8. **Project# 1004456**
12DRB-70030 EXT OF SIA FOR TEMP DEFR SDWK CONST

ISAACSON AND ARFMAN PA agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1-12-P1, Block(s) A, **BARON'S RUN SUBDIVISION** zoned R-D, located on BARSTOW ST NE BETWEEN GLENDALEAVE NE AND FLORANCE AVE NE containing approximately 5 acre(s). (B-19) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project# 1006520**
12DRB-70028 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for HOPE-IN-THE-DESERT EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Tract(s) B & C, **HOPE PLAZA** zoned SU-2/O-1 AND R-T, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 3.8417 acre(s). (C-20) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS WRITTEN COMMENTS PROVIDED AND TO PLANNING TO REMOVE NOTE 7 AND LINE WORK; AMAFCA VERIFY CHANGE OF USE.**

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

10. **Project# 1009124**
12DRB-70031 SKETCH PLAT REVIEW AND COMMENT

JERRY GARCIA request(s) the above action(s) for all or a portion of Lot(s) 1& 2, Block(s) 5, **LA LUZ ADDITION** zoned R-1, located on 12 AND GRIEGOS BETWEEN SAN CLEMENTE AND BELLROSE containing approximately .653 acre(s). (G-14)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

11. **Project# 1003359**
12DRB-70023 SKETCH PLAT REVIEW AND COMMENT

RIO GRANDE ENGINEERING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 23-25, Block(s) 26, **TRACT A, NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned SU-2 IP, located on EAGLE ROCK BETWEEN LOUISIANA AND SAN PEDRO containing approximately 2.66 acre(s). (C-18) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. Other Matters: None.

13. Approval of the Development Review Board Minutes September 2011.

ADJOURNED: 10:15

HEARING DATE: 2-8-12 (SK)

HEARING DATE: 1-18-12 (SBP Major)

HEARING DATE: 1-11-12 (SBP)

Intera Incorporated
6000 Uptown Boulevard NE, Suite 100
Albuquerque, New Mexico 87110
Telephone: 505-246-1600
Fax: 505-246-2600

MEMORANDUM

DATE: February 17, 2009

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Faizel Kassam

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: Project # 1003359, 09DRB-70448 Minor – Preliminary/Final Plat Approval Lots 23-29, 8-10, and 23-25, Blocks 25 & 26, Tract A, North Albuquerque Acres, Unit B, Located on Eagle Rock Ave. NE Between San Pedro Drive NE and Louisiana Boulevard NE.

The above-referenced project is within the former buffer zone of a former privately owned/operated landfill (Oakland Avenue Landfill). The landfill was removed during March 2008 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department has exempted the project from following the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." The project may proceed through the development process provided all other City requirements are met.

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70048 Project # 1003359

Project Name: NORTH ALBUQUERQUE ACRES UNIT B

Agent: RIO GRANDE SURVEYING CO. Phone No.:

Your request was approved on 2-25-09 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.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☑ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Created On

5. **Project# 1001946**
09DRB-70070 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for UNITED GROWTH LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-B, **LOS ANGLELES CENTER** zoned M-1, located on PASEO DEL NORTE NE BETWEEN I-25 AND SAN PEDRO NE containing approximately 16.5189 acre(s). (D-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT INDICATING LOCATION OF SIDEWALK AND DISTANCE OF FACE OF CURB TO PROPERTY LINE, WIDTH DIMENSION, AND 6 FT SIDEWALK AND TO PLANNING FOR FLOATING EASEMENT AND SOLAR NOTE.**

6. **Project# 1002535**
09DRB-70066 EXT OF MAJOR PRELIMINARY PLAT

GPS LLC agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, 38, & WEST OF LOT 37, **HUBBELL HEIGHTS ADDITION** zoned O-1 & C-2, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT THE PLAT IS FILED PRIOR TO 3/6/09. PREVIOUS CONDITIONS OF FINAL PLAT STILL APPLY.**

7. **Project# 1007303**
09DRB-70069 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MICHAEL EAVES agent(s) for LA CASTILLA, LLC request(s) the above action(s) for all or a portion of Lot(s) 154C, zoned R-1, located on GUADALUPE TR NW BETWEEN MONTANO AND GRIEGOS NW containing approximately 0.705 acre(s). (F-14)**DEFERRED TO 3/4/09 AT THE AGENT'S REQUEST.**

8. **Project# 1003359**
09DRB-70048 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO. agent(s) for FAIZEL KASSAM request(s) the above action(s) for all or a portion of Lot(s) 23-29, 8-10, 23-25, Block(s) 25 &26, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned SU-2, located on EAGLE ROCK BETWEEN SAN PEDRO AND LOUISIANA containing approximately 13.47 acre(s). (C-18) *[Deferred from 2/18/09]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AGIS DXF.**

9. **Project# 1004751**
09DRB-70054 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for MARK E SOLOMON request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 4, **PEREA ADDITION** zoned SU-2, located on 11TH ST NW BETWEEN MARQUETTE AVE NW AND ROMA AVE NW containing approximately 0.1629 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AGIS DXF.**

3. **Project# 1004974**
09DRB-70031 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

JOSHUA J SKARSGARD, ESQ. agent(s) for PASEO NUEVO, LTD. CO. request(s) the referenced/ above action(s) for Tracts A – C, **PASEO NUEVEO SUBDIVISION** zoned SU-2/ IP, located on the northeast corner SAN PEDRO DR NE AND HOLLY AVE NE containing approximately 6.0 acre(s). (C-18 **A ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1000376**
09DRB-70030 MAJOR - 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for **PARADISE SKIES Unit(s) 1 & 2,** zoned R-T, located on BANDELIER DR NW between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23.2 acre(s). (A-11) **A SIX MONTH EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED THROUGH AUGUST 31, 2009 SUBJECT TO A REVISED/AMENDED SIA.**

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

5. **Project# 1003359**
09DRB-70048 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO. agent(s) for FAIZEL KASSAM request(s) the above action(s) for all or a portion of Lot(s) 23-29, 8-10, 23-25, Block(s) 25 &26, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned SU-2, located on EAGLE ROCK BETWEEN SAN PEDRO AND LOUISIANA containing approximately 13.47 acre(s). (C-18) **DEFERRED TO 2/25/09 AT THE AGENT'S REQUEST.**

6. **Project# 1004751**
09DRB-70054 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for MARK E SOLOMON request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 4, **PEREA ADDITION** zoned SU-2, located on 11TH ST NW BETWEEN MARQUETTE AVE NW AND ROMA AVE NW containing approximately 0.1629 acre(s). (J-13) **DEFERRED TO 2/25/09 AT THE AGENT'S REQUEST.**

7. **Project# 1007670**
09DRB-70053 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for LINDA KAY BEGAY request(s) the above action(s) for all or a portion of Lot(s) 9 &10, Block(s) 2, **ROEHLS GARDEN ADDITION,** zoned SU-2 FOR TH, located on MARBLE AVE NW BETWEEN 17TH ST NW AND 19TH ST NW containing approximately 0.2568 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND TO PLANNING FOR AMAFCA SIGNATURE, A PHOTO OF HOUSE REMOVED, AND AGIS DXF.**

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
February 18, 2009
DRB Comments

ITEM # 5

PROJECT # 1003359 APPLICATION # 09-70048

RE: Lots 23-29, Block 25, and Lots 8-10 & 23-25, Block 26, Tract A, Unit B, North Albuquerque Acres

Please provide reference for roadway easement adjoining eastern portion of the plat (new western terminus of Modesto).
It does not appear that the 30' private access easement (Keyed Note #4) meets DPM standards for access to 4 lots (zoned for Industrial Park) – refer to comments from Transportation Development. This easement may not be noted as "Temporary." Maintenance of the easement must be called out on the plat.

For future reference please revise Solar Note (No. 5) to be specific to this type of request, i.e. use the words "THIS PLAT" (rather than the words "REQUESTED FINAL ACTION") at the beginning of the note, and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.

Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

Intera Incorporated
6000 Uptown Boulevard NE, Suite 100
Albuquerque, New Mexico 87110
Telephone: 505-246-1600
Fax: 505-246-2600

MEMORANDUM

DATE: February 17, 2009

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Faizel Kassam

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: Project # 1003359, 09DRB-70448 Minor – Preliminary/Final Plat Approval, Lots 23-29, 8-10, and 23-25, Blocks 25 & 26, Tract A, North Albuquerque Acres, Init B, Located on Eagle Rock Ave. NE Between San Pedro Drive NE and Louisiana Boulevard NE.

The above-referenced project is within the former buffer zone of a former privately owned/operated landfill (Oakland Avenue Landfill). The landfill was removed during March 2008 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department has exempted the project from following the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." The project may proceed through the development process provided all other City requirements are met.

CITY OF AL UQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003359 **AGENDA ITEM NO: 6**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No adverse comments.
An approved SIA with Financial Guraantee(s) is required prior to final plat approval.

RESOLUTION: signed I.L FP indef

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
0

DATE: SEPTEMBER 19, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003359 **AGENDA ITEM NO: 9**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No adverse comments regarding site plan submittal.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

<No Show>
Indef

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: SEPTEMBER 12, 2007

0

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 5, 2007
DRB Comments

ITEM # 9

PROJECT # 1003359 APPLICATION # 07-70226 & 70227

RE: Lots 8-10 & 23-25, Tract A, Block 26, NAA, Unit B/plat &spbp
Eagle Rock Business Center

PLAT

The plat was heard previously and indefinitely deferred. Agent did not need to re-apply for the platting action. Agent is required to write a letter withdrawing Application # 10070226. If the applicant would like a refund of the $215 minor plat fee, he will need to write a letter requesting the refund.

Be advised that any plats approved by DRB must contain the following language from the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

Planning will take delegation of the plat for the addition of this language, AGIS dxf approval and to record the plat.

SPBP

The site plan sheet title should read "Site Development Plan for Building Permit".

The uses for each building should appear on the building footprints on the site plan sheet.

The parking calculations do not contain enough detail to determine the number of required spaces. What does "B" and "F1" parking mean? Section 14-16-3-1 of the Zone Code provide the required spaces by use. Use these regs and re-do the parking calculations noting the amount of square footage on each floor of each building.

If the keystone retaining wall is visible from Modesto, applicant must include a perimeter wall design in this site plan complying with Section 14-16-3-19 of the Zone Code.

Section 14-16-3-18 of the Zone Code requires a ten foot sidewalk across the entire frontage of Buildings A & B, and a 12 foot sidewalk along the entire frontage of Building C. Please comply & label the sidewalks as "sidewalks" with the width listed for each.

This section of the code also requires at least 25% shade for the benches along the south side of the buildings. How is this provided?

Outdoor gathering spaces for employees are also required. See Section 14-16-3-18(D)(3).

At least one pedestrian path is required from the sidewalk on Eagle Rock to Buildings A & B and then from those buildings to Building C.

The allowable maximum height of the buildings is 26 feet. The maximum height of the 3 buildings is 28 feet.

The overall width of each building elevation is missing.

Are any free standing lights planned?

Sheran Matson, AICP
DRB Chair
924-3880 smarson@cabq.gov

6. **Project# 1003359**
07DRB-70226 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
07DRB-70227 MINOR - SDP FOR BUILDING PERMIT

RIO GRANDE SURVEYING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8-10 & 23-25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6.01 acre(s). *[Deferred from* 09/05/07 & 09/12/07*]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 09/19/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE PLANNING DEPARTMENT FOR COMMENTS IN THE FILE, AEHD'S SIGNATURE AND 3 COPIES.**

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

7. **Project# 1006813**
07DRB-70244 SKETCH PLAT REVIEW AND COMMENT

MICHAEL CARLISLE agent(s) for BONNIE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 23, 23 & 24, Block(s) 2, **BELMONT PLACE ADDITION,** zoned R-1, located on 5TH ST NW BETWEEN BELLROSE NW AND FREEMAN NW containing approximately 0.24 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

8. **Project# 1006830**
07DRB-70252 SKETCH PLAT REVIEW AND COMMENT

KEITH MEYER request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) C, **SOUTH BROADWAY ACRES,** zoned R-1, located on ARNO SE BETWEEN WESMESCO SE AND SAN JOSE SE containing approximately 0.8 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. Other Matters: None.

ADJOURNED: 10:00 AM

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 19, 2007 9:00 A.M.
MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

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

****

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

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

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

A. Call to Order 9:00 A.M. Adjourned: 10:00 AM
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

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

1. **Project# 1003747**
07DRB-70217 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 1-C, 4-A & 5-A, **WYOMING MALL, WAL-MART,** zoned C-2 (SC), located on WYOMING BLVD NE BETWEEN MENAUL BLVD NE AND NORTHEASTERN ST NE containing approximately 23.1 acre(s). (H-20) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project# 1002315**
07DRB-70216 VACATION OF PUBLIC EASEMENT

JACK'S HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS AT HIGH DESERT, UNIT 2,** zoned SU-2 HD/RR, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

3. **Project# 1006780**
07DRB-70215 MAJOR - SDP FOR BUILDING PERMIT

GARLAN BRYAN ARCHITECT agent(s) for MATT PADILLA request(s) the above action(s) for all or a portion of Lot(s) 5, **JOURNAL CENTER PHASE 2, UNIT 1, L'IL SQUIRRELS PRESCHOOL,** zoned IP, located on HANCOCK CT NE BETWEEN WILCOTT AVE NE AND HAWKINS NE containing approximately 0.5016 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLID WASTE'S SIGNATURE ON THE PLAN, A 15 DAY APPEAL PERIOD AND 3 COPIES.**

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

4. **Project# 1003794**
07DRB-70250 MINOR - SDP FOR BUILDING PERMIT/EPC

C.A.D. SOLUTIONS LLC agent(s) for VALERO RETAIL HOLDINGS INC request(s) the above action(s) for all or a portion of Lot(s) 1, **VOLCANO POINT SHOPPING CENTER,** zoned SU-2 FOR PCA, located on 98TH ST NW BETWEEN VOLCANO RD NW AND CENTRAL AVE NW containing approximately 1.1 acre(s). **[Maggie Gould, EPC Planner]** (K-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMMENTS PROVIDED AT THE MEETING AND TO CITY ENGINEER FOR APPROVIED SIA, MAGGIE GOULD'S INITIALS ON THE PLAN AND 3 COPIES.**

5. **Project# 1006832**
07DRB-70251 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for PASEO ONE REAL ESTATE, LLC request(s) the above action(s) for all or a portion of Tract(s) C & E, **FOUNTAIN HILLS PLAZA SUBDIVISION,** zoned SU-1 FOR PDA FOR C-3 USES, located on PASEO DEL NORTE NW BETWEEN EAGLE RANCH NW AND NUNZIO AVE NW containing approximately 3.5 acre(s). (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMMENTS PROVIDED AT THE MEETING AND TO PLANNING FOR CARMEN MARRONE'S INITIALS ON THE PLAN AND 3 COPIES.**

#6

DRB CASE ACTION LOG (SITE PLAN FOR BUILDING PERMIT)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70227 **(SBP)**	Project # **1003359**
Project Name: NORTH ALBUQ ACRES, UNIT B	
Agent: RIO GRANDE SURVEYING	Phone No: 764-8891

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 9/19/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ ABCWUA: _____
- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ PARKS / CIP: _____
- ☒ PLANNING (Last to sign): See comments in file
  3 copies - all pages
  ~~Variance to Sidewalk waiver~~
  AEHD3 on OK
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☒ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1003359

DEVELOPMENT REVIEW BOARD
ACTON SHEET

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

September 12, 2007
MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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 9:00 A.M. Adjourned: 10:11 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

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

1.	**Project# 1002473** 07DRB-70202 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	DR HORTON request(s) the above action(s) for all or a portion of **DESERT VISTA SUBDIVISION,** zoned RD-5DU/A, located on VENTURA ST NE BETWEEN CORONA NE AND SIGNAL AVE NE containing approximately 15.94 acre(s). [06DRB-01329] (C-20) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project# 1000845**
07DRB-70203 MAJOR - AMENDED SDP SUBD

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot 3 Tract S-1, Lot 2 Tract S-1, Lot 1A Tract S-1A and Tract(s) S-2A-2, S-2A-1 and all lots within Atrisco Business Park and Meridian Business Park, MERIDIAN BUSINESS PARK and ATRISCO BUSINESS PARK (to be known as **MERIDAN BUSINESS PARK PHASE II**) zoned IP, located on UNSER BLVD NW BETWEEN FORTUNA RD NW AND CENTRAL AVE NW. [07DRB-70181] (J-9, J-10 & K-10) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE PLAN.**

3. **Project# 1003597**
07DRB-70201 VACATION OF PUBLIC EASEMENT

ABQ ENGINEERING agent(s) for SANDIA AREA FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of, Tract(s) 1-D-1-A & 1-E-1-A, Block(s) 15, **ALBAN HILLS, UNIT 1,** zoned SU-1 FOR C-2, located on COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). [07DRB-00576] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**

4. **Project# 1006739**
07DRB-70187 VACATION OF PUBLIC RIGHT-OF-WAY

JACK'S HIGH COUNTRY INC. agent(s) for MANUEL AND MARTHA P. BARRAZA request(s) the above action(s) for all or a portion of the AMOLE DEL NORTE DIVERSION FACILITY, located on SAGE RD SW BETWEEN RAEL ST SW AND AMOLE DEL NORTE DIVERSION CHANNEL containing approximately 0.32 acre(s). *[Deferred from 09/05/07]* (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

5. **Project# 1002715**
07DRB-70184 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70185 BULK LAND VARIANCE
07DRB-70186 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, LANDS OF HORIZON CORPORATION **(to be known as PARADISE AT UNSER),** zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). *[Deferred from 09/05/07]* (B-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULKLAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT AND TO RECORD.**

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

6. **Project# 1006801**
07DRB-70240 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK,** zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**

7. **Project# 1005513**
07DRB-70241 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70242 EPC APPROVED SDP FOR SUBDIVISION

FRANK AND EVELYN BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW,** zoned SU-1/R-LT USES, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND CANDELARIA NW containing approximately 0.3788 acre(s). **[Anna Di Mambro, EPC Planner]** (G-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project# 1004677**
07DRB-70221 EPC APPROVED SDP FOR SUBDIVISION

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION, Tract(s) A1A, LAGUNA SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s). *[Deferred from 09/05/07]* **[Carmen Morrone, EPC Planner]** (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project# 1003359**
07DRB-70226 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
07DRB-70227 MINOR - SDP FOR BUILDING PERMIT

RIO GRANDE SURVEYING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8-10 & 23-25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6.01 acre(s). *[Deferred from 09/05/07]* (C-18) **INDEFINITELY DEFERRED DUE TO A NO SHOW.**

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

10. **Project# 1006697**
07DRB-70231 VACATION OF PRIVATE EASEMENT
07DRB-70232 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for G & K SERVICES INC request(s) the above action(s) for all or a portion of Tract(s) D-1A1, **LOOP INDUSTRIAL DISTRICT, UNIT 1,** zoned SU-2/M-1, located on WILSHIRE AVE NE BETWEEN JEFFERSON ST NE AND SAN MATEO BLVD NE containing approximately 4.911 acre(s). (C-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

11. **Project# 1002428**
07DRB-70238 VACATION OF PRIVATE EASEMENT
07DRB-70239 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SANDIA LAND SURVEYING, LLC agent(s) for GABRIEL A. PORTILLO request(s) the above action(s) for all or a portion of Lot(s) 39-A-1, 40-C-1 & 40-E-1, **ALVARADO GARDENS, UNIT 2,** zoned RA-2/W7, located on CAMPBELL RD NW BETWEEN GLENWOOD NW AND RIO GRANDE BLVD NW containing approximately 1.48 acre(s). (G-12) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FOR THE SOLAR COLLECTOR LANGUAGE AND AMAFCA'S SIGNATURE ON THE PLAT AND TO RECORD.**

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

12. **Project# 1004891**
07DRB-70237 SKETCH PLAT REVIEW AND COMMENT

ANTHONY C. GARCIA request(s) the above action(s) for all or a portion of Lot(s) 2, **RANCHO GUADALUPE,** zoned RA-2, located on RANCHO GUADALUPE TR NW BETWEEN DOUGLAS MACARTHUR NW AND GUADALUPE TR NW containing approximately 0.465 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project# 1006804**
07DRB-70243 SKETCH PLAT REVIEW AND COMMENT

DANIEL PIZARRO request(s) the above action(s) for all or a portion of Parcel(s) B, Tract(s) 118E, **LOS PABLITOS ADDITION,** zoned R-1, located on GUADALUPE TRAIL NW BETWEEN GREIGOS NW AND MONTANO NW (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Other Matters: None.

ADJOURNED: 10:11 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003359 **AGENDA ITEM NO: 6**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No adverse comments.
An approved SIA with Financial Guraantee(s) is required prior to final plat approval.

