



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 28, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned:

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003127**
04DRB-00509 Major-SiteDev Plan Bld
Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) this action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] [Deferred from 4/28/04] (B-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**

2. **Project # 1002224**
04DRB-00506 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) this action(s) for all or a portion of Tract(s) 6-B-1 and 8-A-1-A-2-A, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned SU-1 Major Public Open Space, located on ADOBE RD NW, between ANDERSON FIELDS TRACTS NW NORTH OF MONTANO RD NW containing approximately 1 acre(s). [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: ACCESS TO EXISTING WATERLINE AND SEWER LINE METERS MUST BE MAINTAINED. THE REPLAT MUST MEET THE REQUIREMENTS TO THE SATISFACTION OF UTILITIES DEVELOPMENT AND CUSTOMER SERVICE DIVISIONS.**

- 04DRB-00335 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) this action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425] [*Deferred from 4/7/04*] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: THE FINAL PLAT WILL AGAIN GRANT THE NEW ALIGNMENT OF ADOBE ROAD. INFRASTRUCTURE WILL BE REQUIRED WITH THAT PLATTING ACTION.**

3. **Project # 1003186**
04DRB-00508 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) this action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97th ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/28/04A ND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: LOTS 43 AND 44 SHALL BE A TRACT WITH PUBLIC DRAINAGE EASEMENTS UNTIL THE PROPERTY TO THE WET DEVELOPS.**

4. **Project # 1003369**
04DRB-00510 Major-Preliminary Plat
Approval
04DRB-00511 Major-Vacation of Pub
Right-of-Way
04DRB-00513 Minor-Temp Defer
SDWK
04DRB-00519 Minor-Vacation of
Private Easements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 4/28/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for
Storm Drainage Improvements

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**

6. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255 Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) these action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION AND Tract(s) A, LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] [Deferred from 3/24/04, 4/7/04 & 4/28/04] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

7. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04 & 4/28/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**

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

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

8. **Project # 1000184**
04DRB-00603 Minor-SiteDev Plan
BldPermit/EPC
- BRISCOE ARCHITECTS, P.C. agent(s) for RICHARD CHAVES request(s) this action(s) for all or a portion of Tract(s) A2, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1/P.U.D, located on ARNO ST NE, between CENTRAL NE and TIJERAS NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner] [Deferred from 4/28/04] (K-14) DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**
9. **Project # 1003365**
04DRB-00551 Minor-SiteDev Plan
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for JAYNES CORPORATION request(s) this action(s) for all or a portion of Lot(s) 3A2B, Block(s) 1, **SUNPORT PARK**, zoned IP industrial park zone, located on FLIGHTWAY AVE SE, between UNIVERSITY BLVD SE and TRANSPORT ST SE containing approximately 3 acre(s). **[REF: DRB-97-257, Z-85-98-1] (M-15) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET REQUIRED. DECIDE IF ONLY ONE HYDRANT IS NEEDED, IF THEY NEED ADDITIONAL HYDRANT WILL IT BE PUBLIC OR PRIVATE?**

10. **Project # 1000522**
04DRB-00574 Minor-SiteDev Plan
Subdivision

JIMMIE W. DAVIS request(s) this action(s) for all or a portion of Lot(s) 14 and a portion of Lot(s) 15, **ZAPF ADDITION #10** and a portion of Tract(s) 68A2C, **MRGCD MAP 32**, zoned SU-1/RC located on MONTANO RD NW, between GUADALUPE TRAIL NW and HARWOOD LATERAL containing approximately 2 acre(s). [REF: 00-8, ZA-98-473, 03EPC-01911, 03EPC-01912] [Debbie Stover, EPC Case Planner] (F-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO REMOVE REFERENCES TO LANDSCAPING BUSINESS.**

11. **Project # 1003398**
04DRB-00609 Minor-SiteDev Plan
BldPermit
04DRB-00611 Minor-Prelim&Final Plat
Approval

CRAWFORD-SLAGLE BUSINESS PARK LLC agent(s) request(s) these action(s) for all or a portion of Lot(s) 15 & 16, **JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP industrial park zone, located on MASTHEAD ST NE, between WASHINGTON ST NE and TIBURON ST NE containing approximately 2 acre(s). [REF: Z-79-80, DRB-95-268, 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS COMMENTS IN FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT STORM DRAIN EASEMENT CALLOUT, ADD ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1002123**
04DRB-00532 Minor-SiteDev Plan
Subd/EPC
04DRB-00533 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00538 Minor-Prelim&Final Plat
Approval

