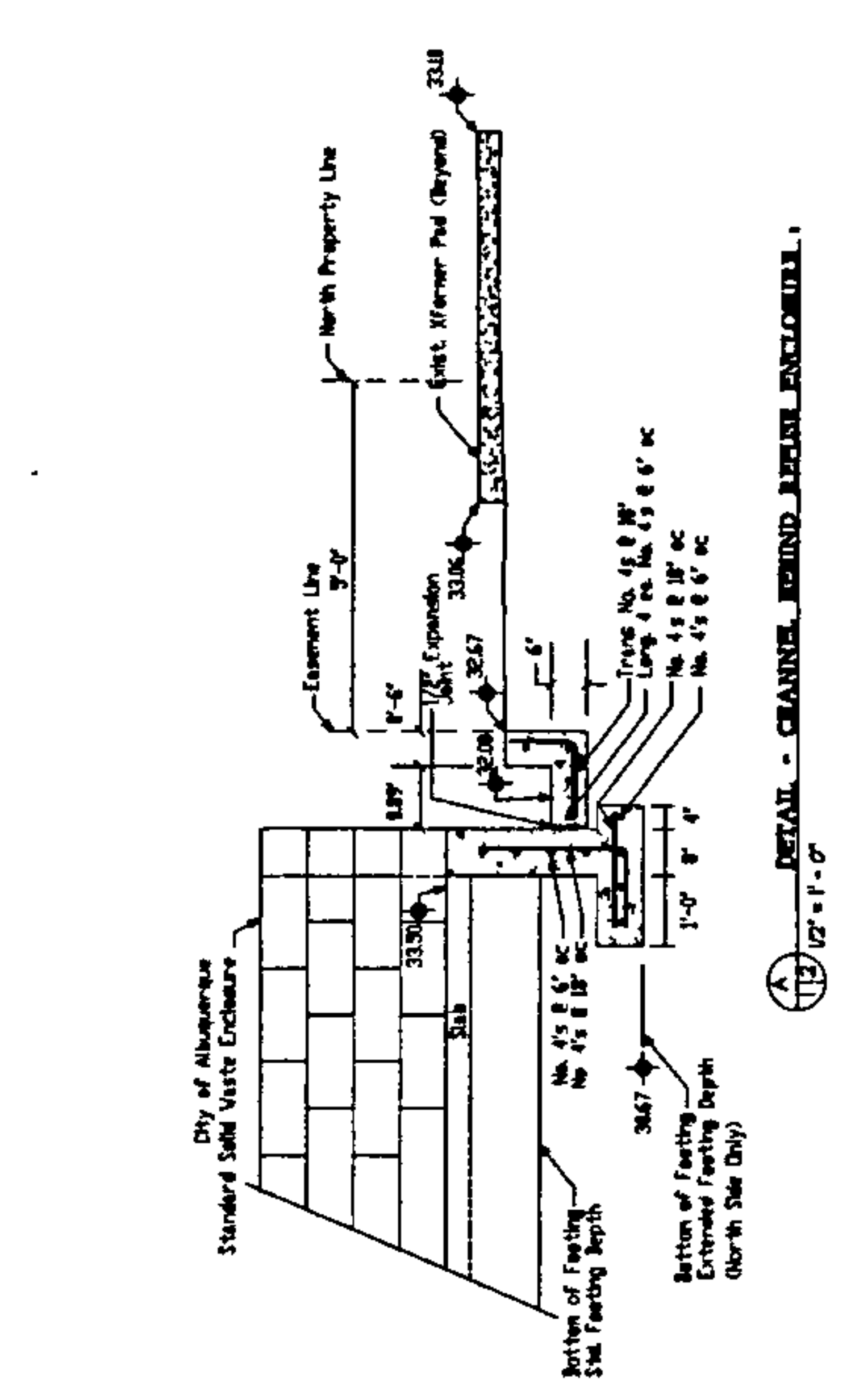
SHEET NO. 2 OF 2



CITY OF ALBUQUERQUE
DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY (S.O. 19)
NOTICE TO CONTRACTORS

- AN EXAMINATION/CONSTRUCTION PERMIT SHALL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
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NO.	DESCRIPTION	DATE
1	APPROVAL FOR P.C. DRAWING	
2	REVISION	