RESOLUTION: signed I.L FP indef

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: SEPTEMBER 19, 2007

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DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 5. 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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A. Call to Order 9:00 A.M. Adjourned: 12:10 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project# 1006739**
07DRB-70187 VACATION OF PUBLIC RIGHT-OF-WAY

JACK'S HIGH COUNTRY INC. agent(s) for MANUEL AND MARTHA P. BARRARA request(s) the above action(s) for all or a portion of the AMOLE DEL NORTE DIVERSION FACILITY, located on SAGE RD SW BETWEEN RAEL ST SW AND AMOLE DEL NORTE DIVERSION CHANNEL containing approximately 0.32 acre(s). (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

2. **Project# 1001178**
07DRB-70182 MAJOR - SDP FOR BUILDING PERMIT

RON BURTON, DWL ARCHITECTS agent(s) for CHECK WITH ME LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES,** zoned C-3(SC), located on CUTLER AVE NE BETWEEN CARLISLE BLVD NE AND MORNINGSIDE DR NE containing approximately 0.89 acre(s). (H-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR REMOVAL OF TREES FROM THE SANITARY SEWER EASEMENT, FIRE FLOW CALCULATION SHEET, TO LABEL WATER METER SIZE AND TO PLANNING FOR: ZONING COMMENTS ADDRESSED, PATIO AREA NOTE, PLANNING COMMENTS ADDRESSED, CITY STANDARD DRAWING NUMBERS IN PUBLIC RIGHT-OF-WAY, MOTORCYCLE PARKING STALL DESIGNATIONS AND 3 COPIES OF THE SITE DEVELOPMENT PLAN AFTER THE 15 DAY APPEAL PERIOD.**

3. **Project# 1004989**
07DRB-70183 MAJOR - AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC. agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, WILDERNESS AT HIGH DESERT, UNIT 2 **(to be known as WILDERNESS CANON AT HIGH DESERT)** zoned SU-2 HD/R-R, located on HIGH DESERT PL NE BETWEEN TRAILHEAD RD NE AND EMBUDITO VIEW CT NE containing approximately 3.9653 acre(s). (F-23) **THE AMENDED PRELIMINARY PLAT, THE AMENDED GRADING AND DRAINAGE PLAN DATED 7/17/07 AND AMENDED INFRASTRUCTURE LIST DATED 09/05/07 WERE APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THAT DATE IS EXTENDED, HOWEVER, THE LENGTH OF THE APPEAL PERIOD.**

4. **Project# 1002715**
07DRB-70184 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70185 BULK LAND VARIANCE
07DRB-70186 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, LANDS OF HORIZON CORPORATION **(to be known as PARADISE AT UNSER),** zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

5. **Project# 1005464**
07DRB-70082 VACATION OF PUBLIC RIGHT-OF-WAY

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES,** zoned R-LT, located on PALOMAR AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). *[Deferred at the Board's request from 07/18/07 & deferred from 08/15/07]*(D-19) **OFFICIALLY WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/22/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**

7. **Project # 1005546**
07DRB-00589 Major-Vacation of Pub Right-of-Way

SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2,** zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. *[Deferred from 06/06/07]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/07/07.**

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

8. **Project# 1004677**
07DRB-70221 EPC APPROVED SDP FOR SUBDIVISION

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION, Tract(s) A1A, LAGUNA SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s). **[Carmen Morrone, EPC Planner]** (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

9. **Project# 1003359**
07DRB-70226 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
07DRB-70227 MINOR - SDP FOR BUILDING PERMIT

RIO GRANDE SURVEYING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8-10 & 23-25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6.01 acre(s). (C-18) **THE AGENT MUST PROVIDE A WITHDRAWAL LETTER FOR THE MINOR - PRELIMINARY/ FINAL PLAT, 07DRB-700089. DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

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

10. **Project# 1006779**
07DRB-70214 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PATRICK APODACA request(s) the above action(s) for all or a portion of Lot(s) 23-26, Block(s) 2, **LA MESA ADDITION,** zoned R-T, located on DOMINGO RD NE BETWEEN ALCAZAR ST NE AND CHAMA ST NE containing approximately 0.6198 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project# 1006784**
07DRB-70219 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for RICHARD & JOANNE MCGRATH request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 25 together with VACATED RIDGECREST DR SE, **RIDGECREST ADDITION,** zoned R-1, located on RIDGECREST DR SE BETWEEN MONROE PL SE AND PAMPAS DR SE (L-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

12. **Project# 1005590**
07DRB-70211 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS FACILITIES DESIGN & CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A & B, **SUSIE RAYOS MARMON ELEMENTARY CSHOOL,** zoned R-D 15 DU/A, located on ILIFF RD NW BETWEEN 72th ST NW AND 68th ST NW containing approximately 14.981 acre(s). (H-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

13. **Project# 1002962**
07DRB-70224 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, & C, **CANTATA AT THE TRAILS, UNIT 2,** zoned SU-2, SU-1 FOR PARK & SU2 FOR UR, located on OAKRIDGE ST NW BETWEEN WOODMONT AVE NW AND PASEO DEL NORTE NW containing approximately 20.7395 acre(s). (C-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

14. **Project# 1006788**
07DRB-70223 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for KKY PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) B-3-A-1 (to beknown as **LOT 10-A-1 WASHINGTON BUSINESS PARK**) zoned SU-2/M-1, located on WASHINGTON ST NE BETWEEN WASHINGTON PL NE AND ALAMEDA BLVD NE containing approximately 5.9162 acre(s). (C-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, ENVIRONMENTAL HEALTH'S SIGNATURE, TO BE SURE SIDEWALKS EXISTING, AGIS DXF FILE AND TO RECORD.**

15. **Project# 1000029**
07DRB-70225 SIDEWALK WAIVER

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of **ARBOLERA DE VIDA PHASE 2B,** zoned SU2-M1, S-1, located on 18TH ST NW BETWEEN AGUA FRESCA NW AND MIS ABUELITOS DR NW containing approximately 23.8439 acre(s). (H-13) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project# 1004355**
07DRB-70230 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for KB HOMES NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, Lot(s) 1-4, Block(s) 3, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW containing approximately 1.35 acre(s). (D-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, REAL PROPERTY'S SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

17. **Project# 1004607**
07DRB-70229 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON & COMPANY INC agent(s) for SALLS BROTHERS CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 12 & Lot(s) 10-13, Block(s) 14 of Unit(s) 3 and Lot(s) 1-6, Block(s) 20 of Unit 4, **VISTA VIEJA SUBDIVSION,** zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW containing approximately 2.57 acre(s). (D-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, REAL PROPERTY'S SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

18. **Project# 1005185**
07DRB-70222 MAJOR - FINAL PLAT APPROVAL

HARRIS SURVEYING INC agent(s) for "W" INVESTMENTS request(s) the above action(s) for all or a portion of Parcel 2-A-1, '**LAND OF EDMUND I RADY,** (to be known as **VILLA LOMA ESTATES**) zoned C-2, located on MONTGOMERY BLVD NE BETWEEN TRAMWAY BLVD NE AND BERMUDA RD NE containing approximately 2.6337 acre(s). (F-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, HOMEOWNER ASSOCIATION PRESIDENT'S SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

19. **Project# 1005482**
07DRB-70228 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DOUG SMITH SURVEYING agent(s) for ROBERT THOMAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MIRA MESA ESTATES,** zoned C-2, located on HANOVER RD NW BETWEEN TELSTAR NW AND 64TH ST NW containing approximately 4.9993 acre(s). (J-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD.**

20. **Project# 1006785**
07DRB-70220 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for BARTON DARROW request(s) the above action(s) for all or a portion of Lot(s) B-1 & B-2, Block(s) 1, **MESA COURT ADDITION,** zoned R-3, located on HERMOSA DR SE BETWEEN CARLISLE PL SE AND SMITH AVE SE containing approximately 0.3344 acre(s). (L-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. **Project# 1003674**
07DRB-70075 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A, RICH COURT SUBDIVISION (to be known as **Lot(s) 7, 8, & 9 and Tract(s) A-1, RICH COURT SUBDIVISION**) zoned R-D 3DU/A, located on ALAMEDA AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 1.0376 acre(s). *[Deferred from 06/27/07]* (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE, MAINTANENCE AND BENEFICIARIES OF ALL ACCESS EASEMENTS, ACCESS EASEMENTS TO LOT A-1, SANITARY SEWER EASEMENTS TO FUTURE CUL-DE-SAC AND STREET AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT AND TO RECORD.**

22. **Project # 1003800**
07DRB-70212 MINOR - FINAL PLAT APPROVAL

LLAVE DEVELOPMENT INC. request(s) the above action(s) for all or any portion of Lot(s) 1-4, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area located on EAGLE ROCK NE between BARSTOW NE and VENTURA NE containing approximately 4 acre(s). [REF: 05DRB01906, 05DRB01907, 05DRB01908] *[Deferred from 08/29/07]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

23. **Project# 1006783**
07DRB-70218 SKETCH PLAT REVIEW AND COMMENT

RUDY RAEL request(s) the above action(s) for all or a portion of Lot(s) B-1, **ROZZI,** zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND MONTOYA RD NW containing approximately 0.21 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

Other Matters: None.

ADJOURNED: 12:10 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003359 **AGENDA ITEM NO: 9**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No adverse comments regarding site plan submittal.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

<No Show>
Indef

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: SEPTEMBER 12, 2007

0

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 5, 2007
DRB Comments

ITEM # 9

PROJECT # 1003359 APPLICATION # 07-70226 & 70227

RE: Lots 8-10 & 23-25, Tract A, Block 26, NAA, Unit B/plat &spbp
Eagle Rock Business Center

PLAT

The plat was heard previously and indefinitely deferred. Agent did not need to re-apply for the platting action. Agent is required to write a letter withdrawing Application # 10070226. If the applicant would like a refund of the $215 minor plat fee, he will need to write a letter requesting the refund.

Be advised that any plats approved by DRB must contain the following language from the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

Planning will take delegation of the plat for the addition of this language, AGIS dxf approval and to record the plat.

SPBP

The site plan sheet title should read "Site Development Plan for Building Permit".

The uses for each building should appear on the building footprints on the site plan sheet.

The parking calculations do not contain enough detail to determine the number of required spaces. What does "B" and "F1" parking mean? Section 14-16-3-1 of the Zone Code provide the required spaces by use. Use these regs and re-do the parking calculations noting the amount of square footage on each floor of each building.

If the keystone retaining wall is visible from Modesto, applicant must include a perimeter wall design in this site plan complying with Section 14-16-3-19 of the Zone Code.

Section 14-16-3-18 of the Zone Code requires a ten foot sidewalk across the entire frontage of Buildings A & B, and a 12 foot sidewalk along the entire frontage of Building C. Please comply & label the sidewalks as "sidewalks" with the width listed for each.

This section of the code also requires at least 25% shade for the benches along the south side of the buildings. How is this provided?

Outdoor gathering spaces for employees are also required. See Section 14-16-3-18(D)(3).

At least one pedestrian path is required from the sidewalk on Eagle Rock to Buildings A & B and then from those buildings to Building C.

The allowable maximum height of the buildings is 26 feet. The maximum height of the 3 buildings is 28 feet.

The overall width of each building elevation is missing.

Are any free standing lights planned?

Sheran Matson, AICP
DRB Chair
924-3880 smarson@cabq.gov

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003359 **Item No. 9** **Zone Atlas C-18**

DATE ON AGENDA 9-5-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	On the plat, the cul-de-sac easement needs to be described as a public roadway easement.
2)	The infrastructure list needs to list Modesto as 24' of paved width. Why is the pavement on Eagle Rock being deferred?
3)	Is the sidewalk along Eagle Rock in place??
4)	What is the aisle width along the west side? What about the east-west aisle widths?
5)	Are the curb cuts going to be done with the work order?
6)	A note needs to be placed that requires all compact spaces to be painted on the pavement.
7)	Why isn't there a pedestrian connection from the buildings to the public sidewalk?

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

TRANSMISSION VERIFICATION REPORT

TIME : 08/31/2007 14:17
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE,TIME	08/31 14:16
FAX NO./NAME	92422852
DURATION	00:00:32
PAGE(S)	04
RESULT	OK
MODE	STANDARD ECM

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Kristen Callaari, ED I

FAX NUMBER: 242-2852 **# PAGES** 4

SENT BY: Sheran Matson, DRB Chair **DATE:** _____

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

PROJECT NO: 1003359 **APPLICATION NO:** _____

****

Eagle Rock Business Center
Site Plan

Kristen - Rex Varler doesn't

CITY OF ALBUQUERQUE
PLANING DEPARTMENT
September 5, 2007
DRB Comments

ITEM # 9

PROJECT # 1003359 APPLICATION # 07-70226 & 70227

RE: Lots 8-10 & 23-25, Tract A, Block 26, NAA, Unit B/plat &spbp
Eagle Rock Business Center

PLAT

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Be advised that any plats approved by DRB must contain the following language from the City Subdivision Ordinance:

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Planning will take delegation of the plat for the addition of this language, AGIS dxf approval and to record the plat.

SPBP

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At least one pedestrian path is required from the sidewalk on Eagle Rock to Buildings A & B and then from those buildings to Building C.

The allowable maximum height of the buildings is 26 feet. The maximum height of the 3 buildings is 28 feet.

The overall ~~width of each building~~ elevation is missing.

Are any free standing lights planned?

Sheran Matson, AICP
DRB Chair
924-3880 smarson@cabq.gov

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003359 **AGENDA ITEM NO: 9**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

No adverse comments regarding site plan submittal.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.
Infrastructure List comments.

RESOLUTION:

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

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP)** 9-12 **(FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: SEPTEMBER 5, 2007

()

DEVELOPMENT REVIEW BOARD
Action Sheet

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

February 29, 2012 9:00AM
MEMBERS:

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

1.	**Project# 1003353** 12DRB-70035 MAJOR 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	THE TRAILS, LLC request(s) the referenced/ above action(s) for **HERITAGE AT THE TRAILS UNIT 2,** zoned RD, located on the east side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 9.4494 acre(s). (C-9) **DEFERRED TO 3/28/12 AT THE AGENT'S REQUEST.**
2.	**Project# 1003354** 12DRB-70036 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	THE TRAILS, LLC request(s) the referenced/ above action(s) for **HERITAGE AT THE TRAILS Unit(s) 1,** zoned RD, located on the west side of RAINBOW BLVD NW between HEARTHSTONE RD NW and PASEO DEL NORTE NW containing approximately 13.866 acre(s). (C-9) **DEFERRED TO 3/28/12 AT THE AGENT'S REQUEST.**
3.	**Project# 1004353** 12DRB-70037 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	THE TRAILS, LLC request(s) the referenced/ above action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2,** zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0025 acre(s). (C-9) **DEFERRED TO 3/28/12 AT THE AGENT'S REQUEST.**
4.	**Project# 1004355** 12DRB-70034 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	WILSON & COMPANY agent(s) for KB HOME NEW MEXICO, INC. request(s) the referenced/ above action(s) for **VISTA VIEJA Unit 2,** zoned RD, located on VISTA DEL SOL DR NW between GO WEST RD NW and SCENIC RD NW containing approximately 40.86 acre(s). (D-9)**WITHDRAWN AT THE AGENT'S REQUEST.**
5.	**Project# 1003359** 11DRB-70362 MAJOR - SDP FOR BUILDING PERMIT	DAC ENTERPRISES, INC agent(s) for ALEEM KASSAM request(s) the referenced/ above action(s) for all or a portion of Lot(s) 8-10, Block 26, **NORTH ALBUQUERQUE ACRES Tract A Unit B,** zoned IP/ SU-2 NC, located between EAGLE ROCK AVE NE and MODESTO AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 2.6853 acre(s). (C-18)*[Deferred from1/18/12, 2/8/12]* **DEFERRED TO 3/7/12 AT THE AGENT'S REQUEST.**

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1003359

Application No. #1 DRB-70362

TO:

X **ALL MEMBERS**

___**Jack Cloud, DRB Chairman, Planning Department**

___**Curtis Cherne, P.E., Hydrology**
___**Kristal Metro, P.E. , Transportation Development**
___**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA**
___**Carol Dumont, Parks/Municipal Development**

NEXT HEARING DATE: 3/7/12

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. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revised Site Plan, Reference Plat, which will be submitted for approval separately

CONTACT NAME: David Sork

TELEPHONE: 321-9091 EMAIL:

DRB CASE ACTION LOG - BLUE SHEET

- ☐ Preliminary/Final Plat [FP]
- ☐ Site Plan - Subdivision [SPS]
- ☒ Site Plan - Building Permit [SBP]

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

Project #: 1003359 Application #: 11DRB-70362

Project Name: North Albuquerque Acres Tract A Unit B

Agent: DAC Enterprises Inc. Phone #:

Your request was approved on 3-7-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☒ TRANSPORTATION: Comments

☐ ABCWUA:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): replied

PLATS:

☐ 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.
-County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

☐3 copies of the approved site plan. Include all pages.

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- X Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector) — L A

APPEAL / PROTEST of...
- ___ Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Rio Grande Engineering PHONE 321-9091
ADDRESS: PO Box 93924 FAX: 872-0997
CITY: Alb STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com

APPLICANT Kussam Business Center LLC PHONE:
ADDRESS 6501 Americas Parkway Ste 1050 FAX —
CITY: Alb STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: List **all** owners:

DESCRIPTION OF REQUEST: Sketch Plat

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

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

Lot or Tract No. 23, 24, 25 Block: 26 Unit: B
Subdiv/Addn/TBKA: Tract A, North Alb Acres
Existing Zoning: SU2 IP Proposed zoning: SU2 IP MRGCD Map No —
Zone Atlas page(s): C18 UPC Code: 101906440649510708

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.).
1003359

CASE INFORMATION:
Within city limits? ___Yes Within 1000FT of a landfill? ___
No. of **existing** lots: 3 No. of **proposed** lots. 1 Total site area (acres): 2.66
LOCATION OF PROPERTY BY STREETS On or Near. Eagle Rock
Between. Louisiana and San Pedro

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE 1/30
(Print Name) David Soule Applicant. ☐ Agent ☐

FOR OFFICIAL USE ONLY Revised 6/2011

☐ **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
12DRB - 70023	SK		$ Ø
-			$
-			$
-			$
-			$
-			$
		Total	$ Ø

Hearing date February 8 2012

1-30-12
Staff signature & Date

Project # 1003359

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

✓ Scale drawing of the proposed subdivision plat (folded to fit into an 8 5" by 14" pocket) 6 **copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8 5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

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

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

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

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

David Sale
Applicant name (print)

Applicant signature / date

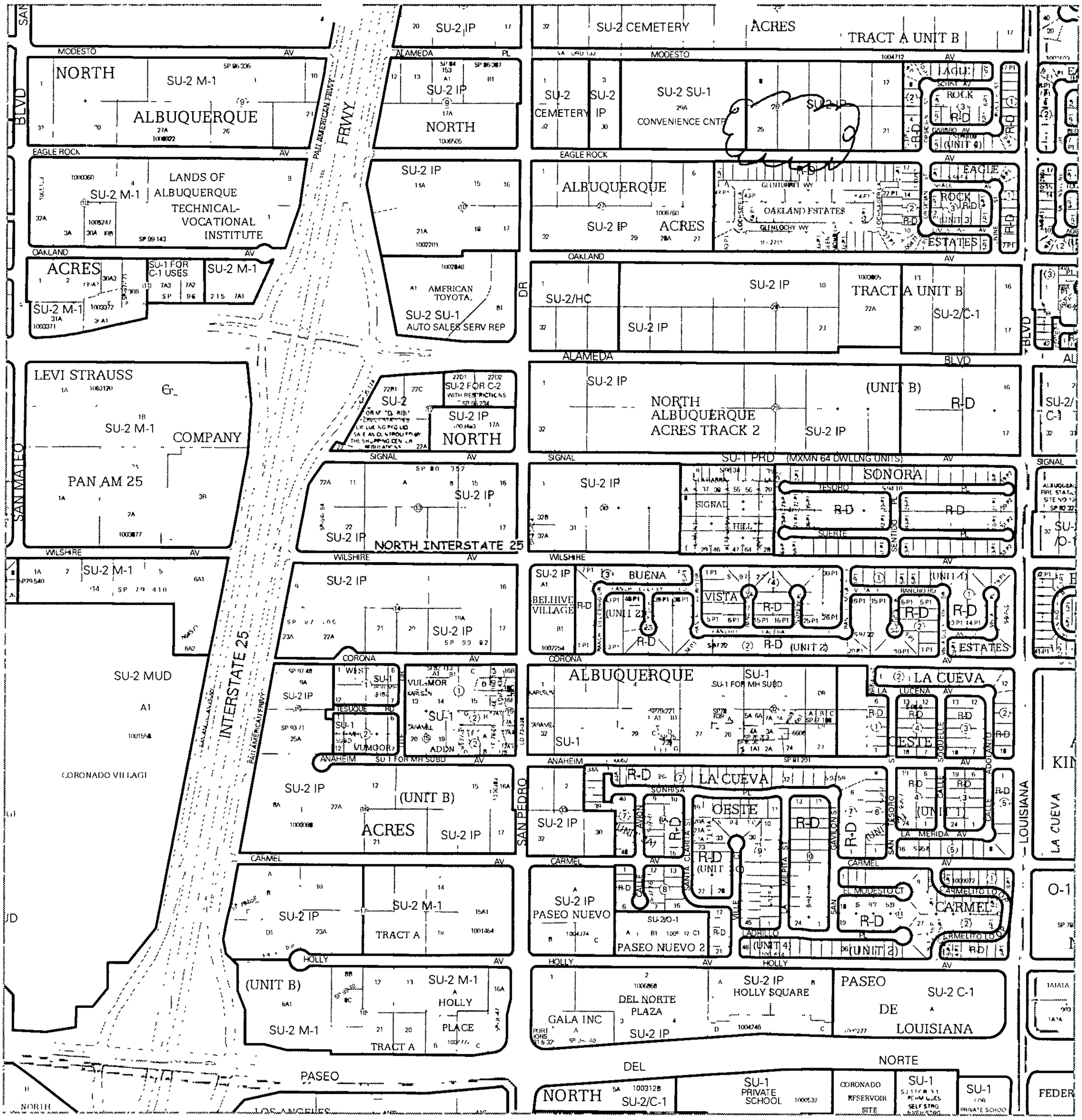
Form revised **October 2007**

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

Application case numbers
12DRB-_____-70023
_____-_____-_____
_____-_____-_____

1-30-12
Planner signature / date

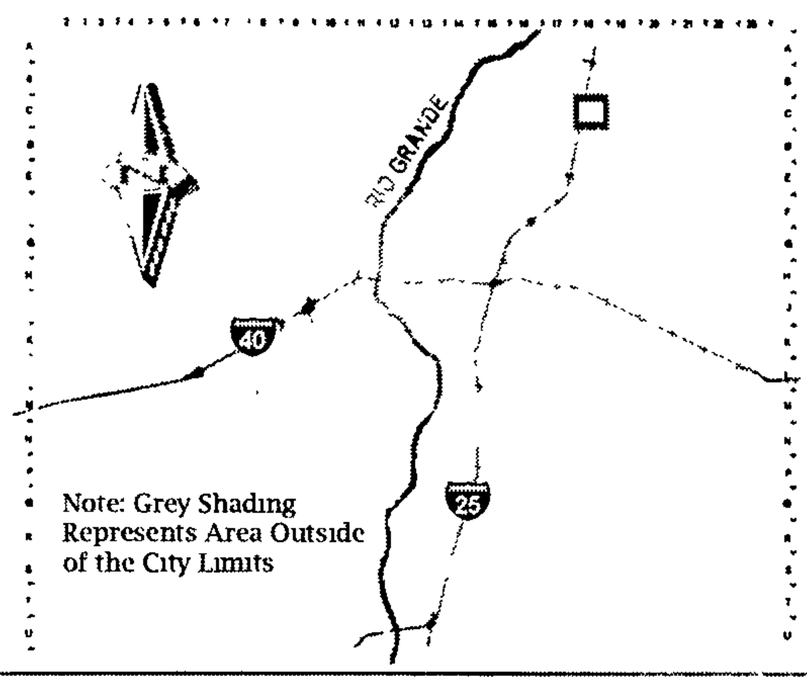
Project # 1003359



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

C-18-Z

Selected Symbols

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

0 750 1,500 Feet

January 29, 2012

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Sketch Plat Comments
Lots 23, 24, 25 Block 26 Tract A, Unit B, North Albuquerque Acres
PROJECT # 1003359
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests sketch plant comments for the referenced project. The project was initially developed with a site plan for building permit (07DRB-70227). Due to market conditions the project was only partially built. The front portion was constructed and the back lots were not. It is the owners' intention to develop the entire project in the future. In the interim the owner wishes to clear-up platting issues for the existing site. It is the owner intent to incorporate the adjacent lots to the north (8, 9, 10) at a later date. Upon completion the northern lots will be incorporated into this lot and the issue of Modesto will be resolved at that time.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

CenturyLink Webmail

rr0505@q.con

± Font Size -

Fwd: Motorcycle Driving School - SU-2/IP - Modesto NE

From : Doug Crandall <dacinc2001@aol.com>
Subject : Fwd: Motorcycle Driving School - SU-2/IP - Modesto NE
To : rr0505@q.com Romero <rr0505@q.com>

Tue, Jan 17, 2012 07:32 PM

Begin forwarded message:

From: "Garcia, Juanita C." <juanitagarcia@cabq.gov>
Date: December 5, 2011 5:30:05 PM MST
To: "Doug Crandall" <dacinc2001@aol.com>
Subject: RE: Motorcycle Driving School - SU-2/IP - Modesto NE

Hey Doug,

This use would be allowed on the site, along with the outdoor activity so long as there is an approved building.