QUIKDRAW ENGINEERING LLC agent(s) for PAM & PHIL SHEETS request(s) the above action(s) for all or a portion of Tract(s) 22-A-1 and 22-A-2, **DEL'S HIDE-AWAY-PARK**, zoned C-2 & SU-1 FOR RT, located on SAN CLEMENTE & 4TH STREET NW, between GRIEGOS NW and CANDELARIA NW containing approximately 4 acre(s). [REF: 03EPC-01087, 03EPC-01088, 02EPC-01149] [Russell Brito, EPC Case Planner] [Deferred from 4/14/04] (G-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/24/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA . PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1003383**
04DRB-00569 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE PC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 3-C, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M1, located on PASEO DEL NORTE FRONTAGE RD NE, between JEFFERSON NE and INTERSTATE 25 containing approximately 2 acre(s). [Deferred from 4/21/04] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

14. **Project # 1000262**
04DRB-00610 Minor-Final Plat
Approval
- BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO request(s) this action(s) for all or a portion of Tract(s) B-1, COSTCO DEVELOPMENT, **LONGFORD VILLAGE EAST**, zoned SU-1, PRD, located on ELIZABETH ST SW, between SOUTHERN BLVD SW and EUBANK BLVD SW containing approximately 14 acre(s). (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**
15. **Project # 1002730**
04DRB-00586 Minor-Prelim&Final Plat
Approval
- JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for JESUS CHRIST OF LATTER-DAY-SAINTS, REAL ESTATE request(s) this action(s) for all or a portion of Lot(s) 13A, Block(s) 6, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 03DRB-00963, 03DRB-00965] (C-20) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

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

16. **Project # 1003080**
04DRB-00591 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROWN & ASSOCIATES, INC. request(s) this action(s) for all or a portion of Lot(s) A, **BERNARDO TRAILS, UNIT 4**, zoned RT, located on the northeast corner of VISTA DEL NORTE DR NW and LAS LOMITAS DR NW containing approximately 6 acre(s). (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1003393**
04DRB-00601 Minor-Sketch Plat or
Plan

EQUITY REALTY agent(s) for VINCE J. AIELLO request(s) this action(s) for all or a portion of Lot(s) 12, 13, 14, 15 and 16, Block(s) 8, **ENCHANTED MESA**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-22) **INDEFINITELY DEFERRED ON A NO SHOW.**

18. Approval of the Development Review Board Minutes for April 14, 2004. **DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 14, 2004 WERE APPROVED.**

ADJOURNED: 11:25 A.M.

9



Leslie
Completed
4-28-04

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00551 (SBP)

Project # 1003365

Project Name: SUNPORT PARK

Agent: Claudio Vigil Architects

Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/28/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Fire Flow Calculation sheet required.
Decide if only one hydrant is needed, if need additional hydrant, public or private?

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

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

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

Project Number 1003365

9



DRB CASE ACTION LOG

REVISED 2/5/04

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

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- UTILITIES: Fire Flow Calculation sheet required.
- Decide if only one hydrant is needed, if need additional
- hydrant, public or private?
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

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

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

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

Project Number

1003365

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003365

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: April 28, 2004

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

ITEM # 9

PROJECT # 1003365

APPLICATION # 04-00551

Re: Lot 3A2B, Block 1, Sunport Park Building Shell/SPBP

✓ The site plan sheet's title should be "Site Development Plan for Building Permit". Be sure to use the current signature block available at our Front Counter. The signature block must be on the site plan sheet.

*Marcia's
okay* ✓ ~~Since this property is within 1000 feet of a landfill, Marcia Pineus must sign the site plan before Planning signs.~~

✓ The proposed use & square footage of the building should be identified on the building footprint on the site plan per the SPBP Checklist.