LEGEND

EXISTING	NEW	DESCRIPTION
---	---	CONTOUR
---	---	SPOT ELEVATION
---	---	PROPERTY LINE
---	---	SLOPE (FT PER FT)
---	---	SWALE
---	---	SLOPE (FEET PER FOOT)
---	---	ROOF FLOW
---	---	DOWNSPOUT
---	---	BACK OF CURB
---	---	EDGE CUT
---	---	EDGE OF ASPHALT
---	---	EDGE OF CONCRETE
---	---	FLOW LINE
---	---	TOP OF CURB/CONCRETE
---	---	TOP OF ASPHALT
---	---	FENCE POST

GENERAL NOTES FROM TOPOGRAPHIC SURVEY:

- CONTOUR INTERVAL IS ONE (1) FOOT
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No "NOC 7-192"
- HAVING AN ELEVATION OF 5285.00
- UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- THIS IS NOT A BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.

FLOOD MAP
NO FLOOD ZONES IMPACT THIS SUBDIVISION

LEGAL DESCRIPTION:
LOT 11, PART OF ALBUQUERQUE BUSINESS PARK

OVERLAP CALCULATION
Design S = 0.07 cfs
Use Weir Equation: $Q = C L H^{3/2}$ C = 2.65 L = 2.0 H = 0.67
 $Q = 2.65 \times 2.0 \times 0.67^{3/2} = 2.31$ (Approximate)

CURB OPENING - REAR PARKING LOT
Design S = 0.07 cfs
Use Weir Equation: $Q = C L H^{3/2}$ C = 2.65 L = 1.0 H = 0.9
 $Q = 2.65 \times 1.0 \times 0.9^{3/2} = 0.77$ (Approximate)

CURB OPENING - FRONT PARKING LOT
Design S = 0.07 cfs (SUBBASIN C) AND 0.07 (SUBBASIN B) = 1.30 cfs
Use Weir Equation: $Q = C L H^{3/2}$ C = 2.65 L = 1.0 H = 0.9
 $Q = 2.65 \times 1.5 \times 0.9^{3/2} = 1.41$ (Approximate)

CHANNEL BEHIND RETAINING ENCLOSURE
Design S = 0.06 cfs
Use Weir Equation: $Q = C L H^{3/2}$ C = 2.65 L = 0.8 H = 0.67
 $Q = 2.65 \times 0.8 \times 0.67^{3/2} = 1.16$ (Approximate)

CHANNEL NORTH OF BUILDING
Design S = 0.06 cfs
Use Weir Equation: $Q = C L H^{3/2}$ C = 2.65 L = 0.8 H = 0.67
 $Q = 2.65 \times 0.8 \times 0.67^{3/2} = 1.16$ (Approximate)

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE FOLLOWING:
 - NO SEDIMENT-BEARING WATER SHALL BE ALLOWED TO DISCHARGE FROM THE SITE DURING CONSTRUCTION.
 - EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - SHOULD THE CONTRACTOR FAIL TO PREVENT SEDIMENT-BEARING WATER FROM ENTERING THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMEDIATION AND RESTORATION OF THE PUBLIC RIGHT-OF-WAY TO ORIGINAL CONDITION.
 - CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO AVOID DISCHARGE OF SEDIMENT-BEARING WATER INTO THE PUBLIC RIGHT-OF-WAY. THE BERM SHALL BE LOCATED ALONG THE DOWNSTREAM PERIMETER OF THE PROPERTY.

EXISTING CONDITIONS:
The site is located on the east side of Paseo Alameda Drive, the parcel lot north of the lot 11, and south of the lot 12. The lot 11 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 12 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 13 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 14 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 15 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 16 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 17 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 18 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 19 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 20 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 21 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 22 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 23 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 24 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 25 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 26 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 27 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 28 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 29 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 30 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 31 is a rectangular lot with a width of 110 feet and a depth of 110 feet. The lot 32 is a rectangular lot with a width of 110 feet and a depth of 110 feet. 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DEVELOPED CONDITIONS:
S100 = 0.1001 + 0.28 + 0.0025 = 0.34 + 0.4844 = 0.79
S10 = 0.1001 + 0.28 + 0.0025 + 1.71 + 0.456 = 2.54 + 1.78 = 4.32 cfs