Take care.

Juanita C. Garcia
Acting Code Compliance Manager
Code Enforcement Division
Planning Department
City of Albuquerque
Phone: 924-3823
Fax: 924-3460
juanitagarcia@cabq.gov

-----Original Message-----
From: Doug Crandall [mailto:dacinc2001@aol.com]
Sent: Thursday, November 17, 2011 3:18 PM
To: Garcia, Juanita C.
Subject: Re: Motorcycle Driving School - SU-2/IP - Modesto NE

Thanks!

Sent from my iPad

On Nov 17, 2011, at 3:17 PM, "Garcia, Juanita C."
<juanitagarcia@cabq.gov> wrote:

Hello Doug,

I am looking into this matter and will have an answer for you soon.

Thanks.

Juanita C. Garcia

Acting Code Compliance Manager

Code Enforcement Division

Planning Department

City of Albuquerque

Phone: 924-3823

Fax: 924-3460

juanitagarcia@cabq.gov

-----Original Message-----

From: Doug Crandall [mailto:dacinc2001@aol.com]

Sent: Tuesday, November 15, 2011 11:09 AM

To: Garcia, Juanita C.

Subject: Motorcycle Driving School - SU-2/IP - Modesto NE

Hi Juanita,

David said that you would like a description of what our client is proposing at the above referenced location. As I understand it, he would like to use the property as a driving course to learn how to ride a motorcycle. Though the site will be operated by the Harley Davidson dealer, the motorcycles that will be used will be small 500cc vehicles.

The site would consist of an asphalt track and a small building to house the motorcycles that will be used. The only other structure on the property will be a picnic type table for participants who may be waiting, and a fence surrounding the property. The client will obviously

landscape and comply with any other type regulations. We would like to know what process we need to go through in order to get this approved.

Thanks for you help!

Doug

Doug Crandall

dacinc2001@aol.com

Doug Crandall
dacinc2001@aol.com

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ____ Major subdivision action
- ____ Minor subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ____ for Subdivision
- X for Building Permit
- ____ Administrative Amendment/Approval (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

S Z **ZONING & PLANNING**
- ____ Annexation
- V ____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- P ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- D ____ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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.

APPLICATION INFORMATION:

Professional/Agent (if any): DAC ZONING & LANDUSE SERVICES PHONE: 294-5243
ADDRESS: 9520 MACALLAN Rd NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: DACINC2001@AOL.COM

APPLICANT: ALEEM KASSAM PHONE: 243-6000
ADDRESS: 6501 EAGLE ROCK AVE NE, SUITE B-5 FAX: 505-205-1872
CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: AKASSAM@legacy-hospitality.com
Proprietary interest in site: OWNER **List all owners:** ____

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL FOR A MOTORCYCLE DRIVING SCHOOL IN THE SU-2/IP ZONE - NORTH I-25 SECTOR DEVELOPMENT PLAN

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

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

Lot or Tract No. LOTS 8, 9, & 10, TRACT A Block: ____ Unit: B
Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
Existing Zoning: SU-2/IP Proposed zoning: SAME MRGCD Map No ____
Zone Atlas page(s): C-18 UPC Code: ____

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

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? ____
No. of **existing** lots: 3 No. of **proposed** lots: 3 Total site area (acres): 2.5AC
LOCATION OF PROPERTY BY STREETS: On or Near: 6501 EAGLE ROCK AVE NE
Between: SAN PEDRO Rd NE and LOUISIANA BLVD NE

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) X Review Date: ____

SIGNATURE Doug Crandall DATE Dec 19, 2011
(Print Name) DOUG CRANDALL, DAC INC. Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Revised: 6/2011

☐ **INTERNAL ROUTING**
- X All checklists are complete
- X All fees have been collected
- X All case #s are assigned
- X AGIS copy has been sent
- X 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
11DRB - 70362	SBP		$ 385.00
-	ADV		$ 75.00
-	CMF		$ 20.00
-			$
-			$
			Total $ 480.00

Hearing date January 18, 2012

12-20-11
Staff signature & Date

Project # 1003359

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Subdivision Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**

✓ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
NA Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
__ 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
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Completed Site Plan for Building Permit Checklist
NA 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
__ Copy of Site Plan with Fire Marshal's stamp
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
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.

DOUG CRANDALL, DAC INC.
Applicant name (print)

Doug Crandall 12/19/11
Applicant signature / date

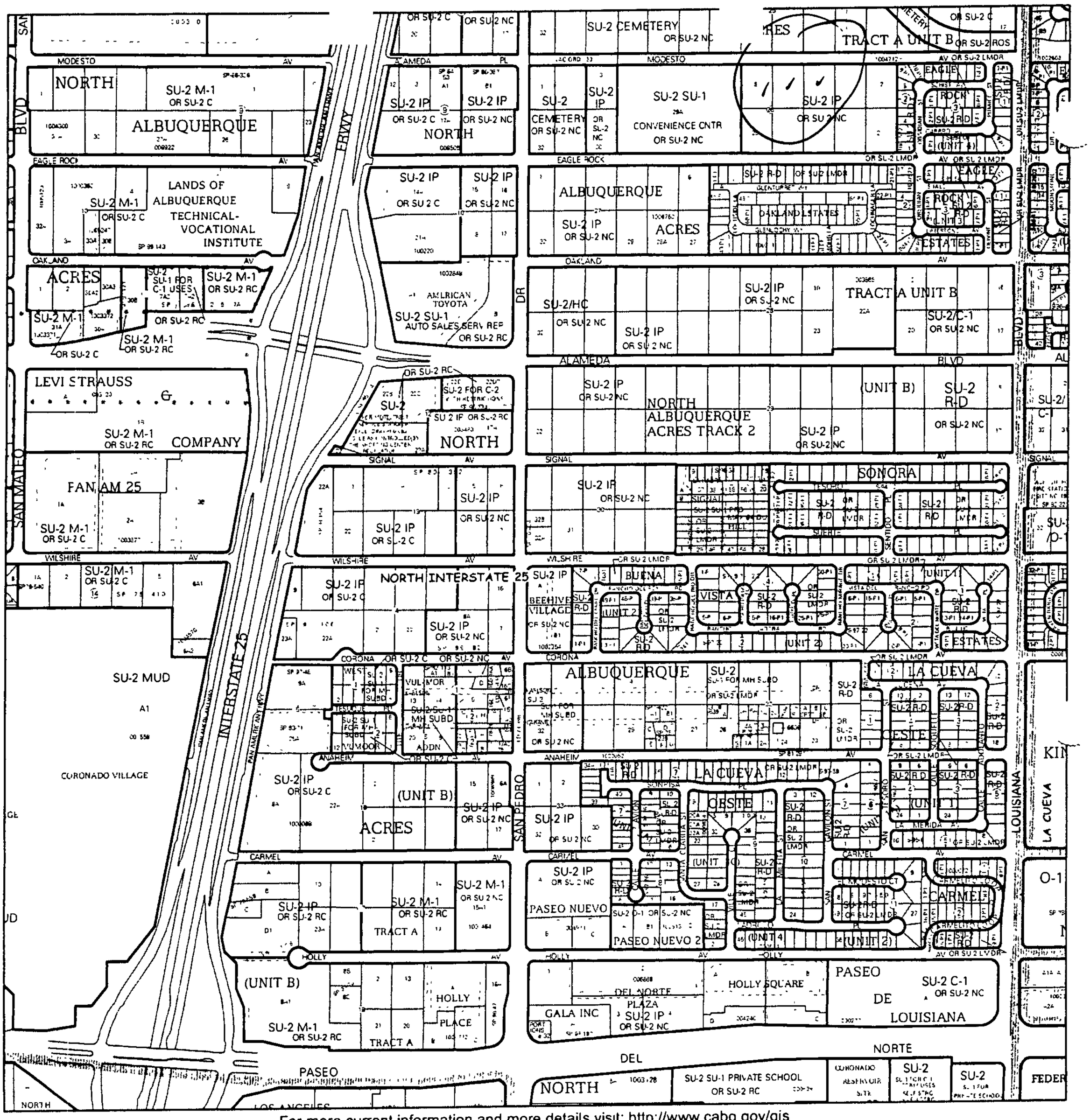
Form revised **October 2007**

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

Application case numbers
11DRB - ____ - 70362
____ - ____ - ____
____ - ____ - ____

12-20-11
Planner signature / date

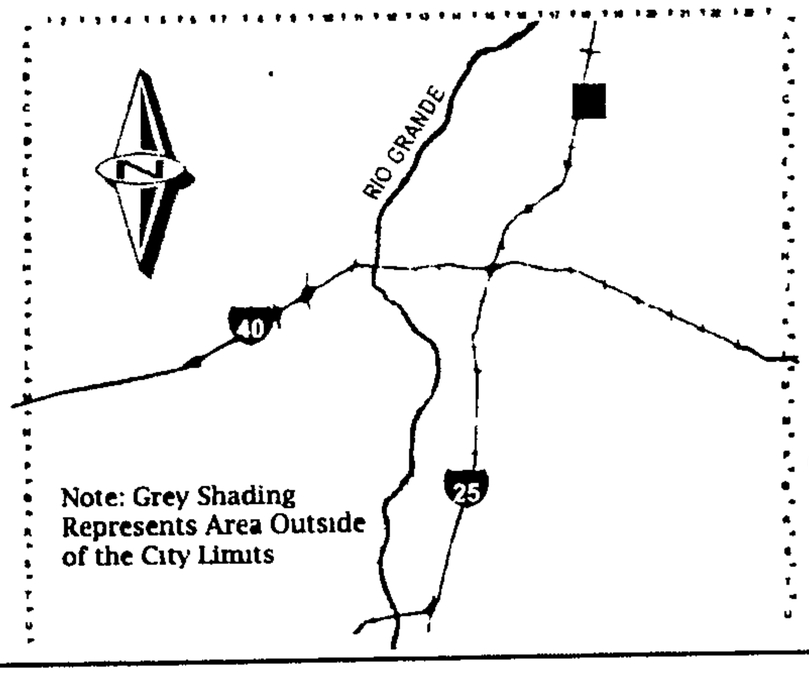
Project # 1003359



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-18-Z

Selected Symbols

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

0 750 1,500 Feet

Kassam Business Center, LLC

December 19, 2011

Jack Cloud, Chair
Development Review Board
City of Albuquerque

Re: Request for Site Development Plan Approval - Lots 8, 9, 10, Tract A, Unit B, North Albuquerque Acres
6501 Eagle Rock Ave., NE

Dear Mr. Cloud:
This letter certifies that the undersigned is the owner of the above referenced property and authorizes DAC Enterprises, Inc. to seek approval for the Site Development Plan for a school.

If you have any questions, please feel free to contact my office.

Sincerely,

Aleem Kassam

6501 Eagle Rock Ave, NE Suite B 5
Albuquerque, NM 87113

DAC Zoning & Land Us ervices 9520 MacAllan Ro JE • Albuquerque, NM 87109
Office: 505-294-5243

December 19, 2011

Jack Cloud, Chair
Development Review Board
Planning Department
City of Albuquerque

Re: Request For Site Development Plan Approval – Lots 8, 9, and 10, Tract A, Unit B, North Albuquerque Acres - 6501 Eagle Rock Ave., NE

Dear Chairman Cloud:

DAC Zoning & Land Use Services has been retained to represent Mr. Aleem Kassam in this request for site development plan approval for a motorcycle driving school in the SU-2/IP zone (North I-25 Sector Development Plan.) The allowed use of the property as a school has been confirmed by Juanita Garcia, Zoning Code Compliance Manager.

The attached site plan incorporates all of the requirements necessary for approval in the North I-25 SDP. The school will occupy unit A of the existing building in phase 1 as an office, storage and repair facility. The vacant area (phase 2) in the rear (north) of the building will be paved and landscaped to provide a track for the motorcycles. The track will be set up using cones each time a class is scheduled. The track will also be fenced with a 6 feet tall wood fence.

We will be prepared to provide clarification of any issues or answer any further questions when we appear before the DRB.

Sincerely,

Doug Crandall

Doug Crandall,
Principal
DAC Zoning & Land Use Services

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

***Just a reminder* - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

***

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

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

December 16, 2011

Robert E. Romero
DAC Enterprises, Inc.
P.O. Box 16658/87191
Phone: 505-242-3232/Fax: 505-247-4530

Dear Robert:

Thank you for your inquiry of **December 16, 2011** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 8, 9, 10, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, LOCATED ON MODESTO AVENUE NE BETWEEN SAN PEDRO DRIVE NE AND LOUISIANA BOULEVARD NE** zone map **C-18.**

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

NOR ESTE N.A. (NRE) "R"
***Jeff Peterson**
7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

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

Sincerely,

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

DAC Enterprises, Inc.
Zoning & Land Use Services

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$ $0.44	0101
Certified Fee	$2.85	09
Return Receipt Fee (Endorsement Required)	$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.59	12/20/2011

7009 2820 0000 7588 9593

Sent To JEFF PETERSON
Street, Apt. No.; or PO Box No. 7800 EAGLE ROCK AVE NE
City, State, ZIP+4 ALBUQ., NM 87122-2723
PS Form 3800, August 2006 See Reverse for Instructions

December 19, 2011

CERTIFIED MAIL
NOR ESTE NEIGHBORHOOD ASSOCIATION
Jeff Peterson
7800 Eagle Rock Ave., NE
Albuquerque, NM 87122-2723

Re: Request for Site Development Plan Approval – Lots 8, 9, and 10, Tract A, Unit B, North Albuquerque Acres, 6501 Eagle Rock Ave., NE

Dear Mr. Peterson:
DAC Enterprises, Inc. has been authorized to represent Mr. Aleem Kassam, in requesting Site Development Plan for Building Permit approval for the property referenced above. Specifically, we are requesting approval for a motorcycle driving school in the SU-2/IP zone (North I-25 Sector Development). The allowed use of this property as a school has been confirmed by Juanita Garcia, Zoning Code Compliance Manager.

The school will occupy unit A in the existing building as an office, storage and repair facility. The vacant area north of the building will be paved and landscaped to provide a track for motorcycles. The track will be set up using cones each time a class is scheduled. The track will also be fenced with a 6' tall wood fence.

Enclosed for your review is the proposed site/landscaping plan and zone map C-18. We will file the application by the December 22, 2011 deadline in order to be heard by the Development Review Board, City of Albuquerque at their January 18, 2012 hearing.

We will be more than happy to discuss our request with you and your association and answer any questions you may have.

Sincerely,

Doug Crandall
Principal

Cc: Joe Yardumian, 7801 R.C. Gorman Ave., NE, Albuque

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	$ $0.44	0101
Certified Fee	$2.85	09
Return Receipt Fee (Endorsement Required)	$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.59	12/20/2011

7009 2820 0000 7588 9586

Sent To JOE YARDUMIAN
Street, Apt. No.; or PO Box No. 7801 R.C. GORMAN AVE NE
City, State, ZIP+4 ALBUQ., NM 87122-2748

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from January 3 2012 To January 18, 2012

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[signature], DAC — (Applicant or Agent) Dec/20/11 — (Date)

I issued 2 signs for this application, 12-20-11 (Date) [signature] (Staff Member)

DRB PROJECT NUMBER: 1003359

Rev. 1/11/05

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

February 3, 2009

SUBJECT: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):
Case Number(s):
Agent: Rio Grande Survey Company
Applicant:
Legal Description: Lots 23 through 29, Block 25 and Lots 8, 9, 10, 23, 24, 25, Block 26; Tract A, Unit B, North Albuquerque Acres
Acreage: 13.5 acres +/-
Zone Atlas Page: B-18 / C-18

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
AGIS 2008 aerial imagery

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance).***

NOTE: Only 3 acres out of entire project area still undisturbed—no further investigation required.

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. 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.

DAC / NC.
Doug Campbell 12/09/11
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

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

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

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

Accompanying Material

___ A. 8-1/2" x 11" reduction for each plan sheet.

___ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

___ 1. Date of drawing and/or last revision
___ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*
___ 3. Bar scale
___ 4. North arrow
___ 5. Scaled vicinity map
___ 6. Property lines (clearly identify)
___ 7. Existing and proposed easements (identify each)
___ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

___ A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
___ B. Square footage of each structure
___ C. Proposed use of each structure
___ D. Temporary structures, signs and other improvements
___ E. Walls, fences, and screening: indicate height, length, color and materials
___ F. Dimensions of all principal site elements or typical dimensions thereof
___ G. Loading facilities
___ H. Site lighting (indicate height & fixture type)
___ I. Indicate structures within 20 feet of site
___ J. Elevation drawing of refuse container and enclosure, if applicable.
___ K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

___ A. Parking layout with spaces numbered per aisle and totaled.

___ 1. **Location and typical dimensions**, including handicapped spaces

___ 2. **Calculations:** spaces required: _____ provided: _____

Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____

___ B. Bicycle parking & facilities

___ 1. Bicycle racks, spaces required: _____ provided: _____

___ 2. Bikeways and other bicycle facilities, if applicable

___C. Public Transit

___ 1. Bus facilities, including routes, bays and shelters existing or required

___ D. Pedestrian Circulation

___ 1. Location and dimensions of all sidewalks and pedestrian paths
___ 2. Location and dimension of drive aisle crossings, including paving treatment

___ E. 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
___ 6. Existing and proposed street widths, right-of-way widths and curve radii
___ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
___ 8. Location of traffic signs and signals related to the functioning of the proposal
___ 9. Identify existing and proposed medians and median cuts

3. Phasing

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

SHEET #2 LANDSCAPING PLAN

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

___ 1. Scale - must be same as scale on sheet #1 - Site plan
___ 2. Bar Scale
___ 3. North Arrow
___ 4. Property Lines
___ 5. Existing and proposed easements
___ 6. Identify nature of ground cover materials
  ___ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  ___ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  ___ C. Ponding areas either for drainage or landscaping/recreational use
___ 7. Identify type, location and size of plantings (common and/or botanical names).
  ___ A. Existing, indicating whether it is to preserved or removed.
  ___ B. Proposed, to be established for general landscaping.
  ___ C. Proposed, to be established for screening/buffering.
___ 8. Describe irrigation system – Phase I & II . . .
___ 9. Backflow prevention detail
___ 10. Planting Beds, indicating square footage of each bed
___ 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
___ 12. Responsibility for Maintenance (statement)
___ 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
___ 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
___ 15. Landscaped area provided; square footage and percent (specify clearly on plan)
___ 16. Planting or tree well detail
___ 17. Street Tree Plan as defined in the Street Tree Ord.

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 with written approval from the Planning Department Staff.