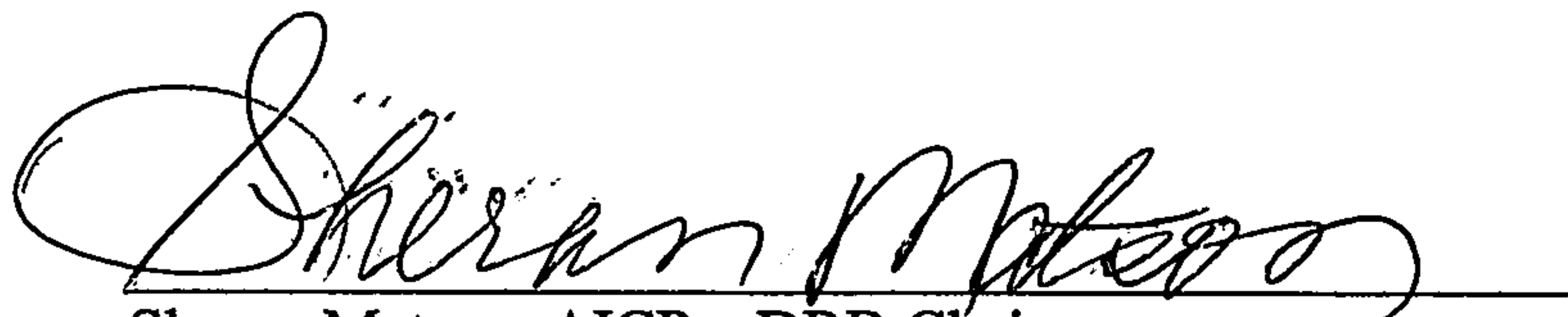
✓ The location, dimensions, materials, etc of any planned signage should be identified, including building mounted signage.

✓ Is there any freestanding lighting? If so, these details should be on the plan as well.

✓ Landscape Plan. The junipers should be removed as they are a high allergen plant.

✓ Building Elevations. The total height to the pitch of the roof is missing as is the total width of the building. The bar scale is missing from this sheet. The colors are not identified as required on the SPBP Checklist.

No ✓ Are there any walls or fences planned along the portion of the property facing Flightway Avenue? If so, the design, height, etc must be approved by the DRB Chairperson via a separate submittal.



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

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1245
CONNECTION TEL 98421330
SUBADDRESS
CONNECTION ID
ST. TIME 04/23 09:02
USAGE T 00'45
PGS. 2
RESULT OK

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Joseph Hughes FAX # 842-1336

PAGES (INCLUDING COVER SHEET) 2 4/23/04

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

COMMENTS:

Planning comments on
#1003365.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Joseph Hughes FAX # 842-1336

PAGES (INCLUDING COVER SHEET) 2 4/23/04

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

COMMENTS:

Planning comments on
#1003365.

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

ITEM # 9

PROJECT # 1003365

APPLICATION # 04-00551

Re: Lot 3A2B, Block 1, Sunport Park Building Shell/SPBP

The site plan sheet's title should be "Site Development Plan for Building Permit". Be sure to use the current signature block available at our Front Counter. The signature block must be on the site plan sheet.

Since this property is within 1000 feet of a landfill, Marcia Pincus must sign the site plan before Planning signs.

The proposed use & square footage of the building should be identified on the building footprint on the site plan per the SPBP Checklist.

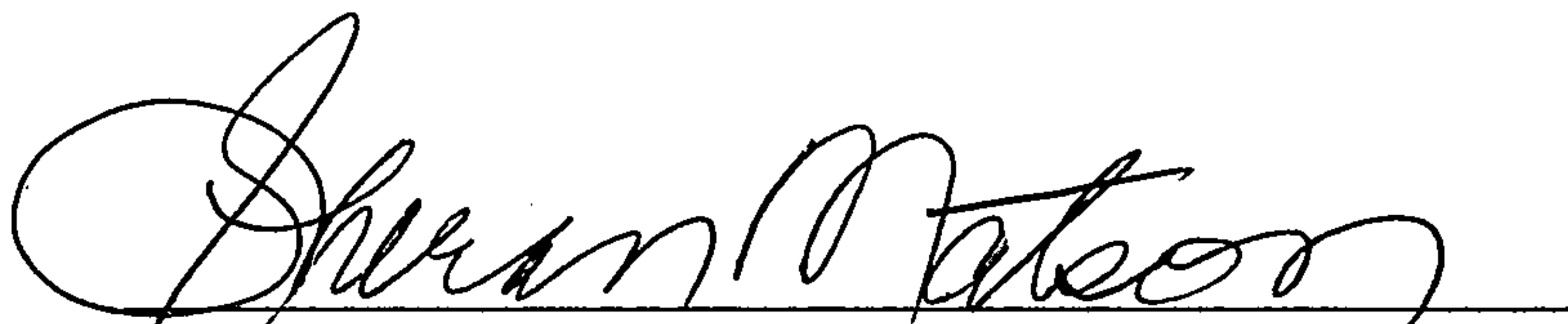
The location, dimensions, materials, etc of any planned signage should be identified, including building mounted signage.