VOLUME, 100-YEAR AND 10-YEAR, 6-HOUR:
EXISTING CONDITIONS:
V100 = (31,810 x 1.13) / 12 = 2,995 cf
V10 = (31,810 x 0.32) / 12 = 1,378 cf

DEVELOPED CONDITIONS:
V100 = (44,361 + 0.78 + 0.93 + 1.13 + 18.496 + 2.15) / 12 = 4,394 cf
V10 = (44,361 + 0.78 + 0.93 + 0.52 + 18.496 + 1.34) / 12 = 2,853 cf

PEAK DISCHARGE

EXISTING CONDITIONS:
S100 = 0.792 + 3.14 + 2.27 cfs
S10 = 0.792 + 1.71 + 1.25 cfs

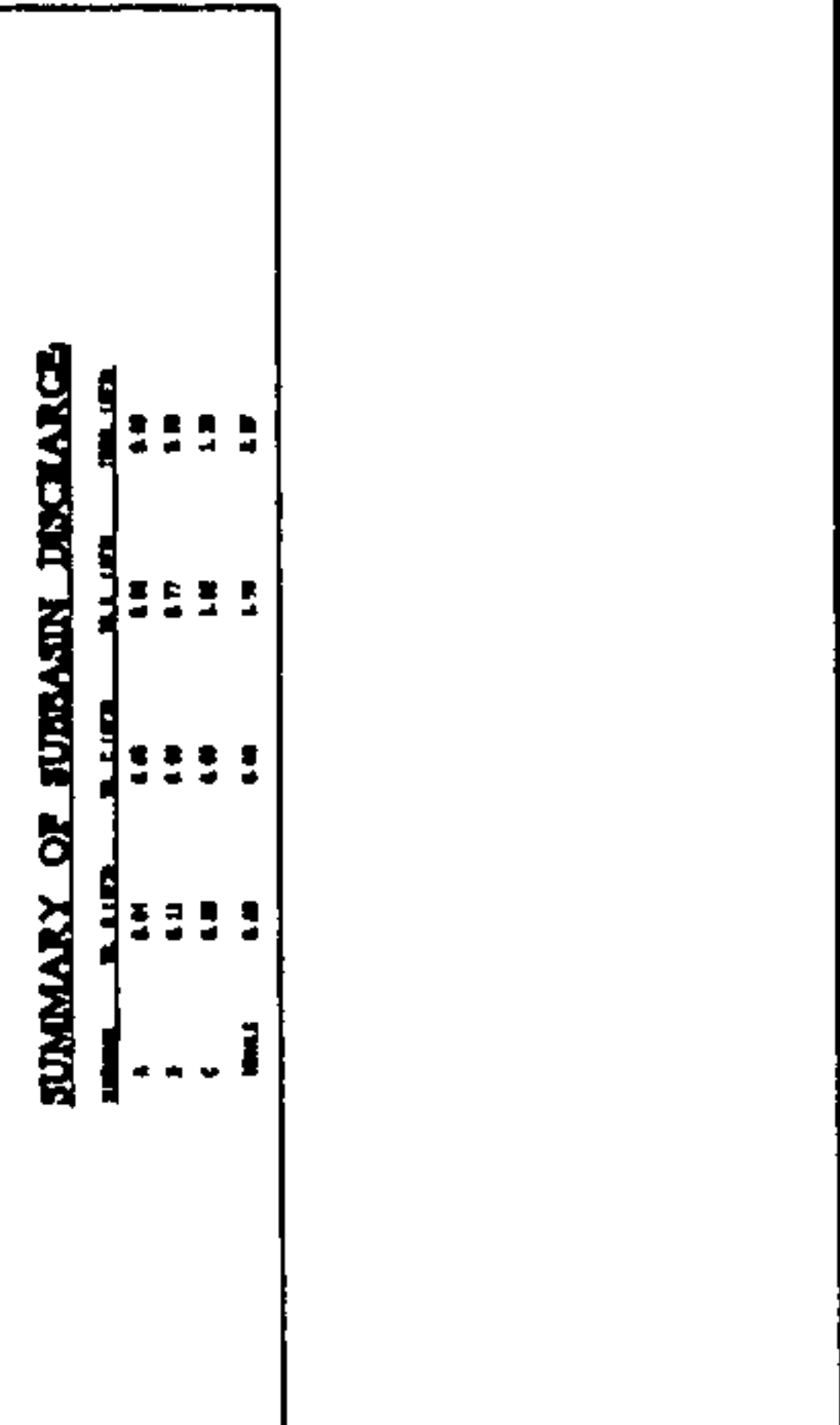
DEVELOPED CONDITIONS:
S100 = 0.1001 + 0.28 + 0.0025 + 3.14 + 0.4844 = 4.79 + 2.87 cfs
S10 = 0.1001 + 0.28 + 0.0025 + 1.71 + 0.456 = 2.54 + 1.78 cfs