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
___ 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 UTILITY PLAN

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

SHEET #5 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 (north, south, east, & west).
___ 2. Facade dimensions including overall height and width
___ 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
___ 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations

___ 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.

RBAA

APPLICATION NO. 09AA - 10003	PROJECT NO. 1003359
PROJECT NAME 6501 EAGLE ROCK AVE NE	
EPC APPLICATION NO.	
APPLICANT / AGENT DOUG CRANDALL	PHONE NO. 294-5243
ZONE ATLAS PAGE C-18	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BJB	DATE 1/15/09	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 1/14/09	DATE

COMMENTS:

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED NSF	DATE 01/14/09	DATE
PLANS APPROVED NSF	DATE 01/23/09	DATE

COMMENTS:

SEE SITE PLAN MARKED 'TRANSP' FOR COMMENTS

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

Revised 3/3/04 Called about Comments 1.20.09
Picked up comments 1.20.09

(Return form with plat / site plan)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/05/2009 Issued By: PLNSDH

Permit Number: **2009 070 048** **Category Code 910**

Application Number: **09DRB-70048**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: EAGLE ROCK BETWEEN SAN PEDRO AND LOUISIANA

Project Number: 1003359

Applicant
Faizel Kassam

6501 American Parkway
Albuquerque NM 87110
243-6000

Agent / Contact
Rio Grande Surveying Co.
Rex Vogler, P.S.
P.O. Box 7155
Albuquerque NM 87194

rgsc@flash.net

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$300.00
	TOTAL:	**$320.00**

City Of Albuquerque 1
Treasury Division

2/5/2009 4:27PM LOC: ANNX
WS# 003 TRANS# 0046
RECEIPT# 00101606-00101606
PERMIT# 2009070048 TRSCXC
Trans Amt $320.00
Conflict Manag. Fee $20.00
DRB Actions $300.00
CK $320.00
CHANGE $0.00

Thank You

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
- ____ for Building Permit
- X Administrative Amendment (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE — D
- ____ Storm Drainage Cost Allocation Plan

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)
- ____ Street Name Change (Local & Collector)

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:

Professional/Agent (if any): DAC ENTERPRISES, INC. PHONE: 294-5243
ADDRESS: P.O. BOX 16658 FAX: 247-4530
CITY: ALBUQUERQUE, STATE NM ZIP 87191 E-MAIL:

APPLICANT: KASSAM BUSINESS CENTERS, LLC D/B/A EAGLE ROCK BUSINESS CENTER PHONE:
ADDRESS: 6501 AMERICA'S PARKWAY, NE, SUITE 1050 FAX:
CITY: ALBUQUERQUE, STATE NM ZIP 87110-5375 E-MAIL:
Proprietary interest in site: OWNER **List all owners:**

DESCRIPTION OF REQUEST: ADMINISTRATIVE AMENDMENT TO APPROVED DRB SITE DEVELOPMENT PLAN

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

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

Lot or Tract No. LOTS 6-10 & 23-25, TR A Block: 26 Unit: B
Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
Existing Zoning: SU-2-IP Proposed zoning: SU-2-IP
Zone Atlas page(s): C-18 UPC Code: ____ MRGCD Map No ____

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

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 6 No. of **proposed** lots: NA Total area of site (acres): 6.01 AC
LOCATION OF PROPERTY BY STREETS: On or Near: 6501 EAGLE ROCK AV NE
Between: SAN PEDRO NE and LOUISIANA NE

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

SIGNATURE Doug Crandall DATE 1/12/09
(Print) DOUG CRANDALL, DAC ENTERPRISES, INC. Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **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
09AA - ____ - 10003	ASBP	P(4)	$ 45.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 45.00

Hearing date N/A

Sandy Handley 01/13/09
Planner signature / date

Project # 1003359

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

☐ **SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)**

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

☒ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**
☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**
☐ **CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)**

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.
✓ Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
✓ Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of EPC or DRB Notice of Decision (not required for WTF)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required <u>if the square footage change is 2% or more of any building's gross floor area</u>
__ Notifying letter & certified mail receipts addressed to owners of adjacent properties
__ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for <u>wireless telecommunications facilities</u> that are <u>concealed</u> and/or <u>subject to site development plan review</u>, the following materials are required for application submittal in addition to **all** those listed above:
__ Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
__ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
__ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
__ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
__ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
__ Registered Engineer's stamp on the Site Development Plans
__ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

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

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

DOUG CRANDALL, DAC ENTERPRISES, INC.
Applicant name (print)

Doug Crandall 1/12/09
Applicant signature / date

Form revised June 04, **October 2004**

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

Application case numbers
09AA - _____ - 10003
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 01/13/09
Planner signature / date

Project # 1003359

edi
regenerating architecture

EAGLE ROCK BUSINESS CENTER
11 December 2008

Eagle Rock Business Center
6401 Eagle Rock Ave. NW
Albuquerque NM 87120

DRB Project number: 1003359
Application Number: 07DRB - 70227

Re: Traffic Certification Letter

I, Kristen B. Callori, NMRA 3470 of the firm Environmental Dynamics Inc, here by certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated 9/6/07. I further certify that the project manager from my office has personally visited the site on 11/17/2008 and has determined by visual inspection that the survey data provided appears to be representative of the actual site conditions, and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request of an inspection for a certificate of occupancy.

The site has only been partially constructed. The rear (northern) portion of the site was originally expected to include office/warehouse buildings. However, the property owner is seeking formal vacation of Modesto Blvd, the adjoining public street. Once the vacation has been completed and the vacated land has been purchased, a new site plan will be submitted for that portion of the site. As a result, the front portion of the property is in substantial compliance with the DRB plan, but does not include the entire site as subsequently approved by the DRB.

All traffic patterns, aisle widths, parking space dimensions and other applicable traffic related issues are in accordance with the intent of the DRB approval. The East site wall is located just west of the location indicated in the DRB approved plan but does not affect traffic circulation. There was also a small shift south in the landscape buffer between Eagle Rock Road and the south drive isle between parking spaces. The drive isle was not altered and is in accordance with the DRB approval.

The recorded information hereon is not necessarily complete and is intended only to verify substantial compliance with the traffic aspects of this project as described above. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

STATE OF NEW MEXICO
KRISTEN B. CALLORI
NO. 3470
12/12/08
REGISTERED ARCH

12/12/08

Kristen B. Callori Architect — Date

kent beierle ■
kris callori ■
j. stace mcgee ■
michael ryan ■

■ 142 Truman St. NE
Albuquerque, NM 87108
Tel 505.242.2851
Fax 505.242.2852

■ 1198 SW 5th Court
Boca Raton, FL 33432
Tel 561.391.3981

www.edi-arch.com

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

December 18, 2008

Kristen Callori, R.A.
Environmental Dynamics Inc.
~~320 Central Ave. SW~~ 142 Truman St. NE Suite A-1
~~Albuquerque, NM 87102~~ Alb., NM 87108

Re: Certification Submittal for Certificate of Occupancy for
Eagle Rock Business Center, 6401 Eagle Rock Avenue NE
Architect's Stamp dated 9-06-07 (C18-D080)
Certification dated 12-12-08

Dear Ms. Callori,

The Letter of Certification submitted on 12-18-08 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). The following items need to be addressed:

- As previously discussed, a permanent certificate of occupancy cannot be issued on a site that is only partially built. The DRB approved site plan for building permit shows this project as one phase. To gain permanent certificate of occupancy approval in phases, the site plan must be amended.
- All redlined items, indicating changes made during construction, must be shown on the DRB approved site plan. Limits of current construction must be clearly indicated.

Resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

edi
regenerating architecture

Eagle Rock Business Center
6401 Eagle Rock Ave. NW
Albuquerque NM 87120

DRB Project number: 1003359
Application Number: 07DRB - 70227

Re: Traffic Certification Letter

Dear Ms. Metro,

In response to your letter dated December 18 2008 EDI has addressed your comments on the attached DRB approved site plan.

The Drainage Information Sheets you mentioned in your letter have been submitted to the city by Mark Goodwin & Associates.

Additionally please refer to my letter originally submitted on 12-18-08 as its content still applies to this project.

Please contact David Kindel at our office if you have any questions or need further information.

Sincerely,

kent beierle ■
kris callori ■
j. stace mcgee ■
michael ryan ■

1/7/09

Kristen B. Callori Architect — Date

STATE OF NEW MEXICO
KRISTEN B. CALLORI
NO. 3470
1/7/09
REGISTERED ARCHITECT

■ 142 Truman St. NE
Albuquerque, NM 87108

Tel 505.242.2851
Fax 505.242.2852

■ 1198 SW 5th Court
Boca Raton, FL 33432

Tel 561.391.3981

www.edi-arch.com

6. **Project# 1003359**
07DRB-70226 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
07DRB-70227 MINOR - SDP FOR BUILDING PERMIT

RIO GRANDE SURVEYING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8-10 & 23-25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6.01 acre(s). *[Deferred from* 09/05/07 & 09/12/07*]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 09/19/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE PLANNING DEPARTMENT FOR COMMENTS IN THE FILE, AEHD'S SIGNATURE AND 3 COPIES.**

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

7. **Project# 1006813**
07DRB-70244 SKETCH PLAT REVIEW AND COMMENT

MICHAEL CARLISLE agent(s) for BONNIE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 23, 23 & 24, Block(s) 2, **BELMONT PLACE ADDITION,** zoned R-1, located on 5TH ST NW BETWEEN BELLROSE NW AND FREEMAN NW containing approximately 0.24 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

8. **Project# 1006830**
07DRB-70252 SKETCH PLAT REVIEW AND COMMENT

KEITH MEYER request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) C, **SOUTH BROADWAY ACRES,** zoned R-1, located on ARNO SE BETWEEN WESMESCO SE AND SAN JOSE SE containing approximately 0.8 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. Other Matters: None.

ADJOURNED: 10:00 AM

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
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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)
- ___ Street Name Change (Local & Collector)

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:

Professional/Agent (if any): Rex Vogler dba Rio Grande Surveying Co. PHONE: 379-4579
ADDRESS: P.O. Box 7155 FAX: 764-8891
CITY: ABQ. STATE NM ZIP 87194 E-MAIL: rgsc@flashnet

APPLICANT: Faizel Kassam PHONE: 243-6000
ADDRESS: 6501 Americas Parkway FAX: 243-1561
CITY: ABQ STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: Owner **List all owners:** Kassam, Clark, Daniels

DESCRIPTION OF REQUEST: Replat vacated R/W into adjoining lots; Dedicate R/W Grant Easements

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

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

Lot or Tract No. Lots 23 thru 29, Block 25 Lots 8,9,10, 23, 24 & 25 Block 26 Block: Unit:
Subdiv/Addn/TBKA: Tract A, Unit B of North Albuquerque Acres
Existing Zoning: SU-2 Proposed zoning:
Zone Atlas page(s): C-18 UPC Code: MRGCD Map No

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj #1003359 Vacation, Proj #1006967 (07DRB-70422)

CASE INFORMATION:
Within city limits? ___Yes Within 1000FT of a landfill? ___
No. of **existing** lots: 13 No. of **proposed** lots: 5 Total area of site (acres): 13.47
LOCATION OF PROPERTY BY STREETS: On ~~or Near:~~ Eagle Rock
Between: San Pedro (W) and Louisiana (E)

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

SIGNATURE [signature] DATE 02/03/09
(Print) Rex J. Vogler Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
NA ☐					
☒	All checklists are complete	09DRB - - 70048	P&F		$ 300.00
☒	All fees have been collected	- -	CMF		$ 20.00
☒	All case #s are assigned	- -			$
☒	AGIS copy has been sent	- -			$
☒	Case history #s are listed	- -			$
NA ☐	Site is within 1000ft of a landfill	- -			$
NA ☐	F.H.D.P. density bonus				Total
NA ☐	F.H.D.P. fee rebate	Hearing date February 18, 2009			$320.00

[signature] 2.5.09 **Project #** 1003359

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

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

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

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

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

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

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

Amended preliminary plat approval expires after one year

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

Rex J. Voyler
Applicant name (print)

02/03/09
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
09DRB-_____-70048
_____-_____-_____
_____-_____-_____

2.5.09
Planner signature / date

Project # 1003359

DAC Enterprises, Inc.
Zoning & Land Use Services
P.O. Box 1[illegible]58 • Albuquerque, NM 87191
Phone: 505-294-5243

January 8, 2009

Jack Cloud, Chair
Development Review Board
Planning Department
City of Albuquerque

Re: Request for Amendment to Site Plan – Lots 6-10 & 23-25, Block 26, Tract A, Unit B, North Albuquerque Acres

Dear Chairman Cloud:

This is a request to amend the approved site development plan referenced above. The purpose of the amendment is to phase construction of the two office warehouse buildings.

The building on the south side of the property is complete and has been reviewed by all DRB agencies, as well as inspected by the appropriate agencies in order to acquire a certificate of occupancy.

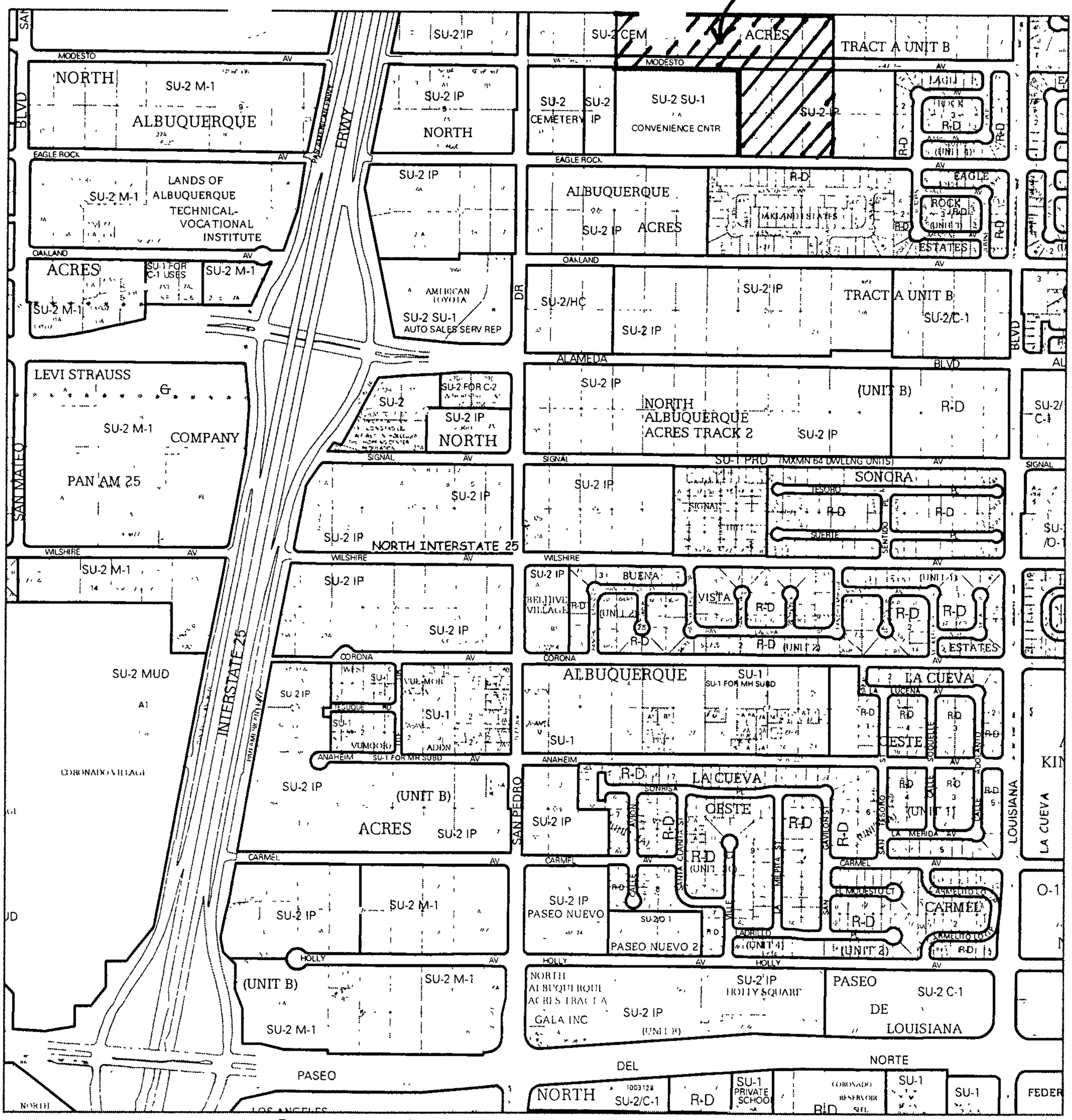
The purpose of the phasing is two-fold. One, of course, is the economy. The applicant wishes to postpone development of the rear (north) portion of the property until such time as it appears the construction costs may be recovered by tenant occupancy.

More important is that the applicant has received approval to vacate Modesto Boulevard, which abuts the property to the north. Applicant is currently negotiating the purchase of the vacated property with the City of Albuquerque and adjoining property owners. Once the vacation is complete, there will be additional land which may be developed, which will modify the approved site development plan. Once such modification design has been completed, it will be submitted to the Development Review Board for final approval.

Thank you for your consideration of this request.

Doug Crandall

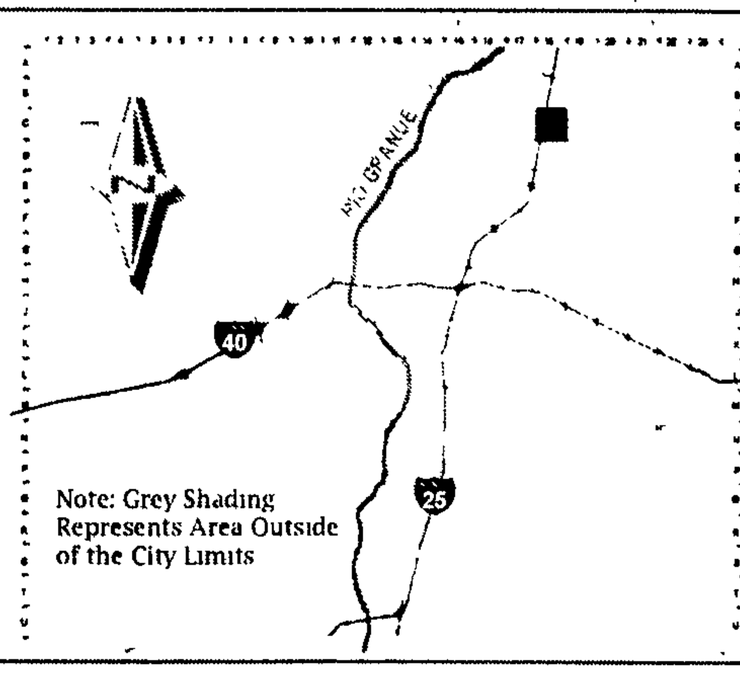
DAC Enterprises, Inc.
Agent for Faizel Kassam
Legacy Hospitality, Inc.



For more current information and more details visit http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through. 6/13/2008



Zone Atlas Page

C-18-Z

Selected Symbols

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

0 750 1 500 Feet

January 9, 2009

Re: Eagle Rock Development Site Plan Amendment – Lots 6-1 & 23-25, Bloc 26, Tract A, Unit B, North Albuquerque Acres

Jack Cloud, Chair
Development Review Board
City of Albuquerque
Albuquerque, NM

Dear Chairman Cloud:

This letter certifies that the undersigned is the owner of the above referenced property and authorizes DAC Enterprises, Inc. to seek an amendment to phase development on said property as shown on the attached plat.

If you have any questions, please feel free to contact my office.

Sincerely,

Faizel Kassam

RIO GRANDE SURVEYING CO., P.C.

P.O. BOX 7155 ABQ., N.M. 87194 VOICE & FAX (505)764-8891 rgsc@flash.net

February 03, 2009

Planning Department
Attn: Mr. Jack Cloud, DRB Chairman
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87102

RE: PROJECT #1003359
PLAT FOR LOTS 23-A THRU 26-A IN BLOCK 25 AND LOT 10-A IN BLOCK 26 TRACT A, UNIT B OF NORTH ALBUQUERQUE ACRES

Dear Mr. Cloud,

We are submitting application to the DRB for the following considerations and action:

1) The fulfillment of the vacation of Modesto Road NE right-of-way by prior DRB Project #1006967 (07DRB-70422). A copy of the Official Notice of Decision is enclosed.
2) Replatting of the lots adjoining the aforesaid vacated right-of-way to incorporate the vacated right-of-way into the lots.
3) Dedication of Eagle Rock Road NE to the City of Albuquerque.
4) To grant easements.

We also enclose a sketch of Eagle Rock Road section for Transportation Department's review.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,
RIO GRANDE SURVEYING CO., PC

Rex J. Vogler, PS
President

enclosures

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

February 3, 2009

SUBJECT: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):
Case Number(s):
Agent: **Rio Grande Survey Company**
Applicant:
Legal Description: **Lots 23 through 29, Block 25 and Lots 8, 9, 10, 23, 24, 25, Block 26; Tract A, Unit B, North Albuquerque Acres**
Acreage: **13.5 acres +/-**
Zone Atlas Page: **B-18 / C-18**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

SUPPORTING DOCUMENTATION:
AGIS 2008 aerial imagery

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance).***

NOTE: Only 3 acres out of entire project area still undisturbed—no further investigation required.

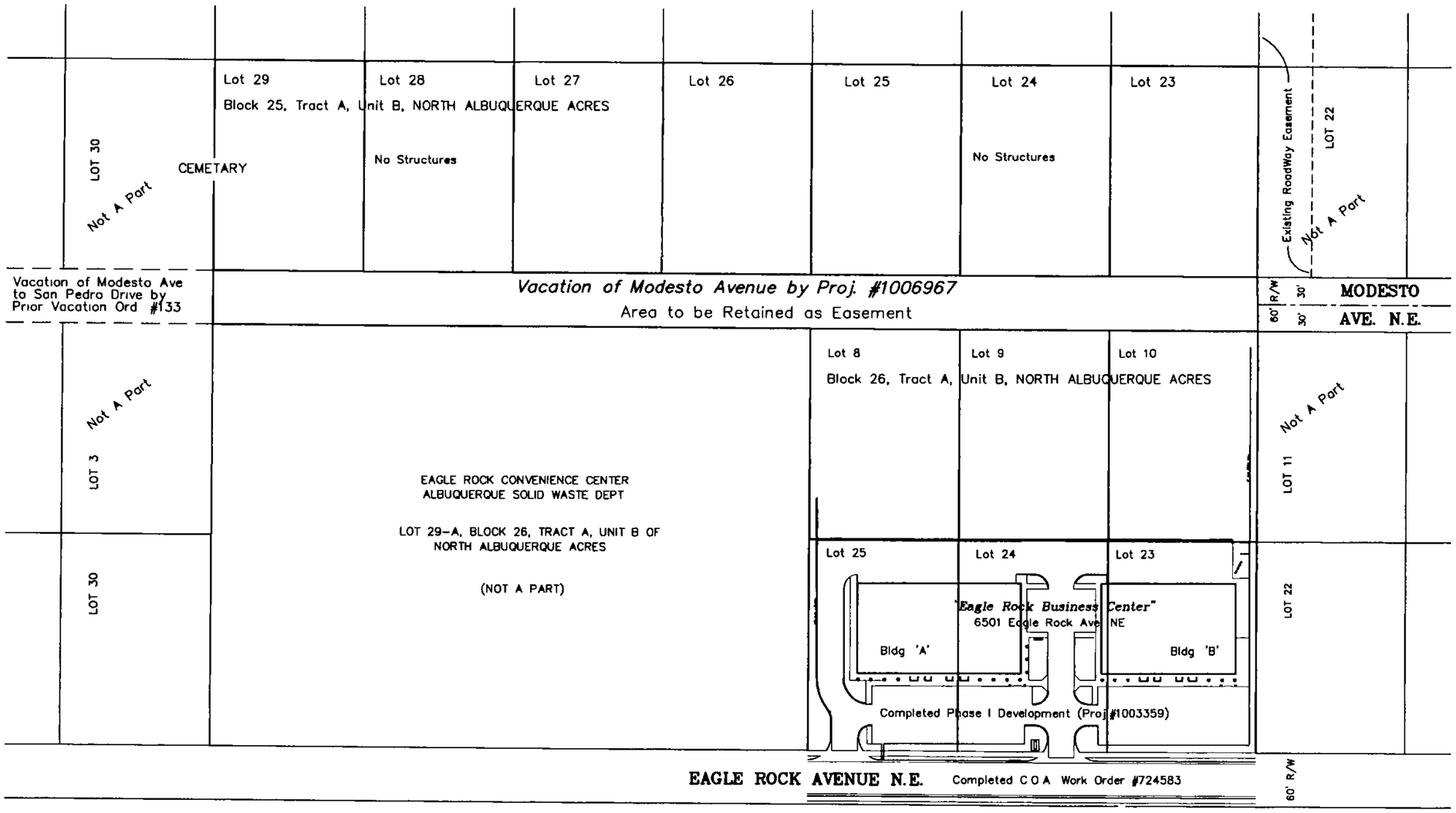
SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

EXISTING SITE USE EXHIBIT

DRB PROJECT #1003359
MODESTO & EAGLE ROCK AVENUES N.E.