Is there any freestanding lighting? If so, these details should be on the plan as well.

Landscape Plan. The junipers should be removed as they are a high allergen plant.

Building Elevations. The total height to the pitch of the roof is missing as is the total width of the building. The bar scale is missing from this sheet. The colors are not identified as required on the SPBP Checklist.

Are there any walls or fences planned along the portion of the property facing Flightway Avenue? If so, the design, height, etc must be approved by the DRB Chairperson via a separate submittal.

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

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

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

STORM DRAINAGE **D**

Storm Drainage Cost Allocation Plan

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: JAYNES CORPORATION PHONE: 505 345 8591

ADDRESS: 2906 BROADWAY BLVD NM FAX: 305 345 8598

CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): CLAUDIO VIGIL ARCHITECTS PHONE: 505 842 1113

ADDRESS: 1801 RIO GRANDE BLVD FAX: 505 842 1330

CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

DESCRIPTION OF REQUEST: Review and of original site development plan for building permit

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

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

Lot or Tract No. LOT 3A 213 Block: BLOCK 1 Unit: _____

Subdiv. / Addn. SR Sunport Park

Current Zoning: ~~RECEIVED~~ IP Proposed zoning: NO CHANGE

Zone Atlas page(s): M15 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 2.24 Density if applicable: dwellings per gross acre: NA dwellings per net acre: _____

Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? yes

UPC No. 101 505522528320342 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: FLIGHTWAY AVENUE SE.

Between: UNIVERSITY BLVD and TRANSPORT ST.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB97-257 2-85-98-1

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

SIGNATURE [Signature] DATE 04-15-04

(Print) JOSEPH HUCIATES Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04, 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 00551</u>	<u>SBP</u>		\$ <u>340⁰⁰</u>
<input type="checkbox"/> All fees have been collected			<u>CMF</u>	\$ <u>20</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>4.28.04</u>			Total \$ <u>360⁰⁰</u>
<u>Clairie Senora</u>	Planner signature / date <u>4/16/04</u>	Project # <u>1003365</u>		