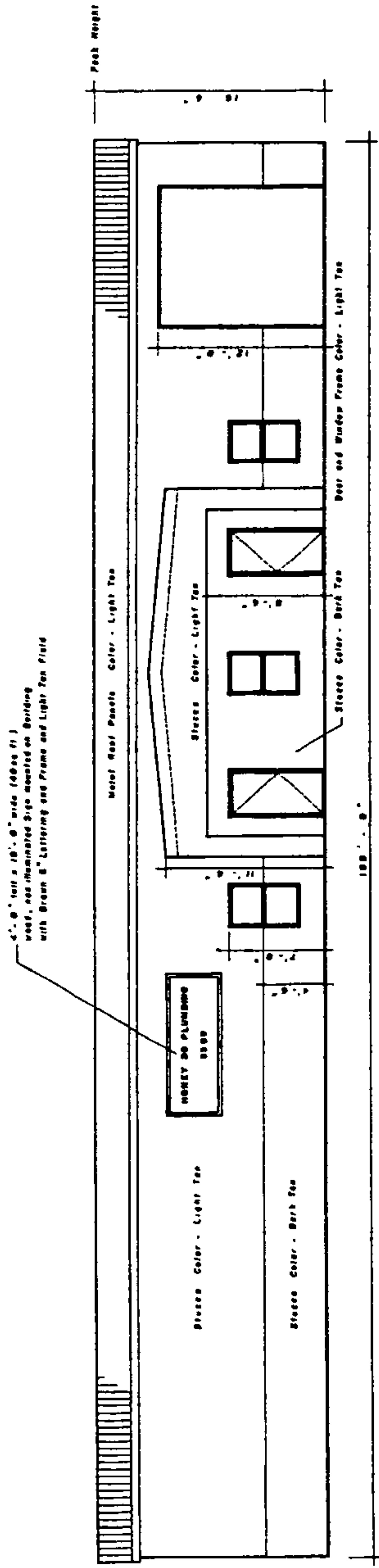
LAND TREATMENT AREAS
The peak discharge per acre and excess precipitation are shown for the four land treatment areas. The peak discharge per acre is based on the peak discharge per acre of the site. The excess precipitation is based on the excess precipitation of the site. The peak discharge per acre and excess precipitation are shown for the four land treatment areas.

LAND TREATMENT AREA	EXISTING DISCHARGE PER ACRE	DEVELOPED DISCHARGE PER ACRE	EXCESS PRECIPITATION PER ACRE
A	1.36	0.36	0.00
B	2.29	0.95	0.00
C	3.14	1.71	0.00
D	4.79	3.14	0.00