BETWEEN SAN PEDRO DRIVE & LOUISIANA BLVD. NE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
ZONE ATLAS C-18
FEBRUARY, 2009

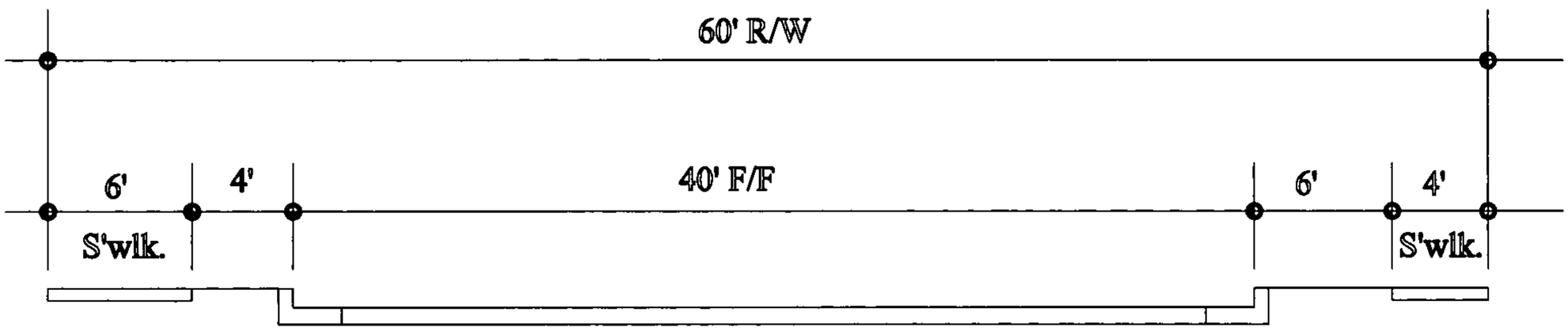


N

0 feet 100
50

1"=200'

Street Section
Eagle Rock Road NE
(Looking East)



Note: Eagle Rock Road has been recently constructed under City Work Order #724583

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 9-10-2007
Date Site Plan Approved: N/A 9/19/07
Date Preliminary Plat Approved: 9/19/07
Date Preliminary Plat Expires: 9/19/08
DRB Project No.: 1003359
DRB Application No.: 07DRB 70226
07DRB 70227

EAGLE ROCK BUSINESS CENTER
PROPOSED NAME OF PLAT AND/~~OR SITE DEVELOPMENT PLAN~~

LOTS 8-10 AND 23-25, TRACT A, BLOCK 26, UNIT B, NAA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		20'	RESIDENTIAL PAVEMENT	EAGLE ROCK AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		STD	STD CURB AND GUTTER	EAGLE ROCK AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		6'	SIDEWALK	EAGLE ROCK AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		30-36"	STORM DRAIN WITH INLETS	EAGLE ROCK AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		6' **	SIDEWALK	MODESTO AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		24' **	RESIDENTIAL PAVEMENT	MODESTO AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		STD **	STD CURB AND GUTTER	MODESTO AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		30" **	STORM DRAIN WITH INLETS	MODESTO AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		8" **	SANITARY SEWER LINE	MODESTO AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		8" **	WATER LINE	MODESTO AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		45' **	TEMPORARY PAVED CUL-DE-SAC	MODESTO AVE	WEST PROP LINE		/	/	/
		8"	WATER LINE	EAGLE ROCK AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/
							/	/	/

(rev. 9-20-05)

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 STREET LIGHTING PER DPM REQUIREMENTS

2 ** REQUEST DEFERRAL ON THESE ITEMS ON A MODIFIED PROCEDURE B

3

AGENT / OWNER

Larry D. Read, PE
NAME (print)

Larry Read & Associates, Inc
FIRM

9/19/2007
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9/19/07
DRB CHAIR - date

Christina Sandoval 9/19/07
PARKS & RECREATION - date

9-19-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

9/19/07
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 9/19/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

DAC Enterprises, Inc.
Zoning & Land Use Services

September 18, 2007

Ms. Sheran Matson
Chair, Development Review Board

Re: Project 1003359/07DRB-70227 - Site Plan For Building Permit, Kassam Business Center Lots 8-10 & 23-25, Tract A, Block 26, North Albuquerque Acres Unit B

Dear Sheran:

Thank you for taking the time to meet with me today regarding the height issue on the above referenced property. Rather than seek a variance, the applicant will move the building that is too high as necessary to the west. The applicant understands and agrees that the building may not exceed 26 feet in height at any location within the required 45 degree angle plane on site.

Because this case is scheduled to be heard tomorrow, there will not be time to submit new drawings for the one building being moved. We would ask that, on behalf of the DRB, you would allow delegation of this issue before final sign off. This delegation would allow for all site plan and other related issues to be heard as scheduled. Again, we understand that there will be no final approval from the DRB until the building has been relocated to be in full compliance with the height standards of the Zoning Code.

Thank you again for your assistance in this matter.

Sincerely,

Robert E. Romero
DAC Enterprises, Inc.

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/18/2007 Issued By: PLNABG

Permit Number: **2007 070 226** **Category Code 910**

Application Number: 07DRB-70226, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: EAGLE ROCK NE BETWEEN SAN PEDRO NE AND LOUISIANA NE

Project Number: 1003359

Applicant
Kassam Business Center, Llc

2501 Yale Blvd Se Suite 102
Albuquerque, NM 87106
489-4474

Agent / Contact
Rio Grande Surveying
Rex J. Vogler
P.O. Box 7155
Albuquerque, NM 87194
764-8891
rgsc@flasnet.net

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Deferral Fee	$50.00
	TOTAL:	**$50.00**

City Of Albuquerque
Treasury Division

9/18/2007 11:08AM LOC: ANNX
WS# 008 TRANS# 0017
RECEIPT# 00081433-00081433
PERMIT# 2007070226 TTSLJS
Trans Amt $50.00
DRB Actions $50.00
CK $50.00
CHANGE $0.00

Thank You

City or Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/28/2007 Issued By: PLNABG

Permit Number: **2007 070 226** **Category Code 910**

Application Number: 07DRB-70226, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: EAGLE ROCK NE BETWEEN SAN PEDRO NE AND LOUISIANA NE

Project Number: 1003359

Applicant
Kassam Business Center, Llc

2501 Yale Blvd Se Suite 102
Albuquerque, NM 87106
489-4474

Agent / Contact
Rio Grande Surveying
Rex J. Vogler
P.O. Box 7155
Albuquerque, NM 87194
764-8891
rgsc@flasnet.net

Application Fees

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

City Of Albuquerque
[illegible]

[illegible] 12:05PM [illegible]
USER [illegible] TRANS# 001
[illegible] TN 00020623-[illegible]
PD [illegible] 2007070226 [illegible]
Trans Amt [illegible]
Conflict Mgmt Fee [illegible]
DRB Actions [illegible]
[illegible]

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/28/2007 Issued By: PLNABG

Permit Number: **2007 070 227** **Category Code 910**

Application Number: 07DRB-70227, Minor - Sdp For Building Permit

Address:

Location Description: EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE

Project Number: 1003359

Applicant
Kassam Business Center, Llc

2501 Yale Blvd Se
Albuquerque, NM 87106
489-4474

Agent / Contact
Rio Grande Surveying

P.O. Box 7155
Albuquerque, NM 87194
764-8891
rgsc@flashnet.net

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$385.00
	TOTAL:	**$385.00**

City Of Albuquerque
Treasury Division

8/28/2007 12:07PM LOC: ANP
Acct 0v8 TRN 134 0017
RECEIPT# 0003123 Vcc 134
PERMIT# 2007070227 TRT JS
Plans Ac *620.00
DRB Actions $385.00
CK $385.00
CHANGE $ 0.00

Thank You

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* *Revised: 2/22/07*

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. 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.

08/28/07

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

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

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

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

Accompanying Material

___ A. 8-1/2" x 11" reduction for each plan sheet.

___ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

X 1. Date of drawing and/or last revision
X 2. Scale: 1.0 acre or less 1" = 10' 1'=30'
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. Property lines (clearly identify)
X 7. Existing and proposed easements (identify each)
X 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* *Revised: 2/22/07*

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
NA 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
NA G. Loading facilities
X H. Site lighting (indicate height & fixture type)
NA I. Indicate structures within 20 feet of site
X J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

X A. Parking layout with spaces numbered per aisle and totaled.
X 1. **Location and typical dimensions**, including handicapped spaces
X 2. **Calculations:** spaces required: 138 provided: 168

Handicapped spaces required: 8 provided: 8
Motorcycle spaces required: 5 provided: 5

___ B. Bicycle parking & facilities
X 1. Bicycle racks, spaces required: 9
provided: 10

___ 2. Other bicycle facilities, if applicable

X C. Vehicular Circulation (Refer to Chapter 23 of DPM)
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
X 5. Curb cut locations and dimensions

X D. Pedestrian Circulation
X 1. Location and dimensions of all sidewalks and pedestrian paths
X 2. Location and dimension of drive aisle crossings, including paving treatment
X 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

X 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
X 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
NA 1. Bikeways and bike-related facilities

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

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

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

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: 2/22/07*

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.
N/A 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

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
X 5. For EPC and DRB submittals only – Color renderings or similar illustrations

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

✓ 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.

Current DRC
Project Number:

FIGURE 12

Date Submitted: 9-10-2007
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: ~~1006579~~ 1003359
DRB Application No.: ~~07DRB 70080~~ ~~07DRB 70081~~

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

EAGLE ROCK BUSINESS CENTER
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 18-10 AND 23-25, TRACT A, BLOCK 26, UNIT B, NAA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		20'**	RESIDENTIAL PAVEMENT	EAGLE ROCK AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		STD	STD CURB AND GUTTER	EAGLE ROCK AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		6'	SIDEWALK	EAGLE ROCK AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		30-36"	STORM DRAIN WITH INLETS	EAGLE ROCK AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		6' **	SIDEWALK	MODESTO AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		20' **	RESIDENTIAL PAVEMENT	MODESTO AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		STD **	STD CURB AND GUTTER	MODESTO AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		30" **	STORM DRAIN WITH INLETS	MODESTO AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		8" **	SANITARY SEWER LINE	MODESTO AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8" **	WATER LINE	MODESTO AVE	EAST PROPERTY LINE	WEST PROPERTY LINE	/	/	/
		45' **	TEMPORARY PAVED CUL-DE-SAC	MODESTO AVE	EAST PROP LINE	WEST PROP LINE	/	/	/

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____
City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 STREET LIGHTING PER DPM REQUIREMENTS

2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS BEFORE FINANCIAL GUARANTEE CAN BE RELEASED

3 ** REQUEST DEFERRAL ON THESE ITEMS ON A MODIFIED PROCEDURE B

AGENT / OWNER

Larry D. Read, PE
NAME (print)

Larry Read & Assiciates, Inc.
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ **- date**

CITY ENGINEER - date

_____ **- date**

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan (Phase I, II, III)
- ____ Amendment to Sector, Area, F[illegible] or Comprehensive Plan
- ____ Text Amendment [illegible] gs)
- ____ Street Na[illegible]

V

P

L A APPEAL / [illegible]

D
- ____ Decis[illegible] Staff, ZHE, [illegible]

L. Read 237-8421

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the [illegible] the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, [illegible] paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

Professional/Agent (if any): Rio Grande ~~Engin~~ Surveying Rex J. Vogler PHONE: 764-8891
ADDRESS: P.O. Box 7155 FAX:
CITY: ABQ. STATE NM ZIP 87194 E-MAIL: rgsc@flash.net

APPLICANT: Kassam Business Center LLC PHONE: 489-4474
ADDRESS: 2501 Yale Blvd. SE Ste. 102 FAX: 298-6838
CITY: Abq. STATE NM ZIP 87106 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: 1) Replat to consolidate 6 lots into 1 lot
2) Site Developement Plan for Building Permit

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

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

Lot or Tract No. Lots 8-10 & 23-25 TRACT A Block: 26 Unit: B
Subdiv/Addn/TBKA: North Abq. Acres
Existing Zoning: SU2-IP Proposed zoning:
Zone Atlas page(s): C-18 UPC Code: 101806438651210525 & others enumerated on plat MRGCD Map No

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Proj # 1003359 App. # 07-70089

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill?
No. of existing lots: 6 No. of proposed lots: 1 Total area of site (acres): 6.01
LOCATION OF PROPERTY BY STREETS: On or Near: On Eagle Rock Ave NE.
Between: San Pedro NE. and Louisiana NE.

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

SIGNATURE [signature] DATE 08/28/07
(Print) Rex J. Vogler Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S.F.	Fees
☐	INTERNAL ROUTING				
☑	All checklists are complete	07DRB - - 70226	P&F	5(3)	$ 215.00
☑	All fees have been collected	07DRB - - 70227	SBP	P(3)	$ 385.00
☑	All case #s are assigned	- -	CMF		$ 20.00
☑	AGIS copy has been sent	- -			$
☑	Case history #s are listed	- -			$
☑	Site is within 1000ft of a landfill	- -			Total
☑	F.H.D.P. density bonus				$ 620.00
☑	F.H.D.P. fee rebate	Hearing date September 5, 2007			

[signature] 8/28/07
Planner signature / date

Project # 1003359

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

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

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
✓ Infrastructure list if required **(verify with DRB Engineer)**
pend. DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

Rex J. Voyler — Applicant name (print)

08/28/07 — Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - - 70226
- -
- -

Andrew Garcia 8/28/07
Planner signature / date

Project # 1003359

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
N/A 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) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of the document delegating approval authority to the DRB
✓ Infrastructure List, if relevant to the site plan
✓ Completed Site Plan for Building Permit Checklist
✓ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

__ 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) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

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

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ 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 for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **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.

Rex J. Vogler
Applicant name (print)

08/28/07
Applicant signature / date

Form revised **APRIL 2007**

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

Application case numbers
07DRB - - 70227
- -
- -

8/28/07
Planner signature / date

Project # 1003359

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 zonlng Hearing Examiner according to the criteria for decision established 1n 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 1ng 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).

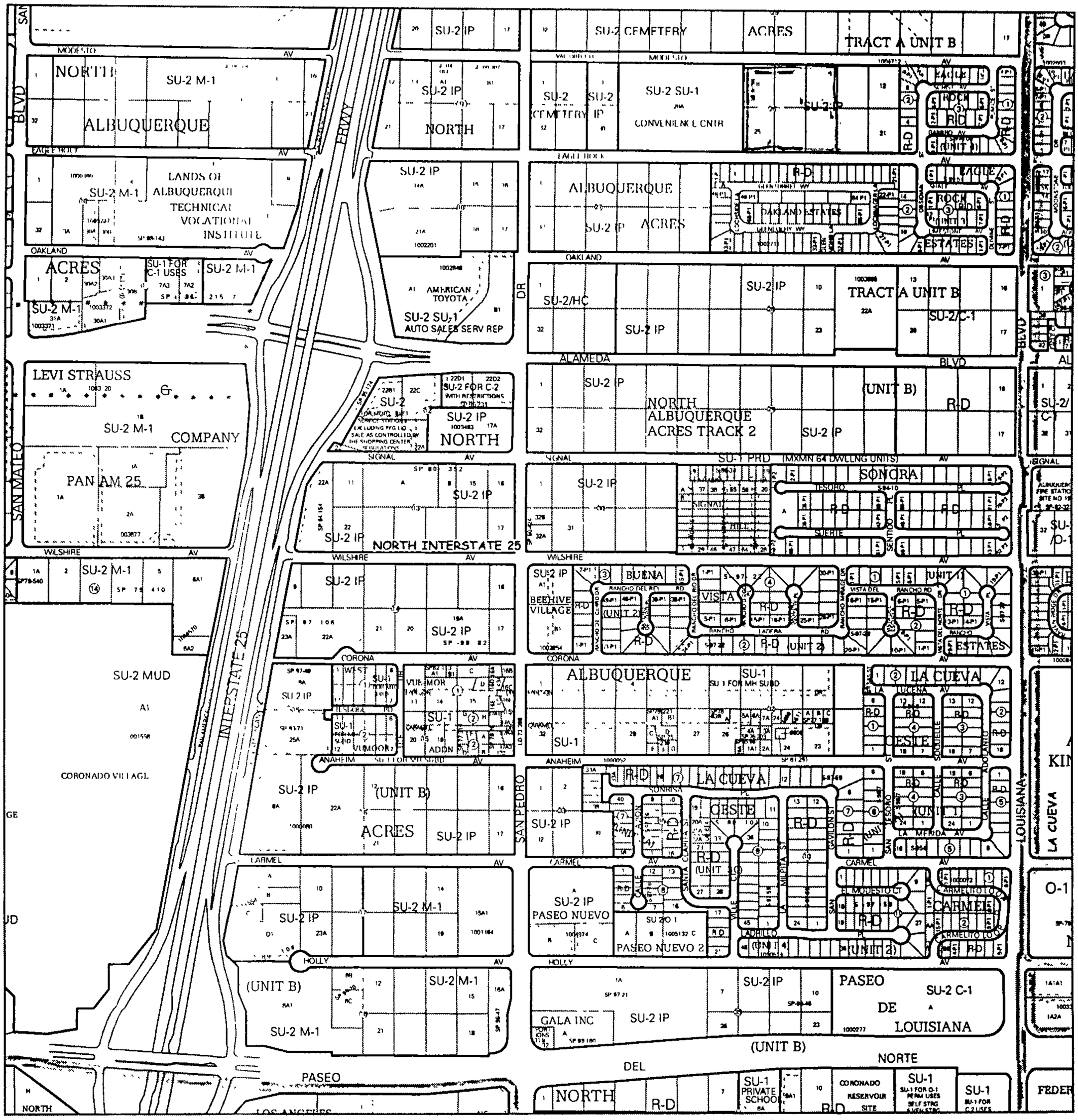
e. All site plans and landscaping plans shall incorporate the design standards contained in Section VI.

f. Contractors yards which are legally nonconforming shall be made to conform within five years of the daie 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 Zoniog Code), which are new legally nonconforming or not in compliance and which shall be aede to conform within six years of the date it becomes nonconforming or not in compliance.

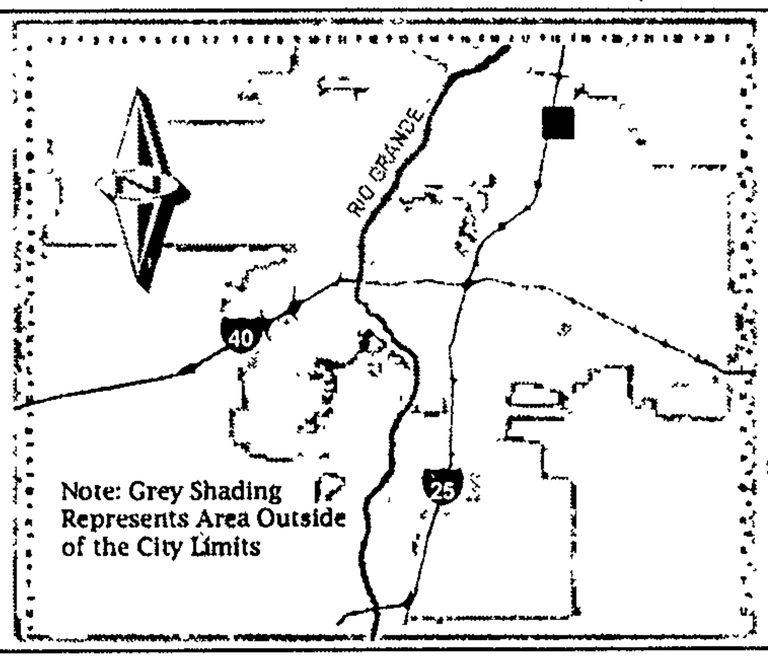
3. SU-2/IP-EP (Industrial Park and Earth Products) zone allowing uses permissive and conditional 1n the SU-2/IP zone as regulated by the SU-2/IP zone with the following additions:



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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

C-18-Z

Selected Symbols

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

0 750 1,500 Feet

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:

RIO GRANDE SURVEYING CO., P.C.

P.O. BOX 7155 ABQ., N.M. 87194 VOICE & FAX (505)764-8891 rgsc@flash.net

August 28, 2007

Development Review Board Chairperson
City of Albuquerque, Planning Dept.
Albuquerque, New Mexico

RE: PROJECT #1003359
LOT 25-A, BLOCK 26, TRACT A, UNIT B OF NORTH ABQ. ACRES

Dear Sir or Madam,

We are submitting this application for 2 actions: 1) a replat to consolidat 6 lots into 1 lot; 2) Site Development Plan for building permit.

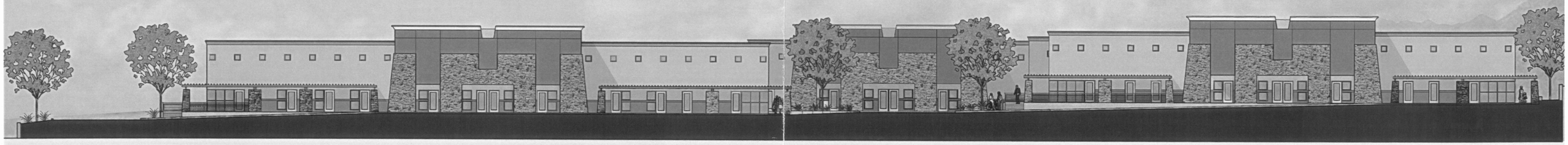
The project was previously reviewed at D.R.B. hearing of July 11, 2007 (Application #07-70089), and was deferred indefinitely for lack of the Site Development Plan submittals, which are now included in this application.

Feel free to call if you have any questions or need additional information.

Sincerely,
RIO GRANDE SURVEYING CO., PC

Rex J. Vogler, PS
President

THE EAGLE ROCK BUSINESS CENTER



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Metro Commercial
REALTY, INC.
Jeff Mocho, CCIM
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Mobile: 505-459-7416
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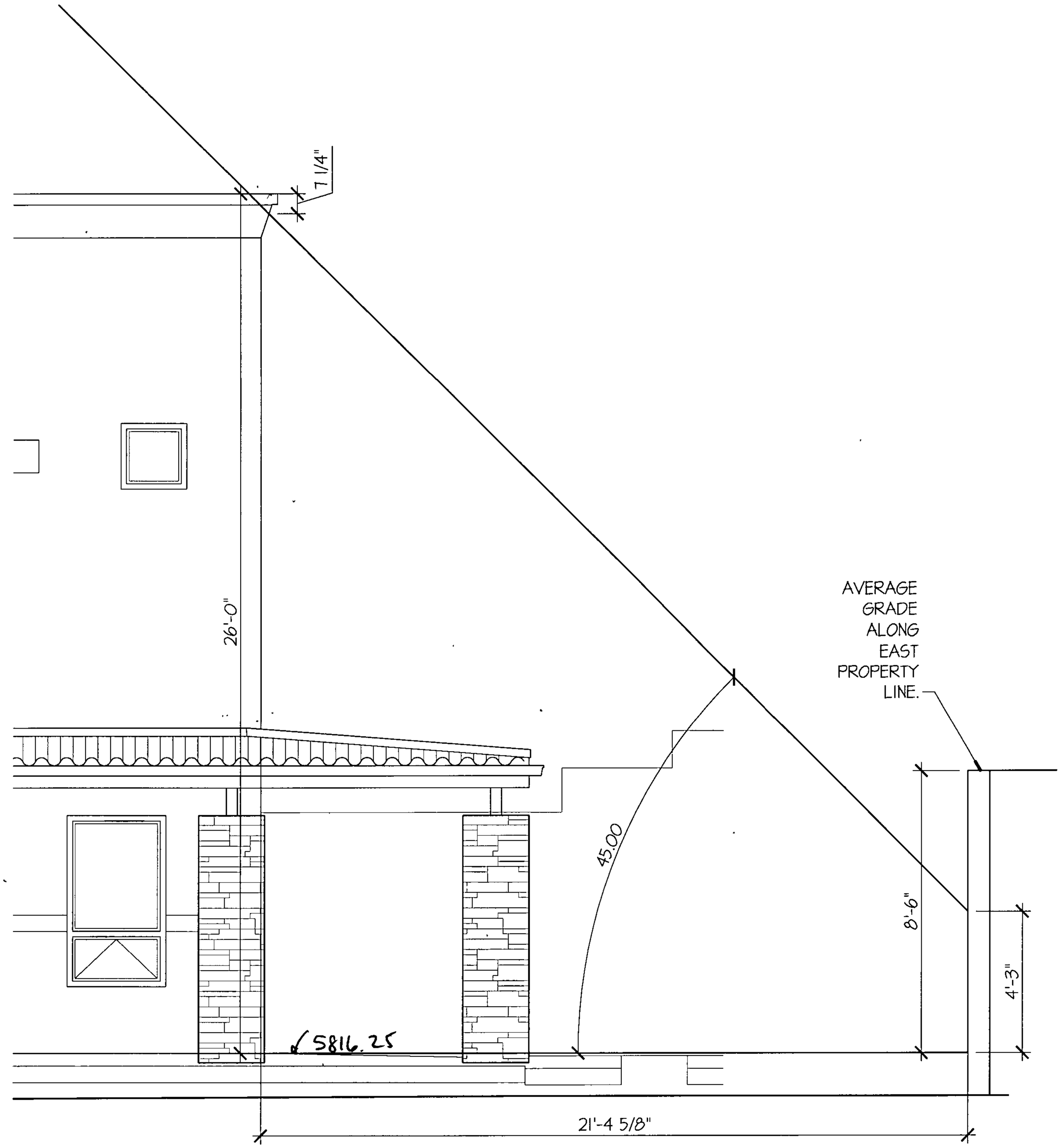
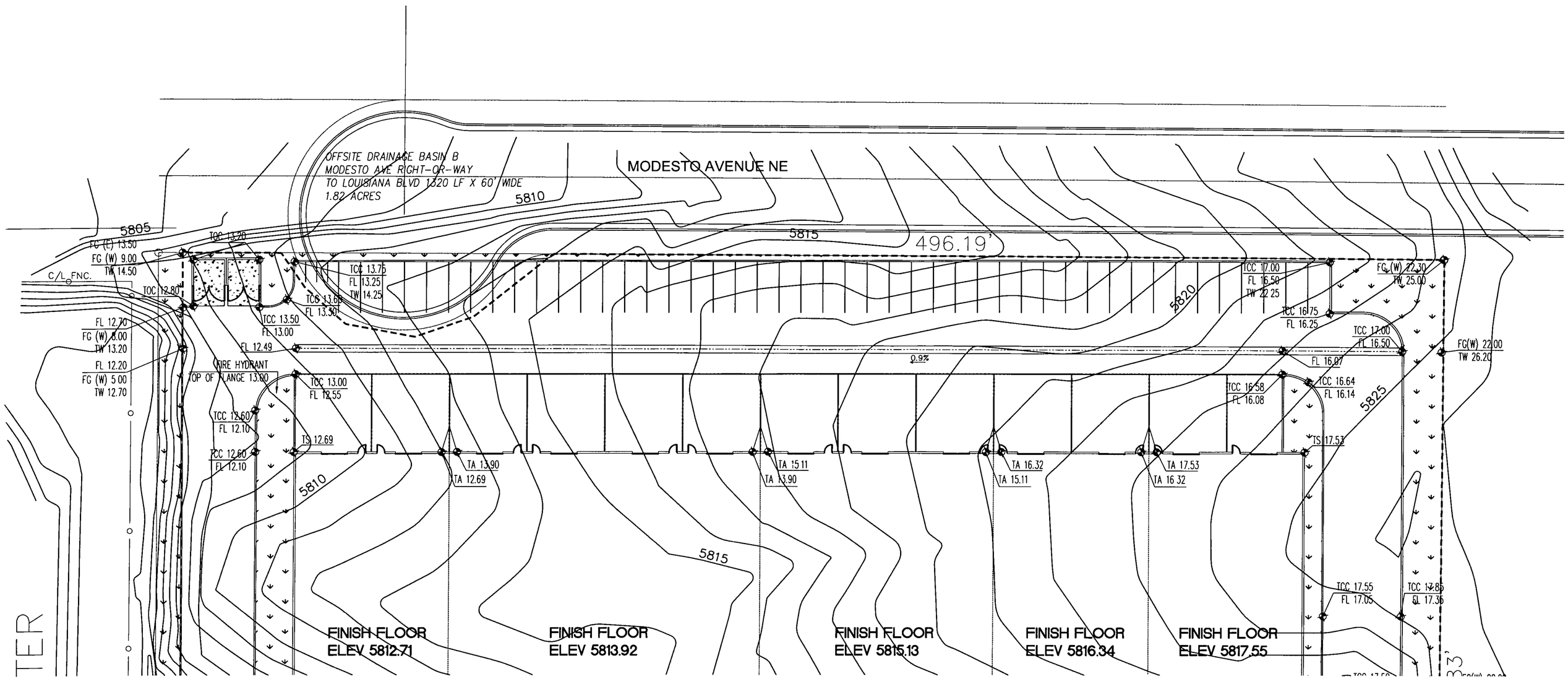
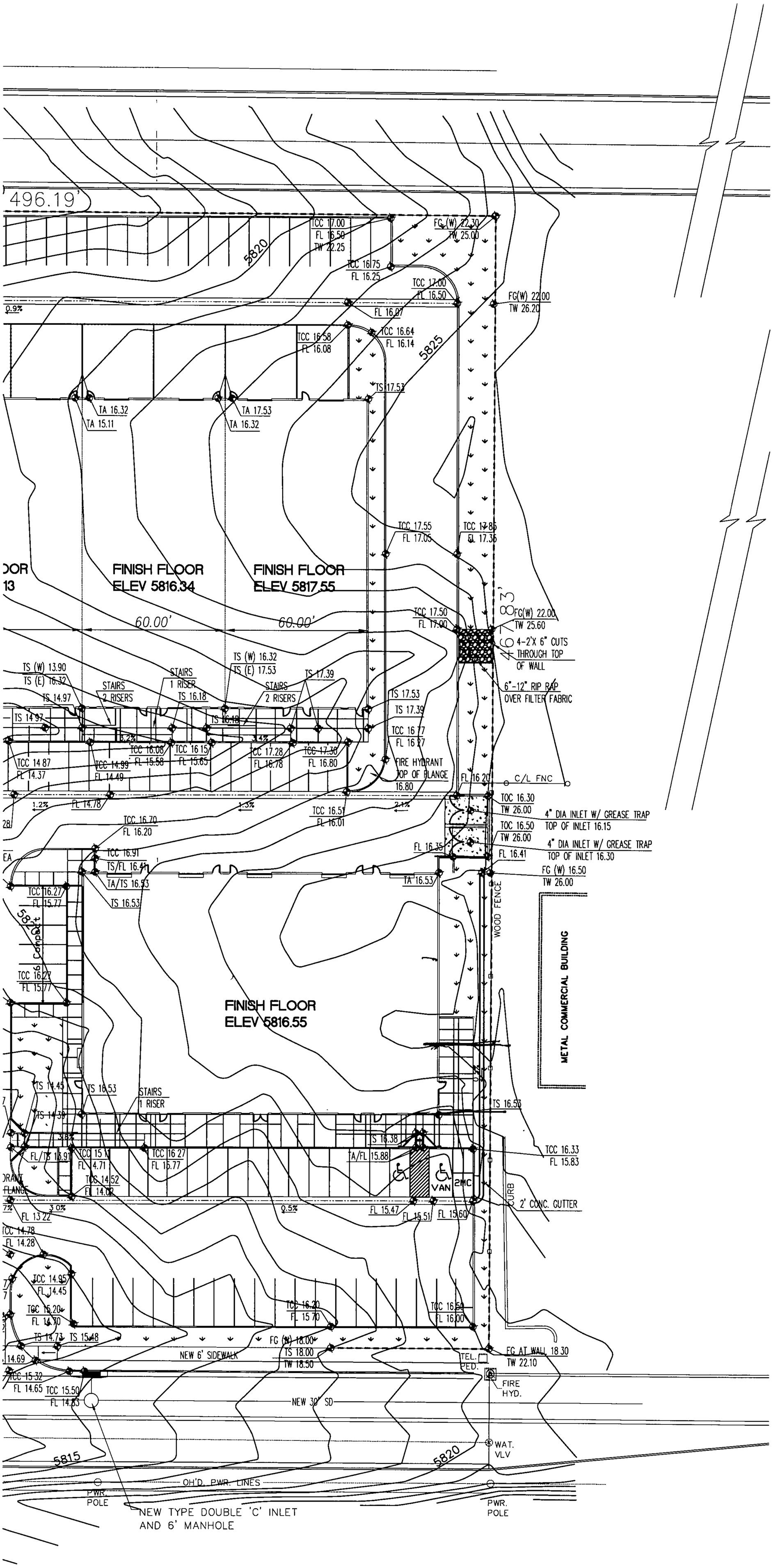
ALFA
LEGACY CONSTRUCTION INC.
GB-98 License # 86395

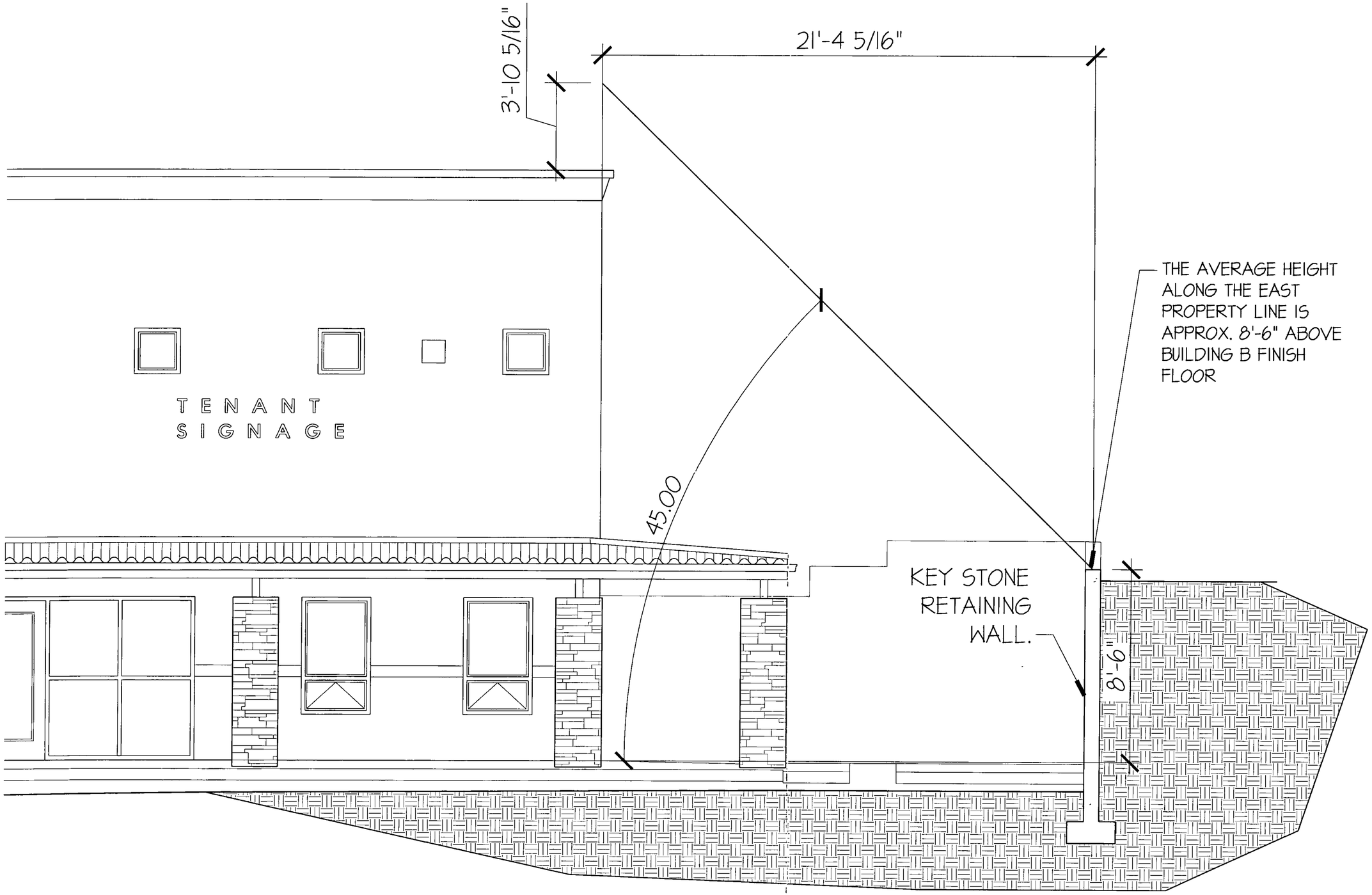


A1 BUILDING B SOUTH ELEVATION

1/4" = 1'-0"


OFFSITE DRAINAGE BASIN B
MODESTO AVE RIGHT-OF-WAY
TO LOUISIANA BLVD 1320 LF X 60' WIDE
1.82 ACRES
MODESTO AVENUE NE
496.19'
5805
5810
5815
5820
5825
FG (E) 13.50
FG (W) 9.00
TW 14.50
C/L FNC.
TOC 13.20
TOC 12.80
TCC 13.75
FL 13.25
TW 14.25
TCC 13.60
FL 13.30
TCC 13.50
FL 13.00
FL 12.70
FG (W) 8.00
TW 13.20
FL 12.20
FG (W) 5.00
TW 12.70
FL 12.49
FIRE HYDRANT
TOP OF FLANGE 13.80
TCC 13.00
FL 12.55
TCC 12.60
FL 12.10
TS 12.69
TCC 12.60
FL 12.10
TA 13.90
TA 12.69
TA 15.11
TA 13.90
TA 16.32
TA 15.11
TA 17.53
TA 16.32
0.9%
TCC 17.00
FL 16.50
TW 22.25
FG (W) 22.30
TW 25.00
TCC 16.75
FL 16.25
TCC 17.00
FL 16.50
FG(W) 22.00
TW 26.20
FL 16.07
TCC 16.64
FL 16.14
TCC 16.58
FL 16.08
TS 17.53
TCC 17.55
FL 17.05
TCC 17.85
FL 17.35
FINISH FLOOR
ELEV 5812.71
FINISH FLOOR
ELEV 5813.92
FINISH FLOOR
ELEV 5815.13
FINISH FLOOR
ELEV 5816.34
FINISH FLOOR
ELEV 5817.55
TER


496.19'
5820
TCC 17.00
FL 16.50
TW 22.25
FG (W) 22.30
TW 25.00
TCC 16.75
FL 16.25
TCC 17.00
FL 16.50
FG(W) 22.00
TW 26.20
0.9%
FL 16.87
TCC 16.58
FL 16.08
TCC 16.64
FL 16.14
5825
TS 17.53
TA 16.32
TA 15.11
TA 17.53
TA 16.32
TCC 17.55
FL 17.05
TCC 17.85
FL 17.35
FINISH FLOOR
ELEV 5816.34
FINISH FLOOR
ELEV 5817.55
60.00'
60.00'
TCC 17.50
FL 17.00
FG(W) 22.00
TW 25.60
4-2'X 6" CUTS
THROUGH TOP
OF WALL
6"-12" RIP RAP
OVER FILTER FABRIC
TS (W) 13.90
TS (E) 16.32
TS 14.97
STAIRS
2 RISERS
STAIRS
1 RISER
TS 16.18
TS (W) 16.32
TS (E) 17.53
STAIRS
2 RISERS
TS 17.39
TS 17.53
TS 17.39
TCC 16.77
FL 16.27
FIRE HYDRANT
TOP OF FLANGE
16.80
TCC 14.87
FL 14.37
TCC 14.99
FL 14.49
TCC 16.08
FL 15.58
TCC 16.15
FL 15.65
TCC 17.28
FL 16.78
TCC 17.30
FL 16.80
FL 16.20
C/L FNC
TOC 16.30
TW 26.00
4" DIA INLET W/ GREASE TRAP
TOP OF INLET 16.15
TOC 16.50
TW 26.00
4" DIA INLET W/ GREASE TRAP
TOP OF INLET 16.30
FL 16.35
FL 16.41
FG (W) 16.50
TW 26.00
FL 14.78
TCC 16.70
FL 16.20
TCC 16.51
FL 16.01
TCC 16.91
TS/FL 16.41
TA/TS 16.53
TS 16.53
TA 16.53
TCC 16.27
FL 15.77
WOOD FENCE
METAL COMMERCIAL BUILDING
FINISH FLOOR
ELEV 5816.55
TS 14.45
TS 16.53
STAIRS
1 RISER
TS 16.53
TS 16.38
TCC 16.33
FL 15.83
FL/TS 15.91
TCC 15.11
FL 14.71
TCC 16.27
FL 15.77
TA/FL 15.88
VAN
2MC
CURB
2' CONC. GUTTER
FL 13.22
FL 15.47
FL 15.51
FL 15.60
TCC 14.78
FL 14.28
TCC 14.95
FL 14.45
TCC 15.20
FL 14.70
TCC 16.20
FL 15.70
TCC 16.50
FL 16.00
TS 14.73
TS 15.48
FG (W) 18.00
TS 18.00
TW 18.50
NEW 6' SIDEWALK
TEL. PED.
FG AT WALL 18.30
TW 22.10
FIRE HYD.
TCC 15.32
FL 14.65
TCC 15.50
FL 14.85
NEW 30" SD
WAT. VLV
5815
5820
OH'D. PWR. LINES
PWR. POLE
PWR. POLE
NEW TYPE DOUBLE 'C' INLET
AND 6' MANHOLE



BUILDING B SOUTH ELEVATION

1003359

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 11, 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, ABCWUA
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 9:00 A.M. Adjourned: 12:10 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project# 1002529**
07DRB-70049 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

BORDENAVE DESIGNS agent(s) for CAS, LLC / ROBRO, INC request(s) the above action(s) for all or a portion of Lot(s) 1-4, **CAS ADDITION,** zoned SU-1 FOR C-1 & SU-1 FOR O-1, located on COORS BLVD NW BETWEEN WESTSIDE DR NW AND CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC-01840] (B-13 / B-14) **TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**

2. **Project# 1006539**
07DRB-70047 BULK LAND VARIANCE
07DRB-70043 VACATION OF PUBLIC EASEMENT
07DRB-70045 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70048 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
07DRB-70046 VACATION OF PRIVATE EASE.