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

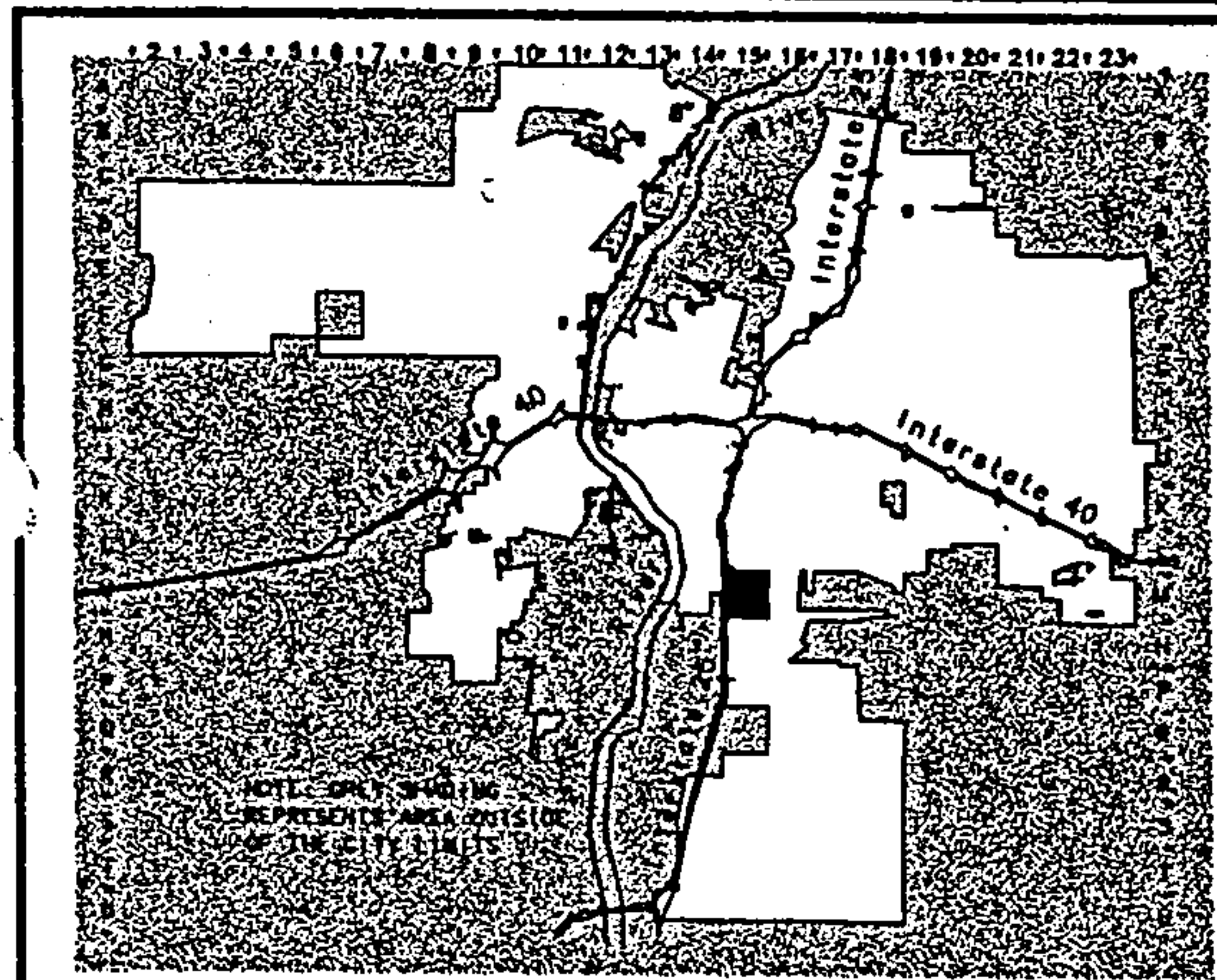
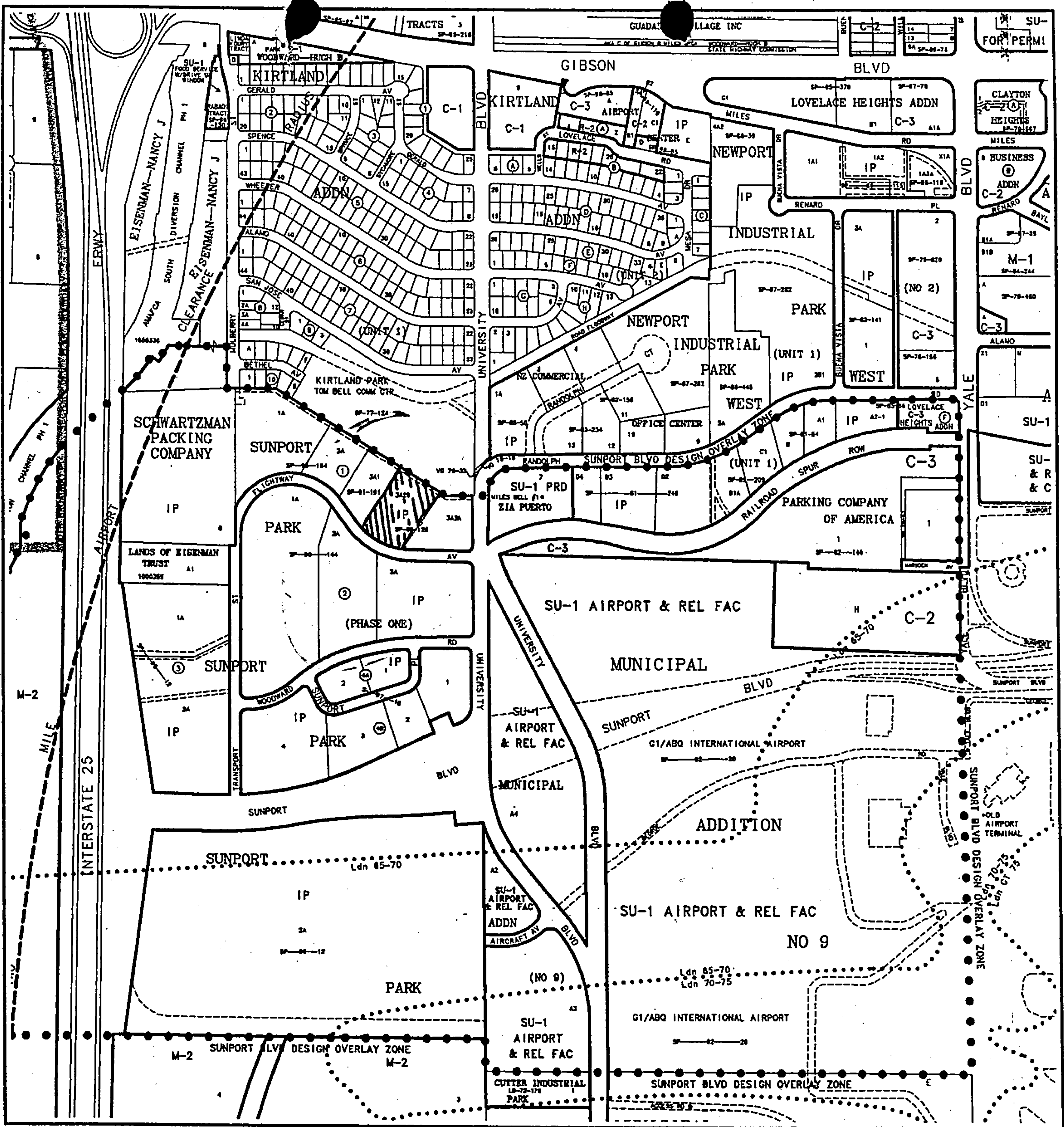
JOSEPH HUGHES
 _____ Applicant name (print)
 _____ 04/16/04
 _____ Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 04DRB - _____ - 00551

_____ 4/16/04
 _____ Planner signature / date
Project # 1003365



CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2000



Zone Atlas Page
M-15-Z
 Map Amended through August 14, 2000

March 30, 2004

Re: Lot 3A2B Block 1 in the Sunport Park

To Whom It May Concern:

As the developer/owner by contract, I hereby grant Claudio Vigil and Associates to act as agent on behalf of Sam Alderette existing owner, on matters pertaining to the development of Lot 3A2B Block 1 in the Sunport Park.

Signature:

Sam Alderette

Printed Name:

Sam Alderette

Date:

3/31/04

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March 30, 2004

City of Albuquerque
Land Development Coordination Division
600 2nd Street, N.W.
Albuquerque, NM 87102

RE: Site Development
Project Number: Z-85-98-1 , DRB 97-257
Lot 3A2B Block 1 Sunport Park

Sharon Matson,

We respectfully request your review of this site development plan for building permit. The proposal is for construction of a 15,500 sf Office / Warehouse facility and associated parking and landscaping. The architectural design for the new facility is a pre-engineered metal building structure with a concrete masonry veneer on the southwest elevation (the facade facing the public right-of way) that partially wraps the East and West corners. The rest of the building will have pre-finished metal building panels with pre-finished trim.

Vehicular and bicycle parking have been provided in accordance with the City of Albuquerque Zoning Code. The truck loading area has been located on the north side of the facility visually screening this area from the street. Landscape buffers have been provided on all sides of the site.

This site plan complies with land use and building requirements described under the Albuquerque Zoning Code for I-P zones. The site plan also complies with the site development plan design standards as described under the Amended Sunport Park Site Development Plan for Subdivision recorded as DRB-97-257.

If you have any questions or comments, please call.

Thank you,

Joseph Hughes

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

PAID RECEIPT

APPLICANT NAME

Joyne Corp.

AGENT

Rodriguez Vigil

ADDRESS

PROJECT & APP #

1003365 - 04DRB:00551

PROJECT NAME

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee

\$ 340⁰⁰ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

- () Major/Minor Subdivision () Site Development Plan () Bldg Permit
- () Letter of Map Revision () Conditional Letter of Map Revision
- () Traffic Impact Study

\$ 360⁰⁰ TOTAL AMOUNT DUE

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

04/16/2004 2:55PM DC: ANNX
RECEIPT# 00024411 WSH# 007 TRAN# 0031
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt \$360.00
J24 Misc \$20.00

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

04/16/2004 2:55PM LOC: ANNX
RECEIPT# 00024412 WSH# 007 TRAN# 0031
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$360.00
J24 Misc \$340.00
CK \$360.00
CHANGE \$0.00

Thank You

Counterreceipt.doc 12/29/03

B. Proposed Development

1. Structural

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

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 26 provided: 41
 Handicapped spaces required: 3 provided: 3
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3
 provided: 5
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

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

4. Utilities

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

5. Phasing

- 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
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

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

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

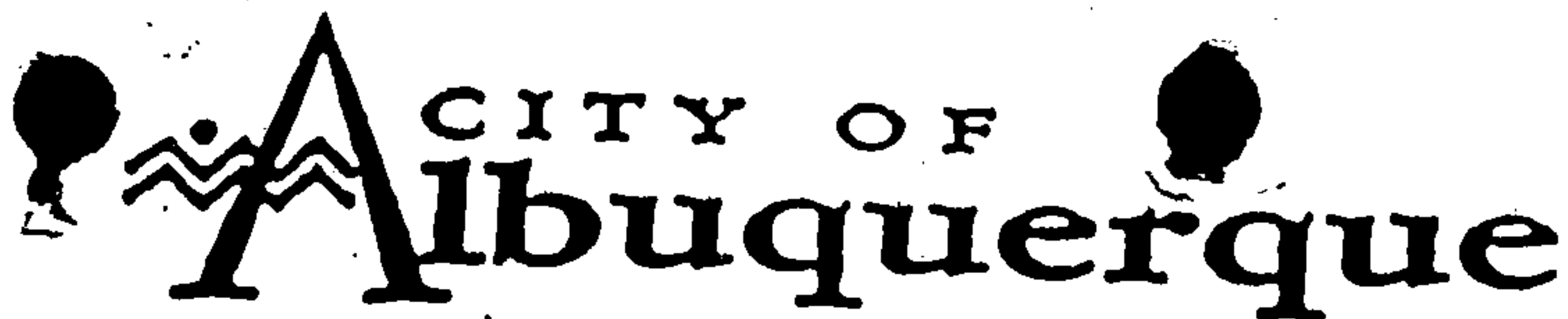
A. General Information

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

B. Signage

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

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



DEVELOPMENT REVIEW APPLICATION

ZONING <input type="checkbox"/> Map Amendment <input type="checkbox"/> Annexation/Establishmt. Of Zoning <input type="checkbox"/> Sector Plan <input type="checkbox"/> Text Amendment <input type="checkbox"/> Special Exception SUBDIVISION <input checked="" type="checkbox"/> DRB Major & Minor <input type="checkbox"/> Variance (Non-Zoning) <input type="checkbox"/> Vacation (Public & Private)	Supplemental form Z E S V	SITE DEVELOPMENT PLAN <input checked="" type="checkbox"/> for subdivision purposes <input type="checkbox"/> for Building Permit <input type="checkbox"/> Plan Amendment <input type="checkbox"/> Administrative Amendment APPEAL <input type="checkbox"/> Planning Director, Zoning Enforcement Officer, Zoning Hearing Examiner, DRB, EPC, Zoning Board of Appeals, LUCC	Supplemental form P A
---	---	---	---

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: <u>Sunport Joint Venture</u>	PHONE: <u>345-8591</u>
ADDRESS: <u>P.O. Box 26841</u>	FAX: _____
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87108</u>	E-MAIL: _____
Proprietary interest in site: <u>owners</u>	
AGENT (if any): <u>The Larkin Group Inc.</u>	PHONE: <u>275-7500</u>
ADDRESS: <u>8500 Menaul NE Suite A-440</u>	FAX: <u>275-0748</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87112</u>	E-MAIL: <u>albmail@larkin.com</u>

SITE INFORMATION:

Request Description: Site Development Plan for Subdivision sign-off and Preliminary / Final Plat Approval

Current Zoning: 1P Proposed Zoning: same Zone Atlas Page: M-15

Lot or Tract No. 3-A-2 (Block) / MRGCD Map No. 1

Subdiv. / Addn. SUNPORT PARK

UPC No. 1015 055 225 283 20342 Total area of site (acres): 4.1299

Number of Lots Existing: 1 Number Proposed: 2

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: Flightway Ave SE

Between: University Bl SE and Transport St. SE

SIGNATURE Gayle D. Jewell Date 06/22/99

(Print) Gayle D. Jewell _____ Applicant Agent

SUPPLEMENT INFORMATION

- (A). List Cross Reference to Environmental Planning Commission Case (Z-) if applicable: _____
- (B). List Cross Reference to Development Review Board Cases (DRB-) if applicable: DRB 97-257
- (C). List any Variance Granted (ZA-) if applicable Case No.: _____ City _____ County _____

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
_____	<u>DRB 97-257</u>	\$ _____	<u>6-30-99</u>	_____
_____	_____	\$ _____	_____	_____
_____	_____	\$ _____	_____	_____
_____	_____	\$ _____	_____	_____
_____	_____	\$ _____	_____	_____

Total fees \$ _____

Application and fees accepted by: Walter Gub Date: 6-22-99

March 30, 2004

City of Albuquerque
Land Development Coordination Division
600 2nd Street, N.W.
Albuquerque, NM 87102

RE: Administrative Amendment
Project Number: Z-85-98-1 , DRB 97-257
Lot 3A2B Block 1 Sunport Park

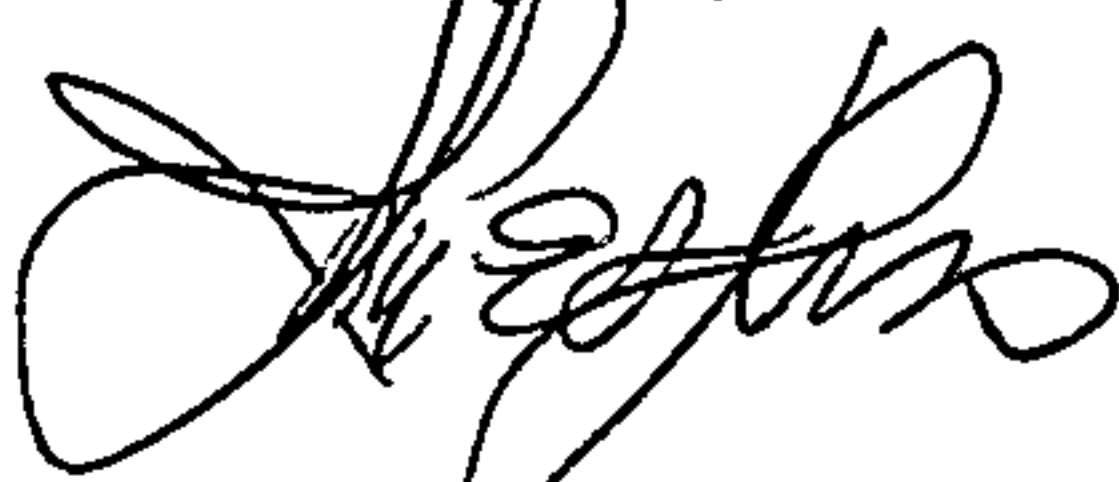
Assistant to the Planning Commission,

We respectfully request approval for this amendment to the original site development plan for the construction of a 15,500 sf Office / Warehouse facility and associated parking and landscaping. The architectural design for the new facility incorporates a metal building system. A masonry wall has been proposed for the south elevation (the facade facing the public right-of way).

Vehicular and bicycle parking have been provided in accordance with the City of Albuquerque Zoning Code. The truck loading area has been located on the north side of the facility visually screening this area for the street.

If you have any questions or comments, please call.

Thank you,



Joseph Hughes

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

PAID RECEIPT

APPLICANT NAME Gaynes Corp.
AGENT Claudio Vigil Arch.
ADDRESS 1801 Pto Grande NW
PROJECT & APP # 1003363
PROJECT NAME _____

\$ _____ 469099/4916000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 45.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 45.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

04/01/2004 11:45AM LOC: ANN
X
RECEIPT# 00023441 WSH 007 TRANSH 0023
Account 441006, Fund 0110
Activity 4971000 TRSLJS
Trans Amt \$45.00
J24 Misc \$45.00
CK \$45.00
CHANGE \$0.00