SUMMARY OF ON-SITE VOLUMES AND PEAK DISCHARGE RATES

USE	VOLUME (CU FT)	PEAK DISCHARGE (CFS)
EXISTING	4,394	2.87
DEVELOPED	1,378	1.25
INCREASE	1,379	1.17

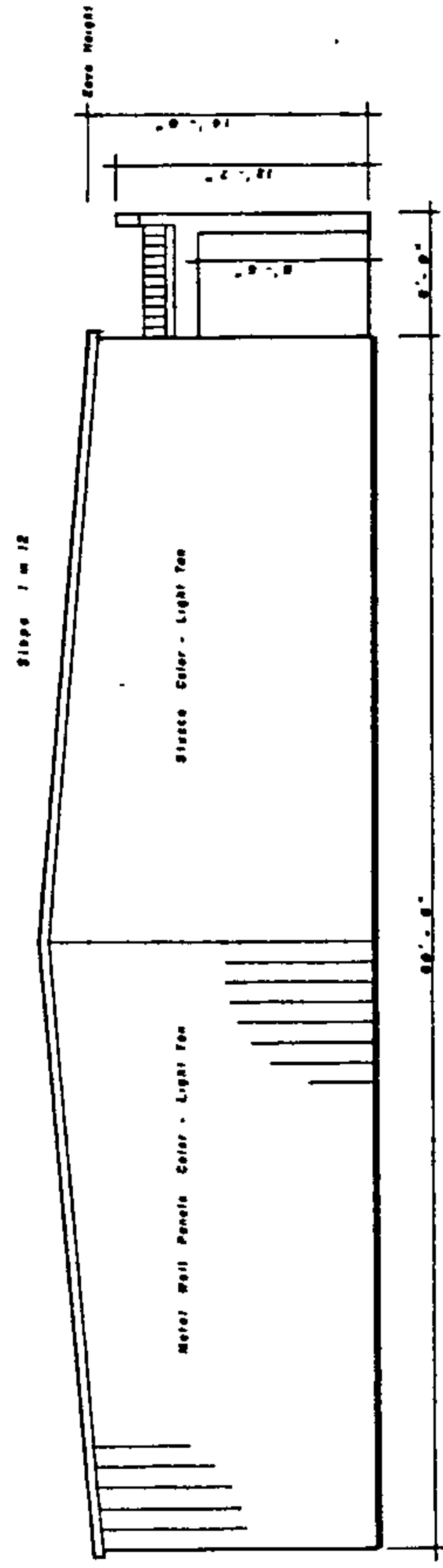




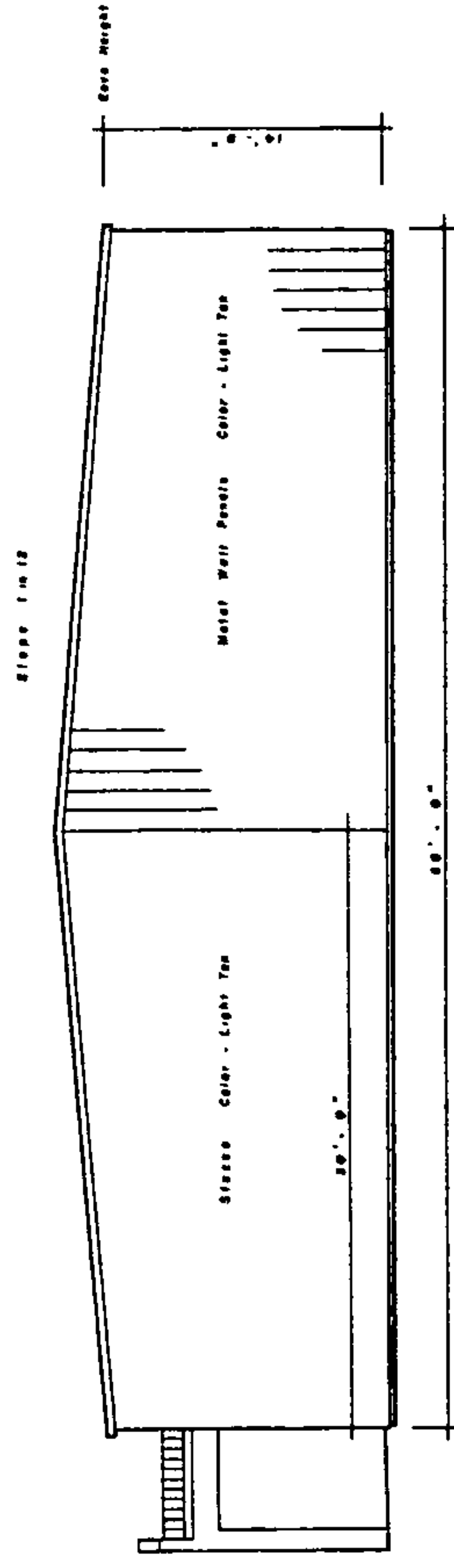
FRONT ELEVATION (EAST)