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, **MESA DEL SOL (to be known as INNOVATION PARK)** zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16) **BULK LAND VARIANCE WAS APPROVED. THE VACATION OF PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF THE PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/11/07 AND THE APPROVAL OF THE GRADING PLAN ENGINEERING STAMP DATED 6-8-07, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR A 15 DAY APPEAL PERIOD, FOR AGIS DXF FILE AND TO RECORD.**

3. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Major-Vacation of Public Easement

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06, 12/13/06 & 07/11/07]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

4. **Project# 1000976**
07DRB-70042 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.,** zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

07DRB-70107 MINOR - SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

5. **Project# 1005334**
07DRB-70062 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70063 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION,** zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN OFF, A 15 DAY APPEAL PERIOD, AND REAL PROPERTY'S SIGNATURE AND TO RECORD THE PLAT.**

6. **Project# 1006549**
07DRB-70061 VACATION OF PUBLIC EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for BENCOR, BRUCE WALKOWSKI, request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION,** located on MENAUL BLVD NE between CARLISLE BLVD NE and SOLANO DR NE. (H-17) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002371**
07DRB-00577 Major-Vacation of Public Easements
07DRB-00576 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] *[Deferred from 5/30/07 & 6/6/07]* (D-12) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR A 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

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

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

8.	**Project# 1004246** 07DRB-70090 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
	07DRB-70093 MINOR - SDP FOR SUBDIVISION	TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
9.	**Project# 1004871** 07DRB-70105 MINOR - SDP FOR BUILDING PERMIT	THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE,** zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10.	**Project# 1002329** 07DRB-70099 MINOR - SDP FOR BUILDING PERMIT	RD HABIGER & ASSOCIATES INC. agent(s) for ST STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH,** zoned SU-1 FOR CHURCH AND RELATED USES, located on JUAN TABO NE BETWEEN MONTGOMERY NE AND MANITOBA NE containing approximately 4.5 acre(s). (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**
10 A.	**Project# 1005354** 07DRB-70078 EPC APPROVED SDP FOR SUBDIVISION	DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA,** zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 9.97 acre(s). *[Deferred from 06/27/07]* **[Carol Toffaleti, EPC Case Planner]** (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI, EPC CASE PLANNER'S INITIALS AND 3 COPIES.**
	07DRB-70071 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, DUKE CITY LUMBER ADDITION (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] *[Indef deferred from 06/27/07]* (J-13) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

11. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07 & 7/11/07]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

07DRB-70094 SIDEWALK VARIANCE
07DRB-70095 SIDEWALK WAIVER

WILLIAM CANIGLIA agent(s) for CANDELARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **CANDELARIA VILLAGE,** zoned R-1, located on 12TH ST NW BETWEEN VALLE LANE NW (G-13) **THE SIDEWALK WAIVER AND THE SIDEWALK VARIANCE WERE APPROVED AS SHOWN IN THE EXHIBIT C IN THE PLANNING FILE.**

12. **Project# 1005251**
07DRB-70091 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for all or a portion of Lot(s) 7-12, A, Block(s) 19 & 20, **PARIS ADDITION,** zoned M-2, located on 1ST ST NW BETWEEN MOUNTAIN RD NW AND SUMMER RD NW containing approximately 1.6046 acre(s). [REF: 06DRB-01616] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT FOR LOTS 12-A AND A-1 AND TO PLANNING FOR DRB APPLICATION NUMBER ON THE VACATION NOTE AND FOR AGIS DXF FILE AND TO RECORD.**

13. **Project# 1005219**
07DRB-70086 VACATION OF PRIVATE EASEMENT
07DRB-70087 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **WAGGOMAN - DENISON ADDITION,** zoned C-2, located on CENTRAL AVE SE BETWEEN WYOMING BLVD SE AND ZUNI RD SE containing approximately 1.687 acre(s). (K-20) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AFTER THE PAPER EASEMENT IS RECORDED.**

14. **Project# 1002017**
07DRB-70092 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for DAVID & PAMELA MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A, **M-T INVESTMENT NORTH,** zoned SU-2/M-1, IP, IP-EP, located on EDITH BLVD NE BETWEEN ALAMEDA BLVD NE AND ALAMEDA RD NE containing approximately 9.4116 acre(s). *[Defer from 7/11/07]* (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1003359**
07DRB-70089 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8,9,10,23,24 & 25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6 acre(s). *[Defer from 7/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project# 1005197**
07DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for T W INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **LANDS OF RAYCO,** zoned SU-2 HC & SU-2 MR, located on BROADWAY SE BETWEEN SAN JOSE SE AND MECHEM SE containing approximately 7.5471 acre(s). [REF: 06ZHE 01466] *[Defer from 7/11/07]* (M-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project# 1006596**
07DRB-70106 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA,** zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acre(s). *[Defer from 7/11/07]* (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1003105**
07DRB-70104 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for FRED & JAMIE MOSSMAN request(s) the above action(s) for all or a portion of Tract(s) A-2-A & B-1, **THE PLAZA AT PASEO DEL NORTE,** zoned C-2, located on EAGLE RANCH RD NW BETWEEN PARADISE BLVD NW AND IRVING NW containing approximately 13.8983 acre(s). (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT FOR ADA RAMPS AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19.	**Project# 1000195** 07DRB-70103 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	SURVEYS SOUTHWEST LTD agent(s) for ASSOC. BUILDERS CONTRACTORS NM CHAPTER request(s) the above action(s) for all or a portion of Tract(s) M-1, **GATEWAY INDUSTRIAL PARK,** zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on CLAREMONT AVE NE AND BROADWAY BLVD NE containing approximately 2.2412 acre(s). (H-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED AS A ADMINISTRATIVE AMENDMENT DIVIDING PROPERTY INTO 2 LOTS.**
20.	**Project# 1004361** 07DRB-70097 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	CHESH ENT INC agent(s) request(s) the above action(s) for all or a portion of Lot(s) 1-A-P-1 & 13-A-P-1, **TULANE TOWNHOMES,** zoned R-3, located on TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE containing approximately 0.1464 acre(s). (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**
21.	**Project# 1004715** 07DRB-70098 EXT OF MAJOR PRELIMINARY PLAT	MARK GOOWWIN & ASSOCIATES agent(s) for JTH. LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS, UNIT 2,** zoned RD, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS containing approximately 82.9917 acre(s). (M-21/22) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLIES.**
22.	**Project# 1005586** 07DRB-70108 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	CARTESIAN SURVEYING INC. agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 18, 23-27 & PORTIONS 6-17, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2/O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW AVE NE containing approximately 7.7621 acre(s). *[Defer from 7/11/07]* (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004976**
07DRB-00303 Minor- Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM,** zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] *[Deferred from 3/21/07 & Indef def 03/28/07]* (A-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

24. **Project # 1003794**
07DRB-00183 Minor- Final Plat Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER)** zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/21/07 & 3/07/ 07 & Indef def from 03/14/07]* (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR RECORDING OF DECLARATION OF EASEMENTS AND TO PLANNING TO RECORD THE PLAT.**

25. **Project# 1005141**
07DRB-70037 MINOR - FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS,** zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s).*[Indef def 06/13/07]* (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE VOIDING OF THE INFRASTRUCTURE LIST & STRIPING AND TO PLANNING TO RECORD THE PLAT.**

26. **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07 & 07/11/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

27. **Project # 1005363**
07DRB-00346 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07 & Indef def from 04/04/07]* (G-12 /13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL AND TO RECORD THE PLAT.**

28. **Project # 1004932**
06DRB-01654 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION,** zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE PLAT TO SHOW 11-FEET OF VACATED RIGHT-OF-WAY AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

29. **Project # 1004354**
07DRB-00032 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA)** zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner]**. *[Deferred from 1/24/07 & 1/31/07 & Indef def from 02/07/07]* (K-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

30. **Project# 1001317**
07DRB-70088 SKETCH PLAT REVIEW AND COMMENT

PLAZA SURVEYING LLC agent(s) for CHRIS AND ELMA LANDGRAF request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RINCON DEL RIO,** zoned RA-2, located on TRELLIS NW BETWEEN CAMPBELL RD NW AND ORO VISTA NW containing approximately 1.2342 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for June 27, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 27, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 11, 2007
DRB Comments

Item # 15

Project # 1003359 **Application # 07-70089**

RE: Lots 8,9,10,23,24 & 25, Tract A, Block 26, N.A.A., Unit B/p&f

The property is in the North I-25 Sector Development Plan.

A Site Development Plan and landscape plan is required for this request.

Andrew Garcia, Planning Alternate
924-3858 agarcia@cabq.gov

CITY OF A' BUQUERQU

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003359 **AGENDA ITEM NO: 15**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: JULY 11, 2007

0

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003359 **AGENDA ITEM NO: 19**

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 11, 2007

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003359 **Item No. 19** **Zone Atlas C-18**
DATE ON AGENDA 4-11-07
INFRASTRUCTURE REQUIRED (X)YES ( )NO
CROSS REFERENCE: _____

_____

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

No.	Comment
1)	Standard infrastructure per DPM is required.
2)	Surrounding plats along Modesto are needed to determine whether the vacation action is appropriate. Are the properties to the north in agreement?
3)	How do the access points relate to existing access points?
4)	A determination needs to be made on whether a TIS is required. How much office space?

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 11, 2007
DRB Comments

ITEM # 19

PROJECT # 1003359 APPLICATION # 07-00408

RE: Lots 8-10 & 23-25, N.A.A. Unit B/sketch

The property lies within 1,000 feet of a landfill area.

The property is in the North I-25 Sector Development Plan area.

A site Development Plan and Landscape plan are required per the North I-25 Sector Development Plan.

Andrew Garcia, Planning Alternate
924-3858 agarcia@cabq.gov

IMPACT FEES – # 1003359

Development Review Board 4/11/07 Agenda Item #19
Sketch Plat: Lots 8-10 & 23-25, Block 26, Tract A, North Albuquerque Acres, Unit B

A sketch plan for comments will not require impact fees at his time. However, at the time a permit is issued for the combined 83,400sf office/warehouse buildings, impact fees will be required. Using 41,700sf for office space and 41,700sf for warehouse area the estimated impact fees are as follows:

Drainage Fees will be approximately $67,066 for approximately 6.57 impervious acres per the proposed plan.

Office Space

1. Roadway Facilities for the Far Northeast Heights: $86,569.20
2. Public Safety Facilities for the Eastside: $4,170.00

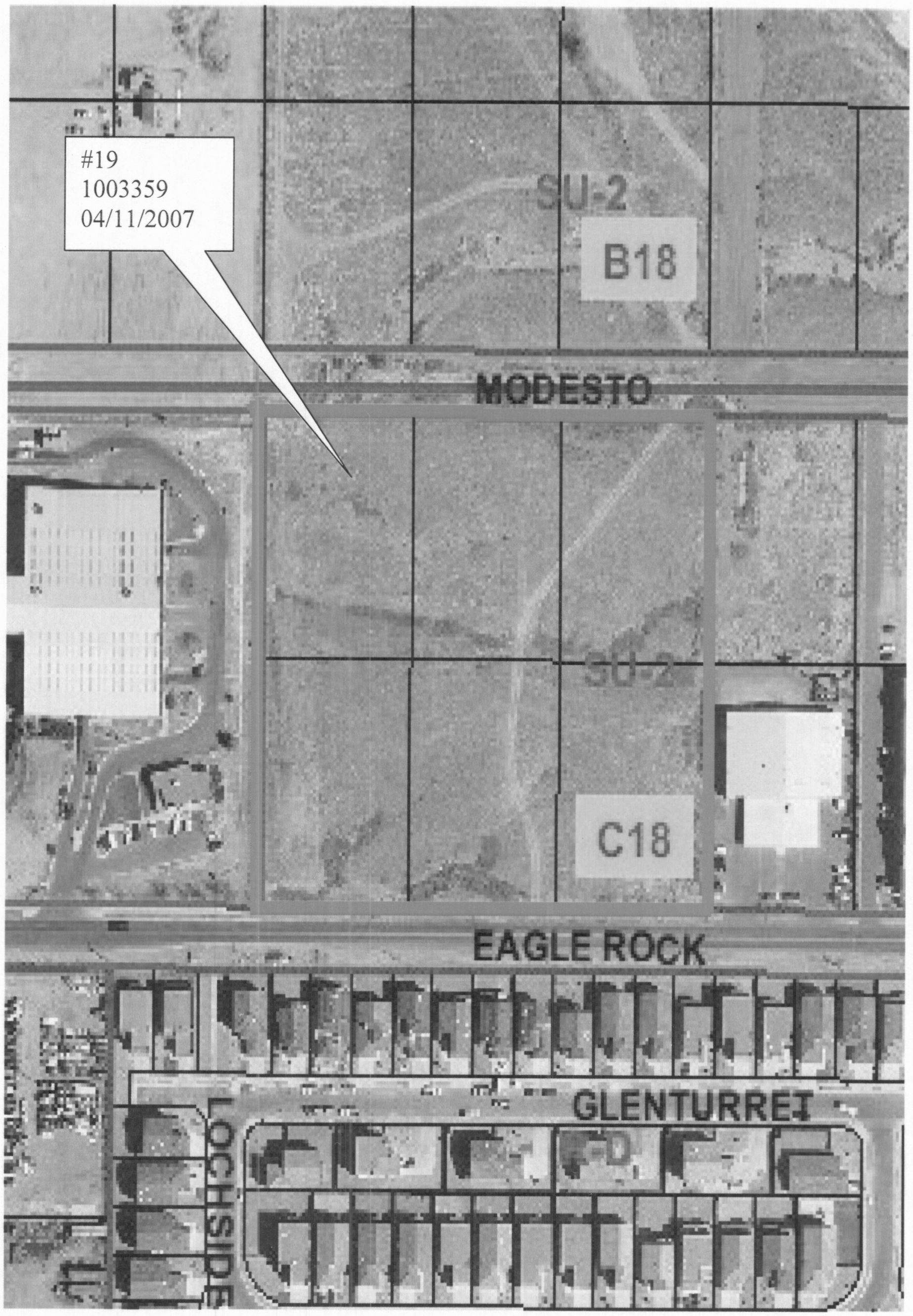
Warehouse Area

1. Roadway Facilities for the Far Northeast Heights: $38,405.70
2. Public Safety Facilities for the Eastside: $4,628.71

JACK CLOUD
IMPACT FEE ADMINISTRATOR

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/11/07	No Albany Cross Unit B Proj 1003359	Sketch	


#19
1003359
04/11/2007
SU-2
B18
MODESTO
SU-2
C18
EAGLE ROCK
GLENTURRET
LOCHSIDE

15

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **07DRB-70089 (P&F)** Project # **1003359**

Project Name: **NORTH ALBUQUERQUE ACRES, UNIT B**

Agent: RIO GRANDE SURVEYING CO Phone No.: 764-8891

Project Number 1003359

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on _____ 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.
  - ❑ **3 copies of the approved site plan. Include all pages.**
  - ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ❑ **AGIS DXF File approval required.**
  - ❑ **Copy of recorded plat for Planning.**

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1003359
DRB Application No.:_____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Kassam Business Center (DBA: Eagle Rock Business Center)

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 8-10 + 23-25 Block 26, Track A Unit B. North ABQ Acres.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		1-8' Ø	MH	Middle of lot 29A			1	1	1
		2-6' Ø	MH	1-West of lot 25 1-West of lot 23			1	1	1
		2-4' Ø	MH	1-Middle of lot 21 1-East of lot 21			1	1	1
		36" Class 3	RCP	Middle of lot 29A		East of lot 24	1	1	1
		30" Class 3	RCP		East of lot 24	East of lot 21	1	1	1
		24" Class 3	RCP	Lot 29A	Mid Street	North to edge of Street	1	1	1
		18" Class 3	RCP	Lot 24	Mid Street	North to edge of Stream.	1	1	1
		1-36"	RCP Modified Stub	Middle of lot 29A			1	1	1
		1-18"	RCP Plug & Fill	East of lot 21			1	1	1

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		2-18"	Plugs	East of Lot 21			/	/	/
		1-24"	Plug	East of Lot 29A			/	/	/
		Standard	C&G COA Spec	North South	East of 29A 1-P1	East of 21 21-P1	/	/	/
		Standard	4' Sidewalk COA Spec	North South	East of 29A 1-P1	East of 21 21-P1	/	/	/
		20'	Asphalt COA Spec.	North South	East of 29A 1-P1	East of 21 21-P1	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/

(rev. 9-20-05)

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 _____

2 _____

3 _____

AGENT / OWNER

Faizel Hassum
NAME (print)

FIRM

6/26/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L 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:

Professional/Agent (if any): Rex J. Vogler, P.S. RioGrande Surveying Co. PHONE: 764-8891
ADDRESS: P.O Box 7155 FAX: 764-8891
CITY: ABQ. STATE NM ZIP 87194 E-MAIL: rgsc@flash.net

APPLICANT: Kassam Business Center LLC PHONE: 243-6000
ADDRESS: 2501 Yale SE Ste. 102 FAX: 243-1561
CITY: Abq. STATE NM ZIP 87106 E-MAIL: fkassam@legacy-hospitality.com
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Consolidate 6 lots into one lot

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

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

Lot or Tract No. 8, 9, 10, 23, 24, 25 Block: 26, TR. A Unit: B
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: SU2-IP Proposed zoning: SU2-IP
Zone Atlas page(s): C-18 UPC Code: 101806438651210525 (lot 8) see Plat for others MRGCD Map No —

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Proj. #1003359

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? ___
No. of **existing** lots: 6 No. of **proposed** lots: 1 Total area of site (acres): 6 ac.
LOCATION OF PROPERTY BY STREETS: On or Near: On Eagle Rock Ave. NE
Between: San Pedro N.E. and Louisiana NE.

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: DRB 4/11/07

SIGNATURE [signature] DATE June 25, 2007
(Print) Rex J. Vogler Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **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
07DRB - - 70089	P&F	S(3)	$ 215.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 235.00

Hearing date July 11, 2007

[signature] 6/25/07
Planner signature / date

Project # 1003359

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

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

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
✓ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

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

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

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

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

Rex J. Vogler, Agent
Applicant name (print)

06/25/07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07 DRB - ____ - 70089
____ - ____ - ____
____ - ____ - ____

Andrew Garcia 6/25/07
Planner signature / date

Project # 1003359

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

06/25/2007 Issued By: PLNABG

Permit Number: **2007 070 089** **Category Code 0910**

Application Number: 07DRB-70089, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: EAGLE ROCK AVE NE BEWTEEN SAN PEDRO NE AND LOUISIANA NE

Project Number: 1003359

Applicant
Kassam Business Center Llc

2501 Yale Se Suite 102
Albuquerque, NM 87106
243-6000
fkassam@legacy.hospitality.com

Agent / Contact
Rex J. Vogler, P.S.

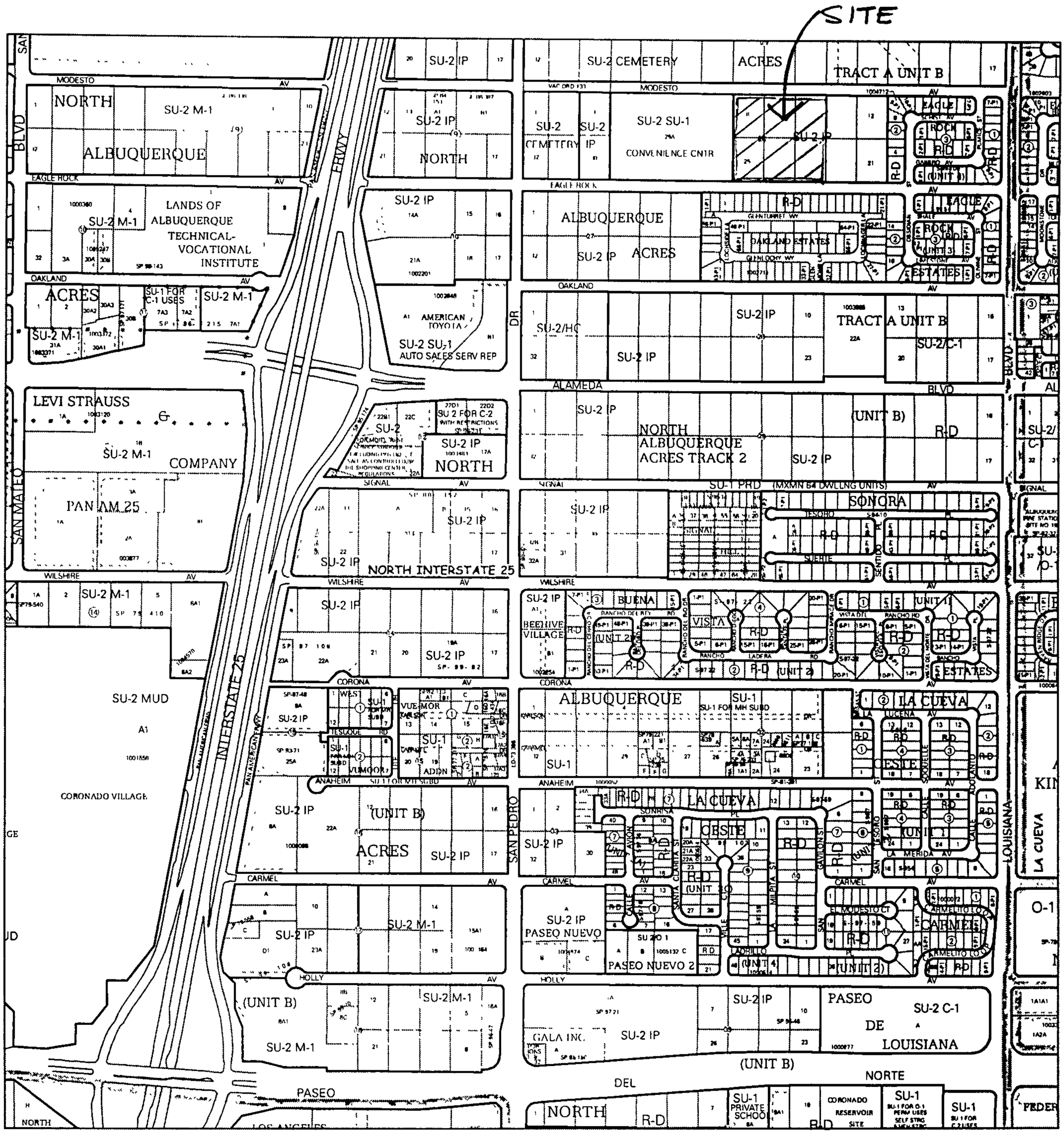
P.O. Box 7155
Albuquerque, NM 87194
764-8891
rgsc@flash.net

Application Fees

441016/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$215.00
	TOTAL:	**$235.00**

City Of Albuquerque
Treasury Division

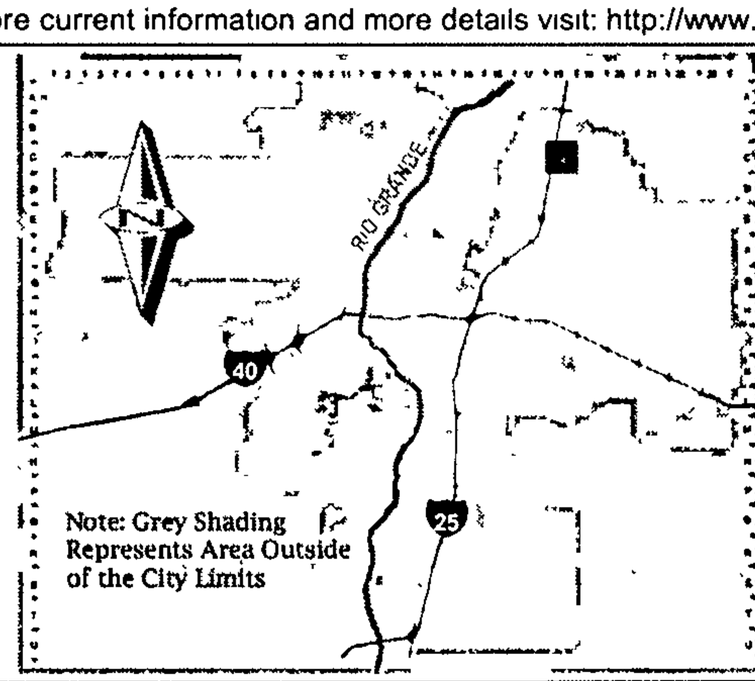
6/25/2007 4:30PM LOC: ANNX
WS# 006 TRAN# 0045
RECEIPT# 00078713-00078713
PERMIT# 2007070089 TRSCXG
Trans Amt $235.00
Conflict Manag. Fee $20.00
DRB Actions $215.00
CK $235.00
CHANGE $0.00
Thank You



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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

C-18-Z

Selected Symbols

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

0 750 1,500 Feet

RIO GRANDE SURVEYING CO., P.C.

P.O. BOX 7155 ABQ., N.M. 87194 VOICE & FAX (505)764-8891 rgsc@flash.net

June 25, 2007

Development Review Board Chairperson
City of Albuquerque, Planning Dept.
Albuquerque, New Mexico

RE: **PROJECT #1003359**
LOT 25-A, BLOCK 26, TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES

Dear Sir or Madam,

We are submitting this Minor Subdivision application to consolidate 6 lots into one lot for Preliminary/Final Plat Approval.

Feel free to call if you have any questions or need additional information.

Sincerely,
RIO GRANDE SURVEYING CO., PC

Rex J. Vogler, PS
President

INTEREA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

#19

MEMORANDUM

DATE: April 9, 2007

TO: Sheran Matson, Chairperson, Design Review Board, Planning Department

COPY: Rhonda Methvin, Environmental Health Department
Kevin Curran, Legal Department
Faizel Kassam, Developer

FROM: Jim Joseph P.E., INTERA Inc.

SUBJECT: Project No. 1003359, 07DRB-00408 Minor Sketch Plat or Plan, Block 26, Tract A, Lots 8-10 & 23-25, North Albuquerque Acres, Unit B, Located on Eagle Rock Avenue NE, between San Pedro Drive NE and Louisiana Boulevard NE

There is the potential for above named project to be impacted by the presence of landfill gas generated by a former private landfill (Oakland Avenue Landfill). It is acknowledged that this agenda item is for a Minor-Sketch Plat or Plan; however, if development/redevelopment does occur, the developer of this site is required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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)
- ___ Street Name Change (Local & Collector)

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: Faizel Kassam PHONE: 489-4474

ADDRESS: 2501 Yale Blvd SE Suite 102 FAX: 298-6838

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL:

Proprietary interest in site: Owner **List all owners:**

AGENT (if any): PHONE:

ADDRESS: FAX:

CITY: STATE ZIP E-MAIL:

DESCRIPTION OF REQUEST: Review + Comments on proposed development

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. 8-10 + 23-25 Track A Block: 26 Unit: B

Subdiv. / Addn. N.A.A.

Current Zoning: SU2-IP Proposed zoning:

Zone Atlas page(s): C-18-Z No. of **existing** lots: 6 No. of **proposed** lots: 1

Total area of site (acres): ~~5.2~~ 5.3 Acres Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? ✓ Yes. No___ Within 1000FT of a landfill? YES

UPC No. 101806438651210525 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock AVE NE

Between: San Pedro DR. NE and Louisiana BLVD 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.):

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

SIGNATURE DATE 3/30/07

(Print) Faizel Kassam ✓ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04, 3/07

☐ **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
07DRB - - 00408	SK		$ 0.00
- -			$
- -			$
- -			$
- -			$
		Total	$ 0.00

Hearing date 04/11/07

Sandy Handley 03/30/07 **Project #** 1003359

Planner signature / date

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.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

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

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year

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

[signature]
Applicant name (print)

Faizal Kassam 3/30/7
Applicant signature / date

Form revised 8/04, 1/05 ,10/05 & **NOV 06**

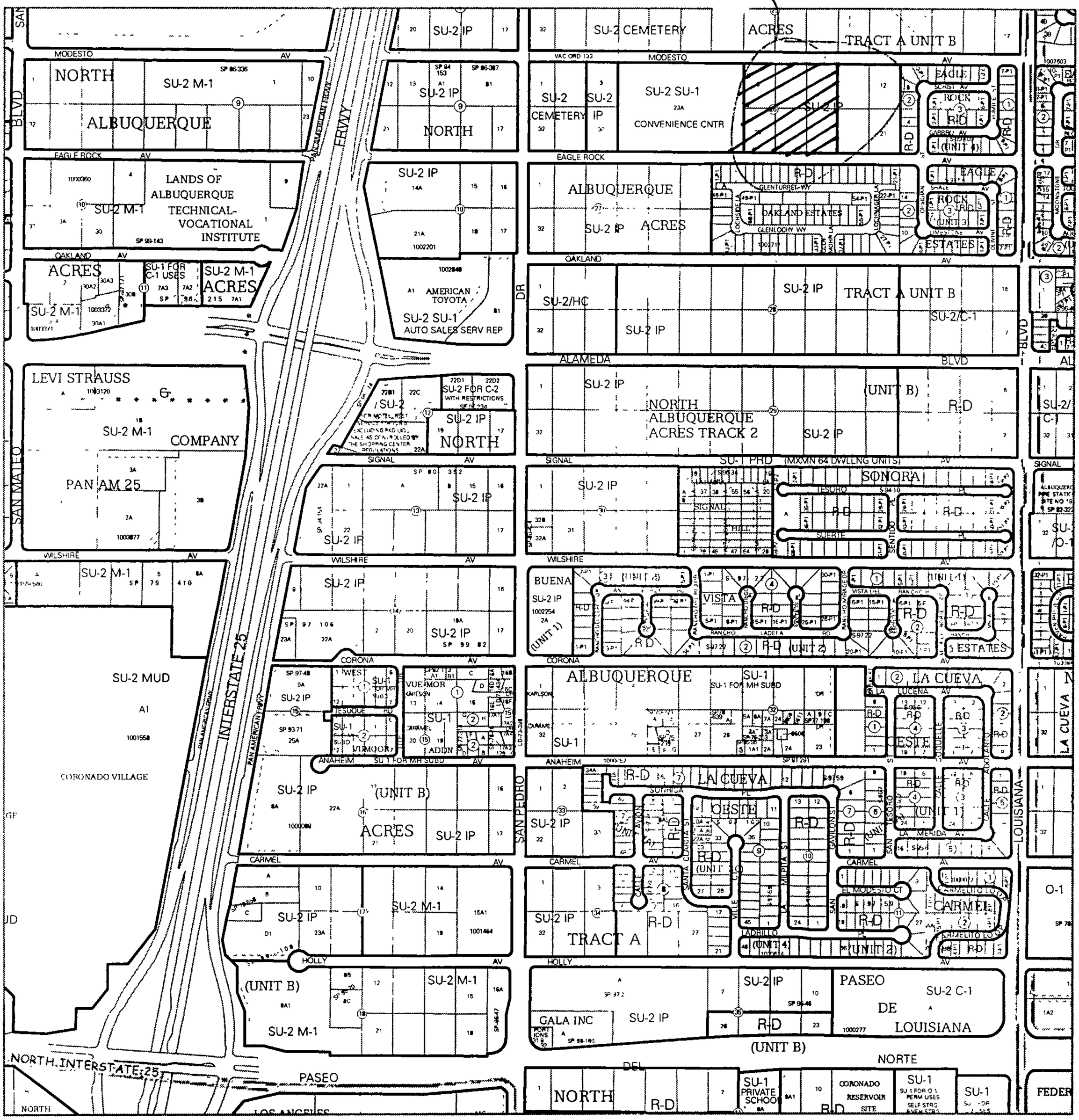
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
07DRB - ____ - 00408
____ - ____ - ____
____ - ____ - ____

Sandy Handley 03/30/07
Planner signature / date

Project # 1003359

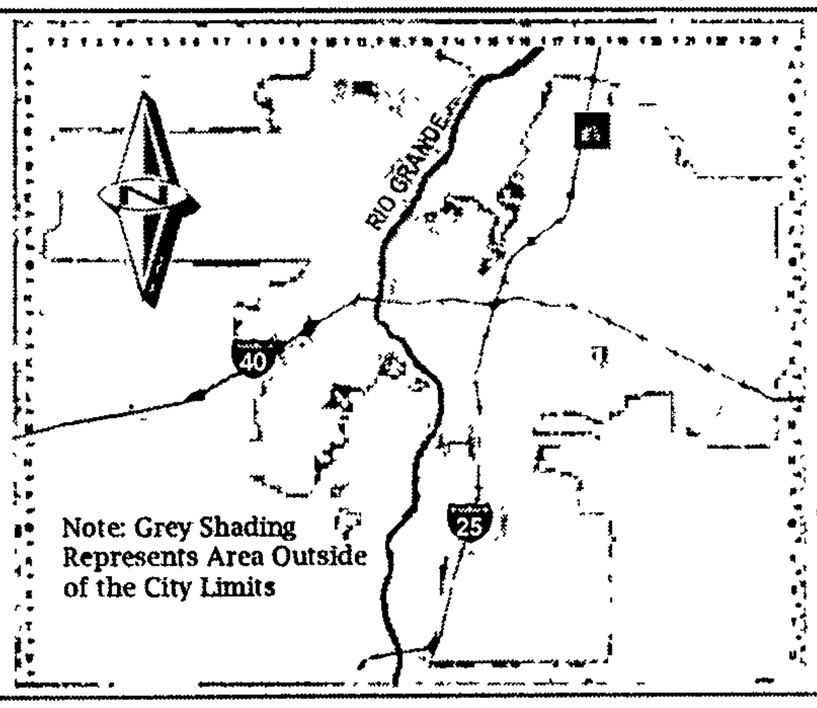
Site



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

Albuquerque Geographic Information System

Map amended through: 8/1/2005



Zone Atlas Page:

C-18-Z

Selected Symbols

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

0 750 1,500 Feet

ALFA Legacy Construction Inc.
2501 Yale Blvd. SE
Suite 102
Albuquerque, New Mexico 87106
(505) 243-6000

March 29, 2007

City of Albuquerque
Design Review Board

To Whom It May Concern:

The purpose of this letter is to ask DRB to review and comment on the proposed Eagle Rock Business Center. Eagle Rock Business Center will be located on 6401 Eagle Rock Ave, Albuquerque, NM 87113. The current zoning is SU2 IP. Proposed development consists of three office/ warehouse buildings, Building 'A' – 18,000sf, Building 'B' – 15,000sf and Building 'C' – 50,400sf, which follows the existing zoning.

The proposed development will follow all North Albuquerque or La Cueva sector plan standards.

Two entrances for the business center will be off of Eagle Rock Ave. In addition to building out a proportional amount of roadway fronting Eagle Rock Ave, all utilities are existing beside a storm sewer. A 30" RCP storm drain will be extended the length of the property connecting to an existing 54" RCP storm drain down stream.

Since Modesto Ave is not a thoroughfare and dead ends at the cemetery, which is west of this property and the convenience center, we would like to vacate Modesto to the northeastern most edge of the property. Modesto Ave does not service any property west of this property, nor does it have any utilities or utility easements.

Sincerely,
ALFA Legacy Construction, Inc.

Faizel Kassam
President

Cc: Rex Volger, PS
Larry Read, PE
File

BOUNDARY SURVEY FOR

Lots 8 thru 10 and Lots 23 thru 25, Block 26, Tract A, Unit B, North Albuquerque Acres

SEE ATTACHED SKETCH

NOTES

1. Bearings and distances in parenthesis are record.
2. Basis of boundary is the plat of record entitled NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B filed April 24, 1936 in Volume D, Folio 130.
3. Title Commitment No.: None provided.

FLOOD CERTIFICATION

This property does not lie within the 100 Year Flood Plain as established by the FIRM/FEMA and shown on Community Panel No. 35001C0129 D, Panel 129 of 825, FLOOD INSURANCE RATE MAP, dated September 20, 1996, City of Albuquerque, New Mexico, Bernalillo County, New Mexico. Panel 129 has been modified by letter effective 09-11-98.

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being all of LOTS 8 THRU 10 AND LOTS 23 THRU 25, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Volume D, Folio 130, and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract said point being common with the northeast corner of LOT 29A, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 1993 in Volume 93C, Folio 38 and further being on the south right-of-way line of Modesto Avenue N.E.;

THENCE along said south right-of-way line S 89°41'47" E, 495.82 feet to the northeast corner, said point being common with the northwest corner of LOT 11, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Volume D, Folio 130;

THENCE leaving said south right-of-way line S 00°13'34" W, 467.98 feet along a line common with the west line of said LOT 11 and LOT 22, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Volume D, Folio 130 to the southeast corner, said point being common with the southwest corner of said LOT 22 and further being on the north right-of-way line of Eagle Rock Avenue N.E.;

THENCE along said north right-of-way line N 89°42'49" W, 495.21 feet to the southwest corner, said point being common with the southeast corner of said LOT 29A;

THENCE leaving said north right-of-way line N 00°09'06"E, 468.13 feet along a line common with the east line of said LOT 29A to the point of beginning and containing 5.3243 acres more or less.

11-02-1998 02:38PM FROM TO 82:1949 P.01

CERTIFICATION

"I, Timothy Aldrich, do hereby certify that this survey was prepared by me or under my supervision, meets the Minimum Standards for Land Surveying in the State of New Mexico effective November 1, 1986, and is true and correct to the best of my knowledge and belief."

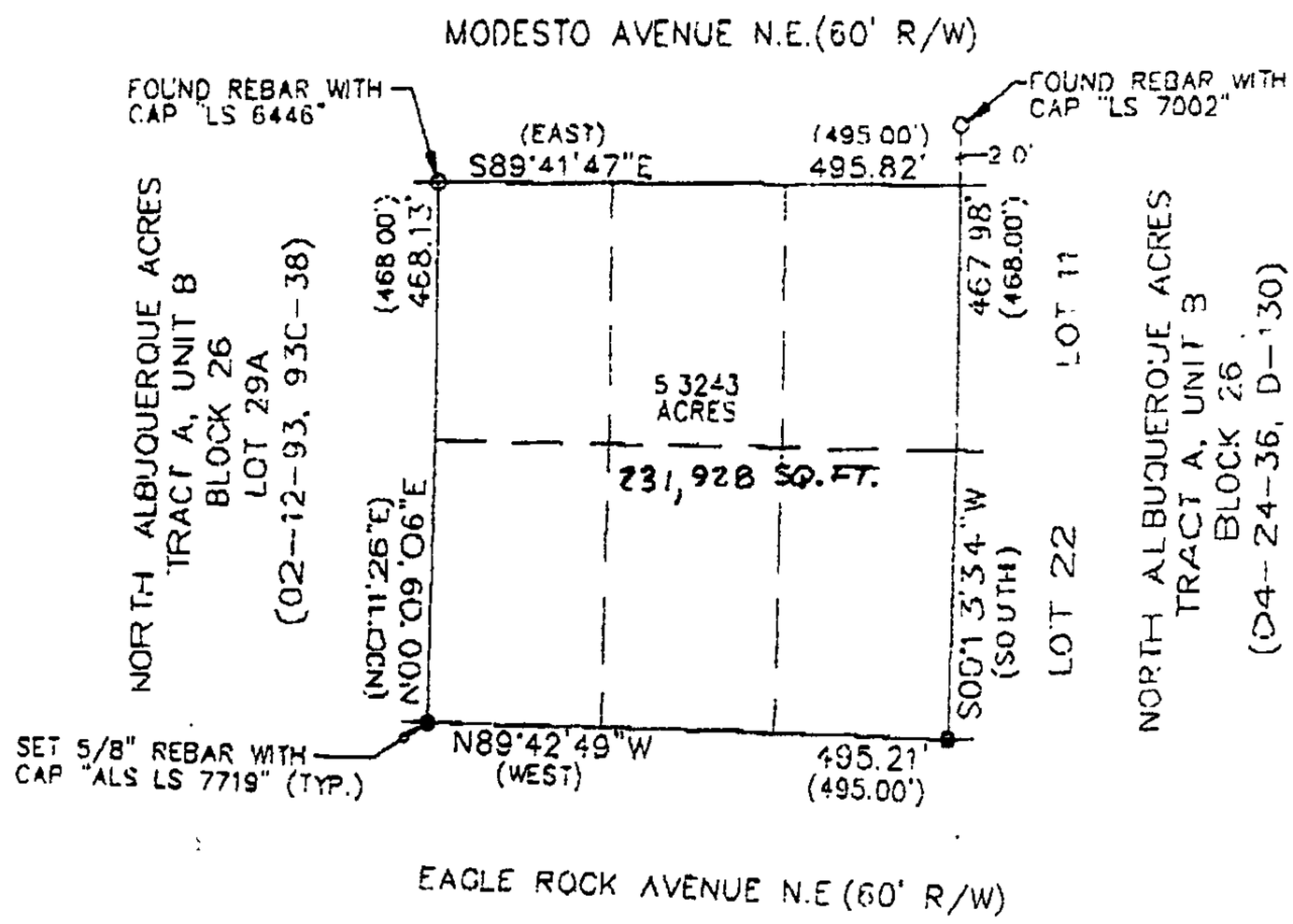
11-02-98

Timothy Aldrich N.M.P.S. 7719 Date

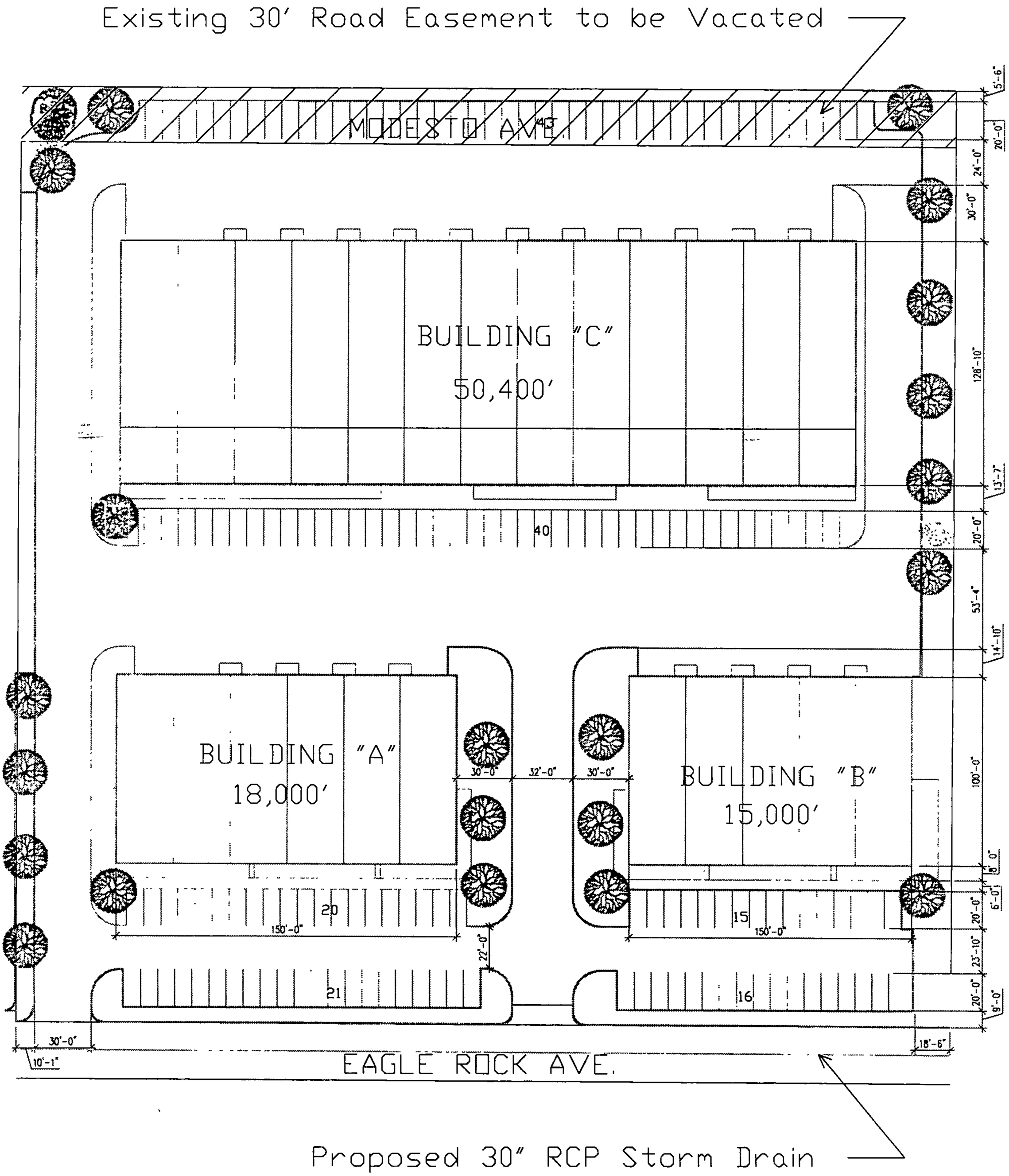
ALDRICH LAND SURVEYING, Inc.
P.O. BOX 30701, ALBUQUERQUE, N.M., 87190
505-884-1990 ALS FILE NO. 98-128

LOTS 8 THRU 10 AND 23 THRU 25
BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

SCALE 1" = 200'



11-02-1998 02:39PM FROM TO 8211949 P.03


Existing 30' Road Easement to be Vacated
MODESTO AVE.
43
BUILDING "C"
50,400'
40
BUILDING "A"
18,000'
20
21
BUILDING "B"
15,000'
15
16
EAGLE ROCK AVE.
Proposed 30" RCP Storm Drain