SCALE 3/16" = 1'-0"

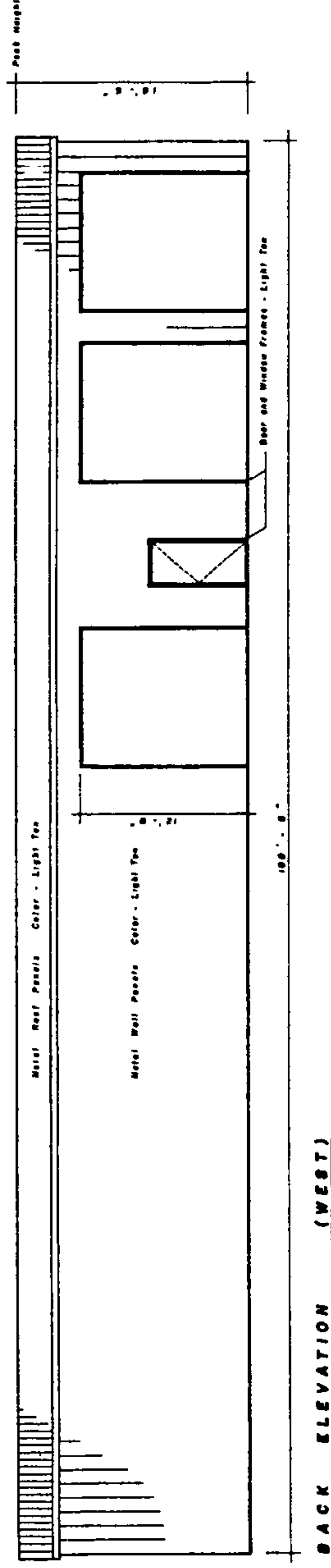
DUMPSTER ENCLOSURE ELEV. (EAST)
3/10" = 1'-0"



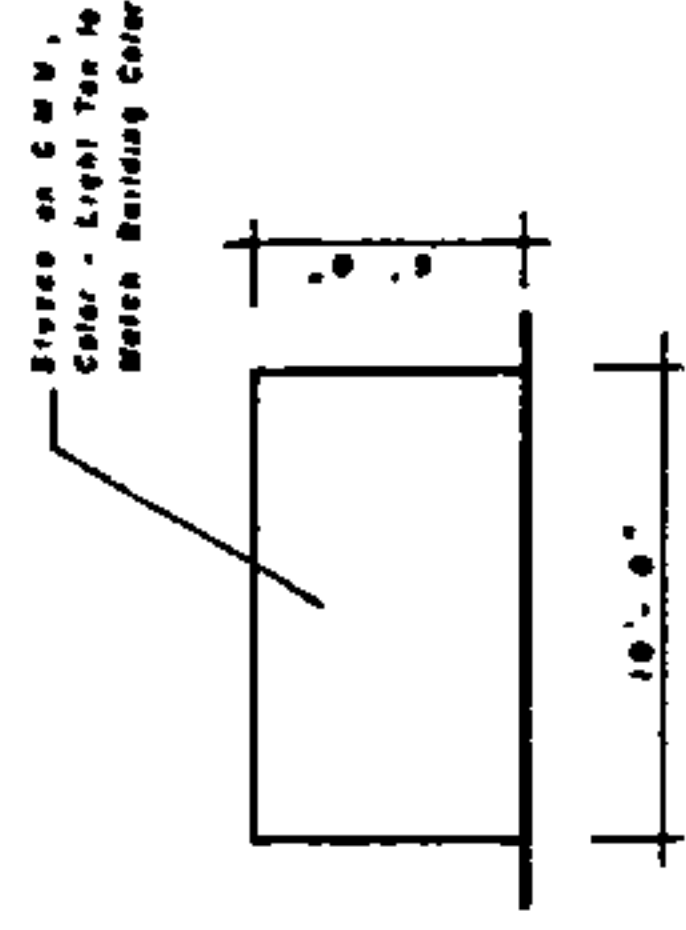
SIDE ELEVATION (SOUTH)



SIDE ELEVATION (NORTH)



BACK ELEVATION (WEST)



February 20, 2004

PROJECT SUMMARY

Lot Eleven, Alameda Business Park

The Owner proposes to build a 6,000 square foot Office / Warehouse. The building will consist of approximately 1,000 square feet of Office, 5,000 square feet of Warehouse and 150 square feet of Covered Entry shared by two tenants.

Compatibility to the surrounding area will be achieved by using earth tone colors on the building and landscaping with plant materials and ground cover presently used in the development. The back Service Yard will be screened from neighbors by buffer landscaping and fencing.

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

PAID RECEIPT

APPLICANT NAME VERNON DORRIS

AGENT DAVID PACHECO

ADDRESS 6721 MARIPOSA PL. NW.

PROJECT & APP # 1003296 / 04DRB-00341

PROJECT NAME HONEY DO OFFICE WAREHOUSE

- \$ 469099/4916000 Conflict Management Fee
- \$ 50⁰⁰ 441006/4983000 DRB Actions DEFERRAL FEE
- \$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 441018/4971000 Public Notification
- \$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 50⁰⁰ TOTAL AMOUNT DUE

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

DAVID JESSE PACHECO
ARCHITECT
6721 MARIPOSA PL. NW
ALBUQUERQUE, NM 87120-3069

95-219-2890
1070
620037411

2032

Date: 3-29-04

Pay to the Order of: City of Albuquerque

\$ 50.00

WELLS FARGO
Wells Fargo Bank New Mexico, N.A.
6200 Coors Rd. NW
Albuquerque, NM 87120
www.wellsfargo.com

Memo: DRB # 1003296

City of Albuquerque
Treasury Division

David Jesse Pacheco

Counterreceipt.auc

RECEIPT# 00023131 WSH#0072 TRANS#0010
Account: 441006 Fund 0110
Activity 4983000 TRSL08
Trans Amt \$50.00
J24 Misc \$50.00
CK \$50.00
CHANGE \$0.00

Thank You

north 25 sector development plan

City of Albuquerque
Planning Department
January 1998



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.

.E: Industrial Uses:

1. Industrial uses designated in and regulated by an approved IP zone and site development plan.
2. The SU-2/IP zone allowing uses permissive and conditional in the IP zone as regulated by the IP zone with the following exceptions:

a. Site development plans and landscaping plans are required for permissive uses and shall be approved by the Planning Director.

b. Commercial Retail and Services, as listed in Section 24.A.18 and 24.A.20 of the Zoning Code, are not permissive uses.

c. Conditional uses shall be limited to:

1. Commercial Retail and Service as listed in Section 24.A.18 and 24.A.20 of the Zoning Code, and are to be approved by the zoning Hearing Examiner according to the criteria for decision established in Section 42.C.1 of the Zoning Code. Such uses shall be approved, if otherwise appropriate only on premises which have dedicated the requested public right-of-way for the widening of Alameda Boulevard or San Pedro Drive. Retail and customer service shall be at an intersection with Alameda Boulevard or San Pedro Drive, and preferably in sites of two to six net acres devoted to such uses. And

2. Automotive sales, include including related service and repair provided that the premises are developed consistent with an approved, attractive site development plan.

d. Lot Size. No requirements, (but note setback requirements in Section VI).

e. All site plans and landscaping plans shall incorporate the design standards contained in Section VI.

f. Contractors yards which are legally nonconforming shall be made to conform within five years of the date they become nonconforming. This period includes the open storage, which would otherwise be required to conform within one year.

g. Automotive dismantling as specified in the M-1 zone, if legally nonconforming shall be made to conform within 10 years of the date it becomes nonconforming. This period includes the open storage, which would otherwise be required to conform within one year.

h. The manufacturing and retail sale of portable and modular buildings and mobile homes including outdoor storage and display, and outdoor storage of recreational vehicles (RV's) and boats (as defined in the Comprehensive City Zoning Code), which are new legally nonconforming or not in compliance and which shall be made to conform within six years of the date it becomes nonconforming or not in compliance.

3. SU-2/IP-EP (Industrial Park and Earth Products) zone allowing uses permissive and conditional in the SU-2/IP zone as regulated by the SU-2/IP zone with the following additions: