



Completed Ag 2/2/05
MAA 11/17/04
AS

Completed

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01325 (P&F)	Project # 1003371
Project Name: DRIVE TIME @ ALAMEDA	
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/8/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Need a 20-ft. wide public water easement from proposed (A) easement to Alameda ROW
AGIS DXF
Signed [Signature] 1/17/04

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. OKAY**
- Copy of recorded plat for Planning.**

Project Number 1003371

[Signature]

Bernalillo County Treasurer

PATRICK PADILLA

One Civic Plaza

BUSINESS	ACTUAL	TIME	DRW
2/01/2005	2/01/2005	12:30:29	4
REG WS03	WALKIN LB	LB	
>>RECEIPT #	050173	2/01/2005	AUTO UPDT
1000 IAS	PAYMENT'S		
BALANCE DUE	.00		
WEAVER NEIL E & HELEN W	CO-TRUSTEES		
1000 EL ALHAMBRA CIR NW			
ALBUQUERQUE NM 87107	6340		
2004 RP	NML 000		
UPC 101806401038620501			
BILL/JU: 2004141890	02	000006399373	
1000 IAS	PAYMENTS		
20050201WS03030830001LB		\$181.96	
TAX YR 2004	CYC 2	\$181.96	
	CODE TAX	\$181.96	
Receipt total		\$181.96	

>>RECEIPT #	050174	2/01/2005	AUTO UPDT
1000 IAS	PAYMENT'S		
BALANCE DUE	.00		
WEAVER NEIL E & HELEN W	CO-TRUSTEES		
1000 EL ALHAMBRA CIR NW			
ALBUQUERQUE NM 87107			
2004 RP	NML 000		
UPC 101806402438720502			
BILL/JU: 2004141898	02	000006399374	
1000 IAS	PAYMENTS		
20050201WS03030830002LB		\$169.84	
TAX YR 2004	CYC 2	\$169.84	
	CODE TAX	\$169.84	
Receipt total		\$169.84	
All receipts		\$351.80	
CHECK			
20050201WS03030830003LB		\$351.80	
CHK #:	2580		
Name:	STEPHEN DAY		
Address 1:	PO BOX 2225		
City St Zip:	CORRALES NM 87048		
Total remitted		\$351.80	

Thank you for your payment.



Completed 1/24/05
BP
~~SBP~~
OS.

DRB CASE ACTION LOG (SITE PLAN ~~SBP~~)

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-01184 (SBP)

Project # 1003371

Project Name: DRIVE TIME @ ALAMEDA

Agent: Stephen Day, Architect

Phone No.: 898-3774

Your request for (SDP for ~~SUB~~ ^{BP}) (~~ODR for BP~~) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1-8-04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA ok pub

PARKS / CIP: _____

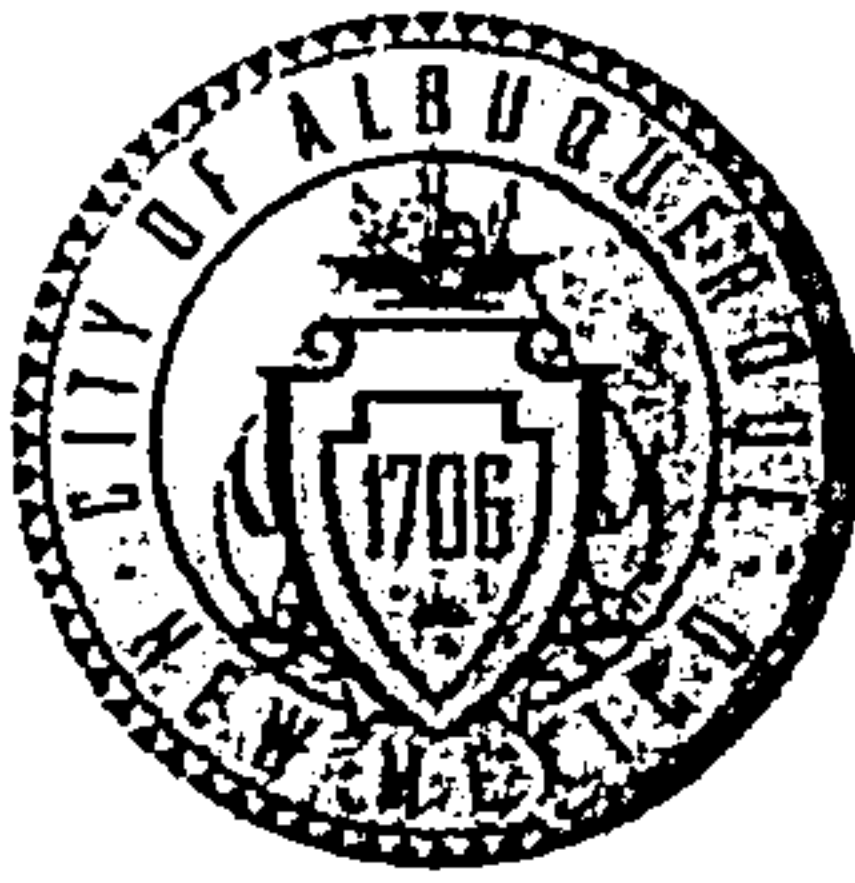
PLANNING (Last to sign): Sign Permit & zoning
variance

~~SBP~~ 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 1003371



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

DAN PACKOWSKI / DRIVETIME
AUTOMOTIVE request(s) a special exception
to the Alameda Boulevard Design Overlay
Zone, Walls and Fences, Regulation 2, Page
25: a VARIANCE to waive the 3 foot wall
height requirement on all or a portion of Lot(s)
32, Block(s) 11, Tract(s) A, North Albuquerque
Acres, zoned SU-2/M-1 and located at 5201
ALAMEDA BLVD NE (C-18)

Special Exception No:..... 04ZHE - 01246
Project No: 1003608
Hearing Date: 10-19-04
Closing of Public Record: 10-19-04
Date of Decision: 11-03-04

STATEMENT OF FACTS: The applicant requests a variance to waive the 3-foot high solid wall requirement. This matter had been deferred from the September public hearing to allow the applicant's agent to meet with the opposing parties. This matter was heard in conjunction with Application #04ZHE-01244 / Project #1003607 as they are the same request for adjacent parcels.

The applicant, Dan Packowski / Drivetime Automotive, was represented by Stephen Day, Architect. Mr. Day testified that as a result of the meeting, his client has agreed to conform to the freestanding sign height requirement for the Alameda Boulevard Design Overlay Zone and, therefore, the original request for a variance to this requirement is withdrawn. Mr. Day submitted a modification regarding the required landscaping hedge in that his client will place a hedge on San Mateo Boulevard, but would still like to waive placement on Alameda Boulevard. Mr. Day testified that his client wants visibility for his vehicle inventory and that this office has approved similar requests for adjacent property owners. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Larry Caudill, President of the Wildflower Area Neighborhood Association, testified at the hearing in support of this amended application and its modifications.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to

prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, November 18, 2004 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

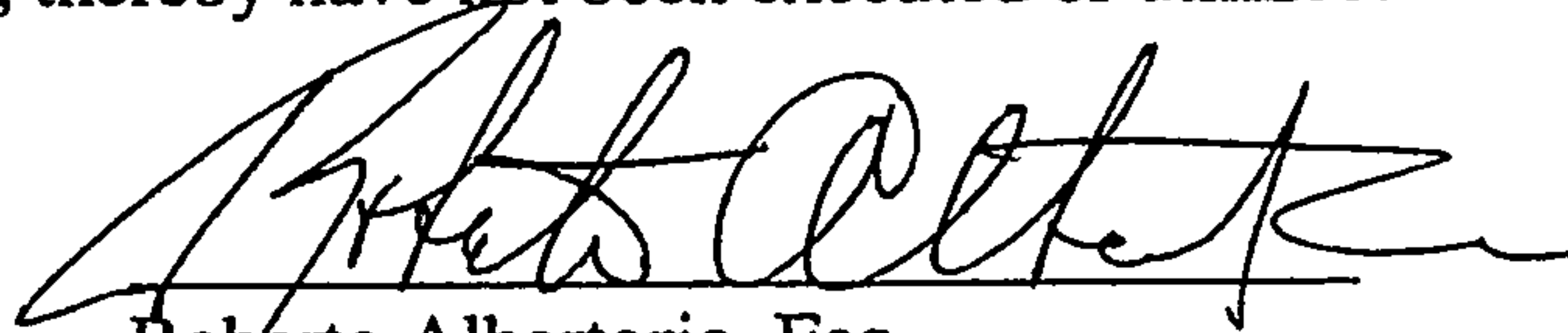
Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any

ZHE Decision

04ZHE - 01246 / 1003608

Page 3

related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)

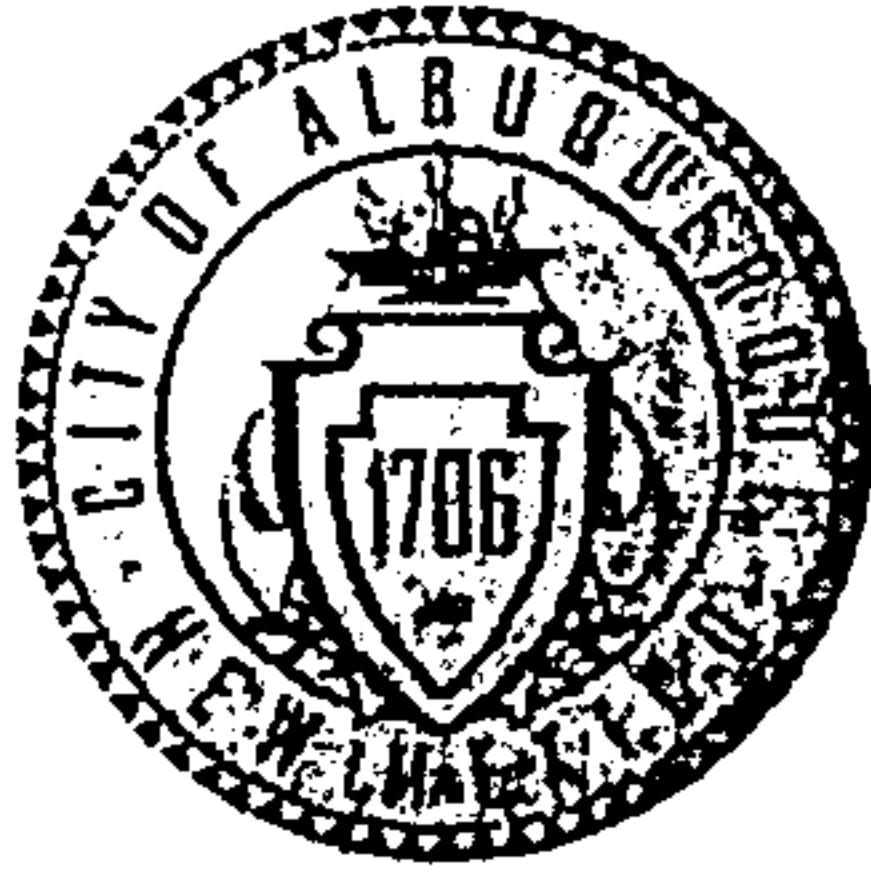
ZHE File

Dan Packowski, 4020 E. Indian School Road, Phoenix, AZ, 85013

Stephen C. Day, Architect, PO Box 2226, Corrales, NM, 87048

Larry T. Caudill, President/WNA, 4915 Watercress NE, 87113

Knight L. Seavey, AIA, 57 Rock Point Pl. NE, 87122



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

DAN PACKOWSKI / DRIVETIME
AUTOMOTIVE request(s) a special exception
to the Alameda Boulevard Design Overlay
Zone, Walls and Fences, Regulation 2, Page
25: a VARIANCE to waive the 3 foot high solid
wall requirement on all or a portion of Lot(s)
31, Block(s) 11, Tract(s) A, North Albuquerque
Acres, zoned SU-2/M-1 and located at 5211
ALAMEDA BLVD NE (C-18)

Special Exception No:.....04ZHE – 01244
Project No:.....1003607
Hearing Date:.....10-19-04
Closing of Public Record:.....10-19-04
Date of Decision:.....11-03-04

STATEMENT OF FACTS: The applicant requests a variance to waive the 3-foot high solid wall requirement. This matter had been deferred from the September public hearing to allow the applicant's agent to meet with the opposing parties. This matter was heard in conjunction with Application #04ZHE-01246 / Project #1003608 as they are the same request for adjacent parcels.

The applicant, Dan Packowski / Drivetime Automotive, was represented by Stephen Day, Architect. Mr. Day testified that as a result of the meeting, his client has agreed to conform to the freestanding sign height requirement for the Alameda Boulevard Design Overlay Zone and, therefore, the original request for a variance to this requirement is withdrawn. Mr. Day submitted a modification regarding the required landscaping hedge in that his client will place a hedge on San Mateo Boulevard, but would still like to waive placement on Alameda Boulevard. Mr. Day testified that his client wants visibility for his vehicle inventory and that this office has approved similar requests for adjacent property owners. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Larry Caudill, President of the Wildflower Area Neighborhood Association, testified at the hearing in support of this amended application and its modifications.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to

prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, November 18, 2004 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

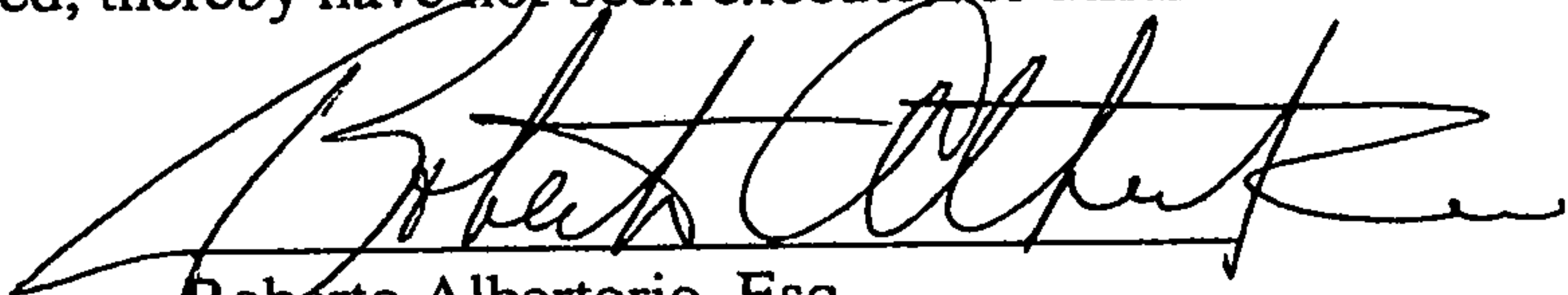
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any

related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
Dan Packowski, 4020 E. Indian School Road, Phoenix, AZ, 85013
Stephen C. Day, Architect, PO Box 2226, Corrales, NM, 87048
Larry T. Caudill, President/WNA, 4915 Watercress NE, 87113
Knight L. Seavey, AIA, 57 Rock Point Pl. NE, 87122



BP
~~MB~~

DRB CASE ACTION LOG (SITE PLAN ~~BE~~)

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-01184 (SBP)

Project # 1003371

Project Name: DRIVE TIME @ ALAMEDA

Agent: Stephen Day, Architect

Phone No.: 898-3774

Your request for ~~(SDP for SUB) (ODP for BP)~~ ^{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: SIA

PARKS / CIP: _____

PLANNING (Last to sign): Sign Permit & zoning
OR

~~Planning~~ 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 1003371



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01325 (P&F) Project # 1003371
 Project Name: DRIVE TIME @ ALAMEDA
 Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/18/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Need a 20-ft. wide public water easement from
 Proposed (A) easement to Alameda ROW
 AGIS DXF

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

1003371

3371

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1003371
 Subdivision Name N. ABD Acres lot 31A BK 11 tract A Unit B
 Surveyor Aldrich
 Company/Agent Goodwin
 Contact Person Stephen Stasiewicz Phone # 828-2200 email _____

DXF Received Date: 9-10-04
 Hard-Copy Date: 9-10-04

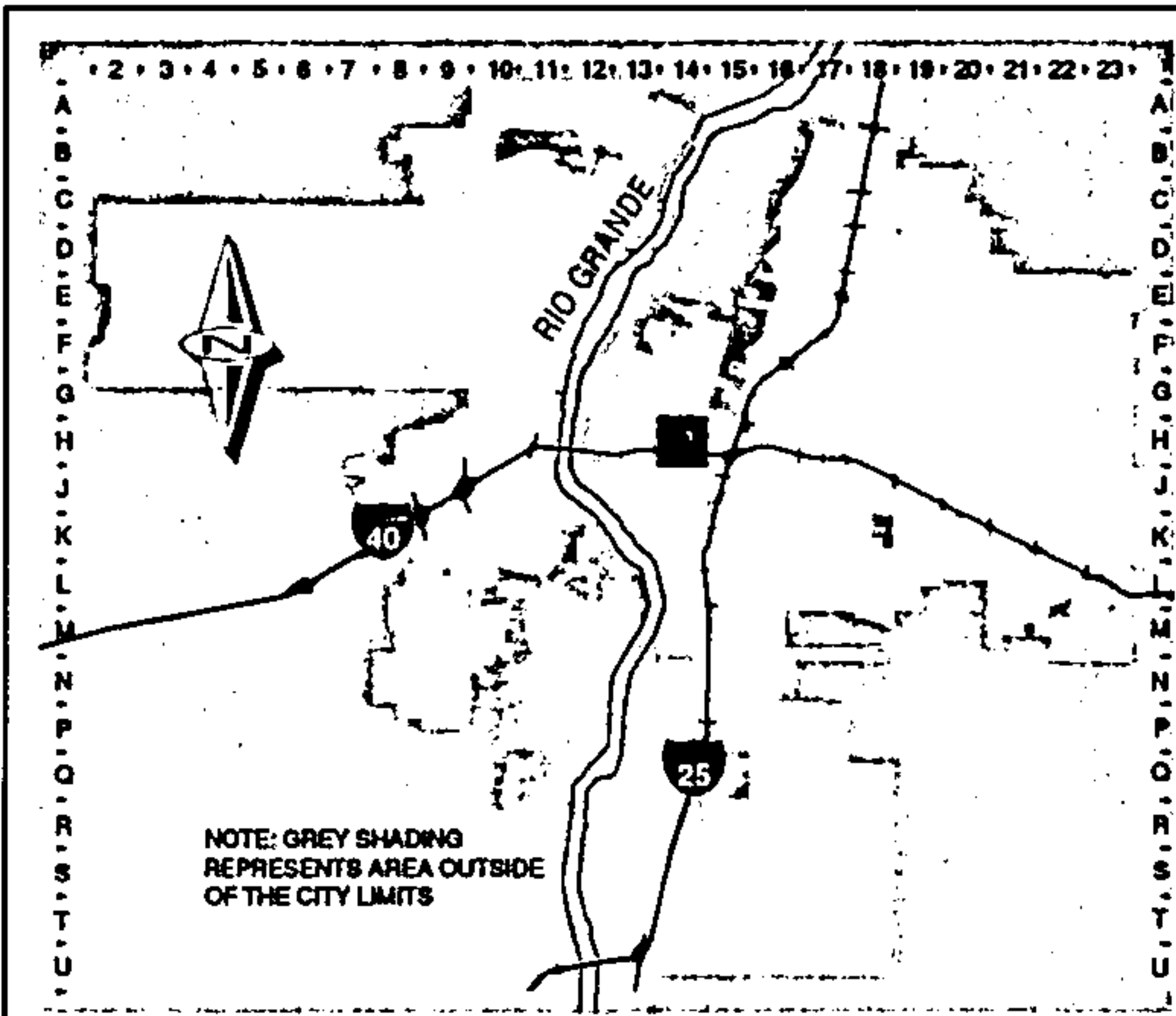
Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other

Barbara G. Romeo
 Approved

9-10-04
 Date

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

AGIS Use Only		
Copied cov <u>3371</u> to agiscov.	Date: <u>9-10-04</u>	Contact person Notified on: <u>9-10-04</u>



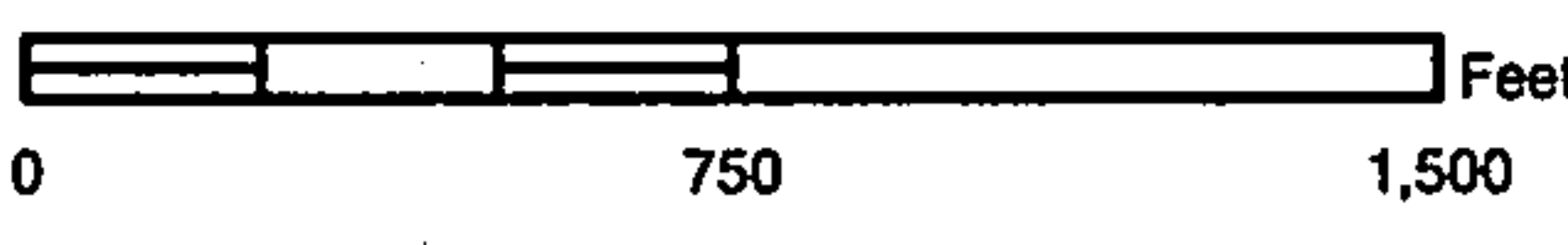
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

Address Map Page:

H-14

Symbol Legend

- Unincorporated Areas
- Parcel Boundaries
- Easement Lines
- Freeway Lanes



These addresses are for information purposes only and are not intended for address verification.



THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE

Hacienda Historia

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

Map amended through: July, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 8, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:35 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003610**

04DRB-01251 Major-Preliminary Plat
Approval

04DRB-01252 Minor-Temp Defer SDWK

WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [Deferred from 9/8/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/22/04.**

2. **Project # 1002473**
04DRB-01258 Major-Vacation of Pub
Right-of-Way
04DRB-01254 Major-Preliminary Plat
Approval
04DRB-01257 Minor-Temp Defer
SDWK

TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 & 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921] *[Deferred from 9/8/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

3. **Project # 1003237**
04DRB-01249 Major-Preliminary Plat
Approval
04DRB-01250 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, 04EPC00152, 04EPC 00151, 04DRB00766] *[Deferred from 9/8/04]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

4. **Project # 1001946**
04DRB-01177 Major-Vacation of Pub
Right-of-Way
04DRB-01178 Major-Preliminary Plat
Approval
04DRB-01176 Minor-Vacation of Private
Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] *[Deferred from 8/25/04]* (D-18) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT.**

5. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

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 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04 & 9/8/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.

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

6. **Project # 1002855**
04DRB-01327 Minor-SiteDev Plan
BldPermit/EPC

VAN H GILBERT, ARCHITECT agent(s) for ETG PROPERTIES LLC, EDWARD GARCIA request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 24, **EAST END ADDITION**, zoned R-1 residential zone, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: 03EPC-00979, 03EPC-00981, 01EPC-01777, 01EPC-01778] (Juanita Garcia, EPC Case Planner) (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

- 04DRB-01326 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8, 13-16, Block(s) 24 & 25, **EAST END ADDITION**, zoned P, C-2, SU-1, AUTO SALES & STORAGE, located on LOMAS BLVD NE, between VERMONT AVE NE and UTAH AVE NE containing approximately 4 acre(s). [REF: 03EPC000979, 03EPC-00981, 03DRB-01511] (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND AGIS DXF FILE.**

7. **Project # 1003170**
04DRB-01330 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01329 Minor-Prelim&Final Plat
Approval

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE, WATER RESOURCES DEPARTMENT, request(s) the above action(s) for ELENA GALLEGOS GRANT, (to be known as **TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY**, zoned SU-1 for M-1, sand and gravel Extraction & related act. located on MISSION AVE NE, between TOKAY ST NE and CHAPPELL DR NE containing approximately 162 acre(s). [REF: 03EPC-02194, AX-87-20, Z-87-23, Z-97-114, Z-98-51, DRB-96-316, DRB-98-165, S-99-94] (Chris Hyer, EPC Case Planner) (E-16/F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT. PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1003262**
04DRB-01328 Minor-Amnd SiteDev Plan
Subd

TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 30A, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215, 04DRB-00216] [*Deferred from 9/8/04*] (C-18) **DEFERRED AT THE BOARD'S REQUEST TO 9/15/04.**

9. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] [*Deferred from 8/18/04*] (The site plan for building permit was withdrawn at the agent's request.) [*Deferred from 9/8/04*] (C-18) **DEFERRED AT THE BOARD'S REQUEST TO 9/15/04.**

10. **Project # 1003371**

~~04DRB-01184~~ Minor-SiteDev Plan,
BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for DRIVE TIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531] [Deferred from 8/11/04 & 8/25/04] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR SIGN PERMIT AND ZONING VARIANCE.**

04DRB-01325 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for DRIVE TIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, Tract(s) A, NORTH ALBUQUERQUE ACRES UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531, 04DRB-01184] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL EASEMENT AND TO PLANNING FOR THE AGIS DXF FILE.**

11. **Project # 1003637**

04DRB-01302 Minor-SiteDev Plan
BldPermit

OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [Deferred from 9/1/04] [Deferred on 9/8/04 on a no show] (D-17) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

12. **Project # 1003469**
04DRB-00891 Minor- Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04 & 6/30/04)* **Final Plat was indefinitely deferred for SIA** (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR AGIS DXF FILE.**
13. **Project # 1003634**
04DRB-01297 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04]* (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/6/04 THE PRELIMINARY PLAT WS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
14. **Project # 1002022**
04DRB-01308 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

15. **Project # 1003543**
04DRB-01275 Minor-Prelim&Final Plat
Approval

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66, **UNIVERSITY HEIGHTS** and the east 71 feet of the east 1/2 OF BLOCK 14, FIRST UNIT, **VICTORY ADDITION**, zoned R-3, located on PRINCETON AVE SE, between MC EARL SE and GARFIELD SE containing approximately 1 acre(s). [REF: 04DRB01275] [Deferred from 9/1/04] (K-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

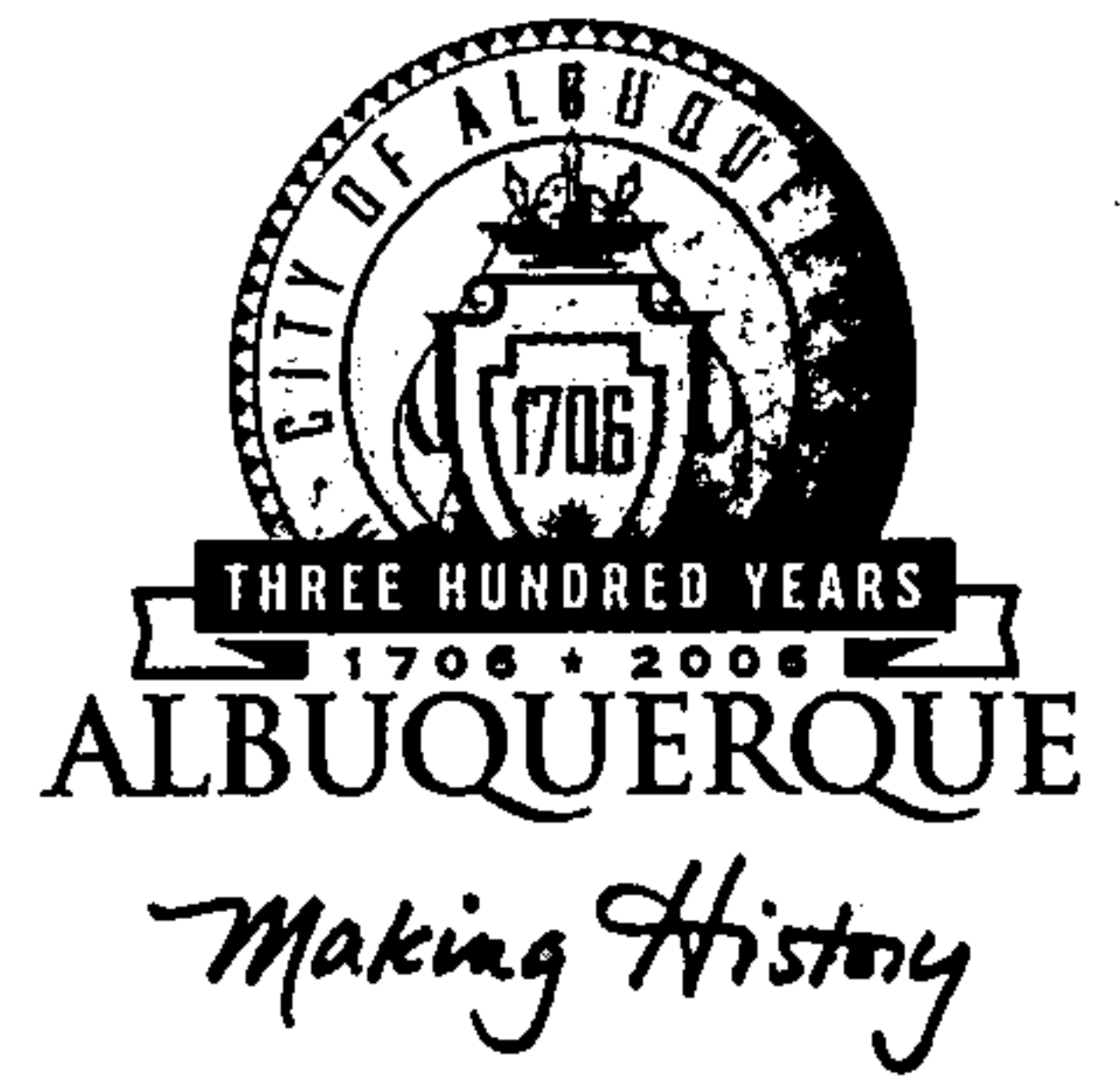
16. **Project # 1003641**
04DRB-01311 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, **BACA ADDITION**, zoned R-G residential garden apartment zone, located on 2ND ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for August 25, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 8/25/04 WERE APPROVED.**

ADJOURNED: 10:35 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003371

AGENDA ITEM NO: 10

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: September 8, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
SEPTEMBER 8, 2004
DRB Comments**

ITEM # 10

PROJECT # 1003371

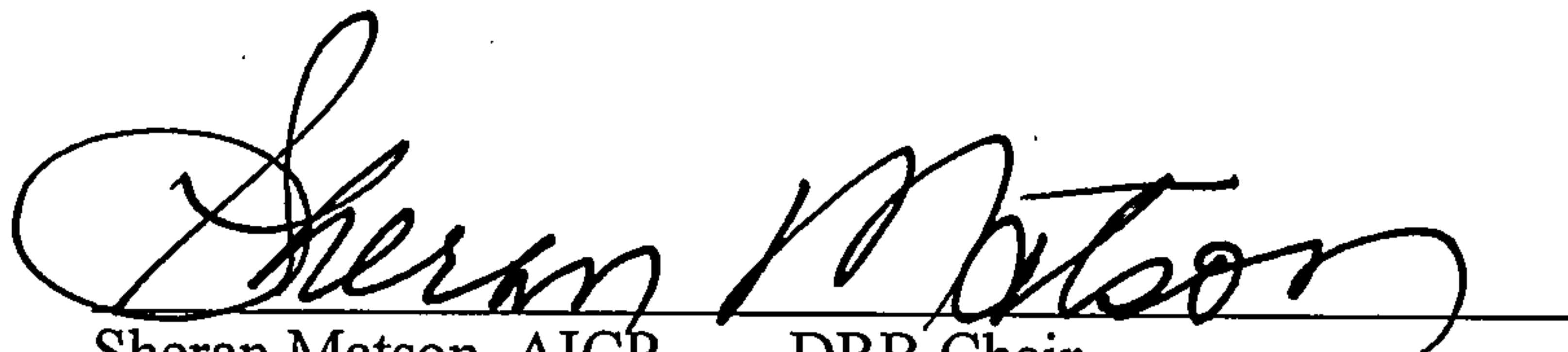
APPLICATION # 04-~~01325~~⁰¹¹⁸⁴

RE: DriveTime@Alameda/plat

The acreage on the plat does not match the acreage on the site plan.

The applicant may file the plat. Be sure to provide Planning with a recorded copy to close the file.

Planning will sign your site plan once the sign permit and wall variance are approved. I will need written proof for the file.



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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 25, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:35 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000352**
04DRB-01175 Major-Two Year SIA

ARLAN COLLATZ agent(s) for COLLATZ INC, ANTHONY PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-111, Tract(s) A, **RINCONADA MESA SUBDIVISION**, LAVA SHADOWS, zoned SU-1, located on UNSER BLVD NW, between 71ST ST NW and WESTERN TRAIL NW containing approximately 18 acre(s). [REF: 02DRB01158, DRB-99-124, 00128-00430, 00431] (F-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001946**
04DRB-01177 Major-Vacation of Pub
Right-of-Way
04DRB-01178 Major-Preliminary Plat
Approval
04DRB-01176 Minor-Vacation of
Private Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] [Deferred from 8/25/04] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

3. **Project # 1002047**
04DRB-01174 Major-Vacation of
Public Easements

TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION OF FINAL PLAT APPROVAL.**

4. **Project # 1003572**
04DRB-01143 Major-SiteDev Plan
BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] [Deferred from 8/18/04] (D-16) **SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

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 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04 & 8/25/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-
Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, LANDS OF HORIZON CORPORATION, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [Deferred from 7/14/04 & 7/28/04] (B-11) BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED EASEMENT FROM BUGLO NORTH RECORDED AND REVIEW DEDICATION OF UNSER AND PLANNING FOR NMU INC. SIGNATURE, TRACT ACREAGES MATCH SITE PLAN AND 15-DAY APPEAL PERIOD.

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, HORIZON CORPORATION REPLAT OF TRACT H, zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] [Juanita Vigil, EPC Case Planner] [Deferred from 7/14/04 & 7/21/04] (B-11) SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED TO REMOVE ACCESS TO UNSER AND PLANNING FOR TRACT ACREAGES MATCH PLAT, 15-DAY APPEAL PERIOD, SIGNATURE BLOCK INFRASTRUCTURE LIST LANGUAGE.

7. **Project # 1003483**
04DRB-00881 Major-SiteDev Plan
BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] [Deferred from 6/30/04 & 7/28/04](C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

04DRB-01167 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] [Deferred from 8/4/04] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

8. **Project # 1003421**
04DRB-01266 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] [Elvira Lopez, EPC Case Planner] [Deferred from 8/25/04] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

9. **Project # 1000560**
04DRB-01273 Minor-Amnd SiteDev
Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW MEXICO ONCOLOGY HEMATOLOGY CONSULTANTS, request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON NE and HEADLINE BLVD NE containing approximately 4 acre(s). [REF: 00450-01713] [Deferred from 8/25/04] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

10. **Project # 1003371**
04DRB-01184 Minor-SiteDev Plan
BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for DRIVETIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531] [Deferred from 8/11/04 & 8/25/04] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

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

11. **Project # 1000908**
04DRB-01264 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for LONGFORD GROUP INC., N. JEFF RAINEY, request(s) the above action(s) for all or a portion of Tract(s) 439 (to be known as **CASITA DEL LA MESA, UNIT 4**, TOWN OF ATRISCO GRANT UNIT 3, zoned R-D residential and related uses zone, developing area, located east of 94th ST SW between TOWER RD SW AND SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB00721,02DRB00722, 02DRB00723, 02DRB00724] (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1001543**
04DRB-01269 Minor- Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for TIARA HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) 2, **DESERT RIDGE PLACE, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on DESERT FOX WAY NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 02DRB-01128, 02EPC-00131, 02DRB-01126] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001984**
03DRB-01379 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION**, and Tract(s) A, **LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (Final Plat was indefinitely deferred for SIA on 7/14/04) (J-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003509**
04DRB-01270 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL, INC. agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 6 & remaining portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 5 acre(s). [REF: 04DRB-00983] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

15. **Project # 1002858**
04DRB-01155 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1**, zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]*(N-9/P-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR TRACT G REINSTATEMENT, 5 LOTS INTO PARCEL A AND REMNANT ON WEST TURNED INTO A TRACT.**

- 04DRB-01272 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOC., PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G THRU I, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1003153**
04DRB-01271 Minor-Prelim&Final Plat
Approval
04DRB-01313 Minor-Vacation of Private
Easement(s)

GEORGE J. MARQUEZ agent(s) for LEO KORTE request(s) the above action(s) for all or a portion of Tract(s) 8-A-B, **ALBUQUERQUE BUSINESS ADDITION**, zoned C-2, located on CENTRAL AVE NW, between 50TH ST NW and ARENAL CANAL containing approximately 1 acre(s). [REF:DRB 95-408, DRB 95-495, 03DRB02140, Z- 84-87, ZA 95-199] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003617**
04DRB-01265 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-A, 2-A, 3-A AND 4-A, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 special use zone, PRD, located on FOUR HILLS RD SE, between WENONAH AVE. SE and LANIER DR SE containing approximately 1 acre(s). [REF: 1000849, 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). (*Deferred from 7/28/04*) (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/24/04 THE PRELIMINARY PLAT WAS APPROVED THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1003216**
04DRB-00093 Minor- Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 12-C and remainder of Lot 12, Block(s) 141, **SNOW HEIGHTS ADDITION**, zoned C-2, located on WYOMING BLVD NE, between NORTHEASTERN BLVD NE and INDIAN SCHOOL RD NE containing approximately 2 acre(s). [*Final Plat was indefinitely deferred on 2/18/04*] (H-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

20. Approval of the Development Review Board Minutes for August 11, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED AUGUST 11, 2004 WERE APPROVED.**

ADJOURNED: 11:35 A.M.

August 12, 2004

Response to DRB comments
Project no. 1003371
Application No. 04-01184
August 11, 2004 - Item 8

#10

PLANNING

- 1/ Attached is a completed current checklist
- 2/ The site plan sheet has been re-titled. Updated signature block has been added.
- 3/ I will arrange for solid waste management to review and sign the site plan.
- 4/ site lighting has been shown on the site plan (sheet c1.1). In addition a separate sheet (E01) has been included with a light fixture schedule and a cut sheet of the proposed exterior lighting fixture.
- 5/ See attached 8-1/2" x 11" sheets showing the size and materials for the building mounted signs (east and west elevations). There is a monument sign indicated just west of the shared driveway on Alameda. There is currently a variance request to zoning to increase the height of this sign from 8' to 18' with the maximum area to remain at 48 sq.ft.
- 6/ The building to the north is indicated on the site plan (sheet c1.1) although it is further that 20 from the propertyline. The existing refuse enclosure near the northeast corner of the site is also shown.
- 7/ Elevations of the refuse enclosure have been added to sheet A1.1
- 8/ the landscaping plan building area has been changed to bring it in conformance with the site plan - see sheet L1.1.
- 9/ North arrows have been added to the landscaping plans- see sheets L1.1 and L2.1.
- ✓ 10/ Irrigation notes have been added to the Landscaping plan - see sheet L1.1.
- ✓ 10/ Trees have been changed from bird of paradise to Desert willow - see sheets L1.1 and L2.1.
- ✓ 11/ The northside landscaping buffer has been dimensioned on the landscaping plan.
- 12/ The building overall widths have been added to sheet A1.1
- ✓ 13/ Landscaping and irrigation has been removed from the public right-of-way - see sheets L1.1 and L2.1.
- 14/ There is currently a variance request to zoning to delete the requirement for the 3' high solid wall, fence or dense hedge on both Alameda Boulevard and San Mateo Boulevard.

STEPHEN C. DAY
ARCHITECT

P.O. BOX 2226
104 SKYLARK LANE
CORRALES, NEW MEXICO
8 7 0 4 8

VOICE 505.898.5774
FAX 505.898.9015
CELL 505.269.7000

STEPHENCDAY@LOBO.NET

August 12, 2004

15/ The building has been shifted to the west to allow a 6' wide sidewalk and a landscaping area. The sidewalks to the south and west of the building have been increased to 6'- see sheet c1.1.

TRANSPORTATION DEVELOPMENT

1/ The plat has been completed and is awaiting the owners' signature. As soon as that has been done the plat will be submitted to DRB for review. The plat addressed consolidation of the two parcels, dedication of additional right-of-way on San Mateo Boulevard, Cross access easement at the shared driveway and utility easements along Alameda Boulevard.

2/ see civil response

3/ The configuration of the shared access has been reviewed by NMDOT and approved in concept. Securing a access permit will require preparation and review of extensive drawings which cannot be initiated until the developers have reasonable assurance that the projects are viable.

4/ see civil response

5/ The accessible spaces have been increased to 8.5' in width - see sheet c1.1.

6/ The landscaping has been removed outside the propertyline - see sheet L1.1.

Five copies of the revised drawings have been provided.

STEPHEN C. DAY
ARCHITECT

P.O. BOX 2226
104 SKYLARK LANE
CORRALES, NEW MEXICO
8 7 0 4 8

VOICE 505.898.5774
FAX 505.898.9015
CELL 505.269.7000

STEPHENCDA@LOBO.NET

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
8/25/04 DRB COMMENTS**

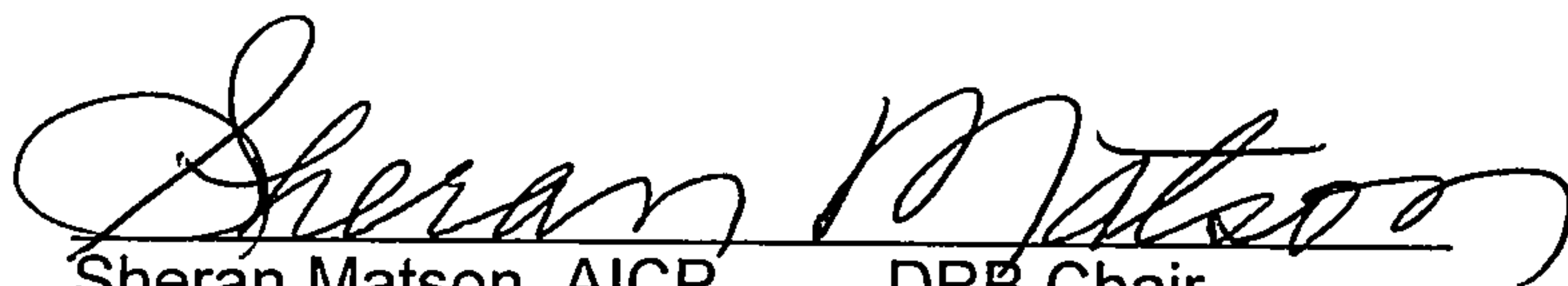
ITEM # 10

PROJECT # 1003371 APPLICATION # 04-01184

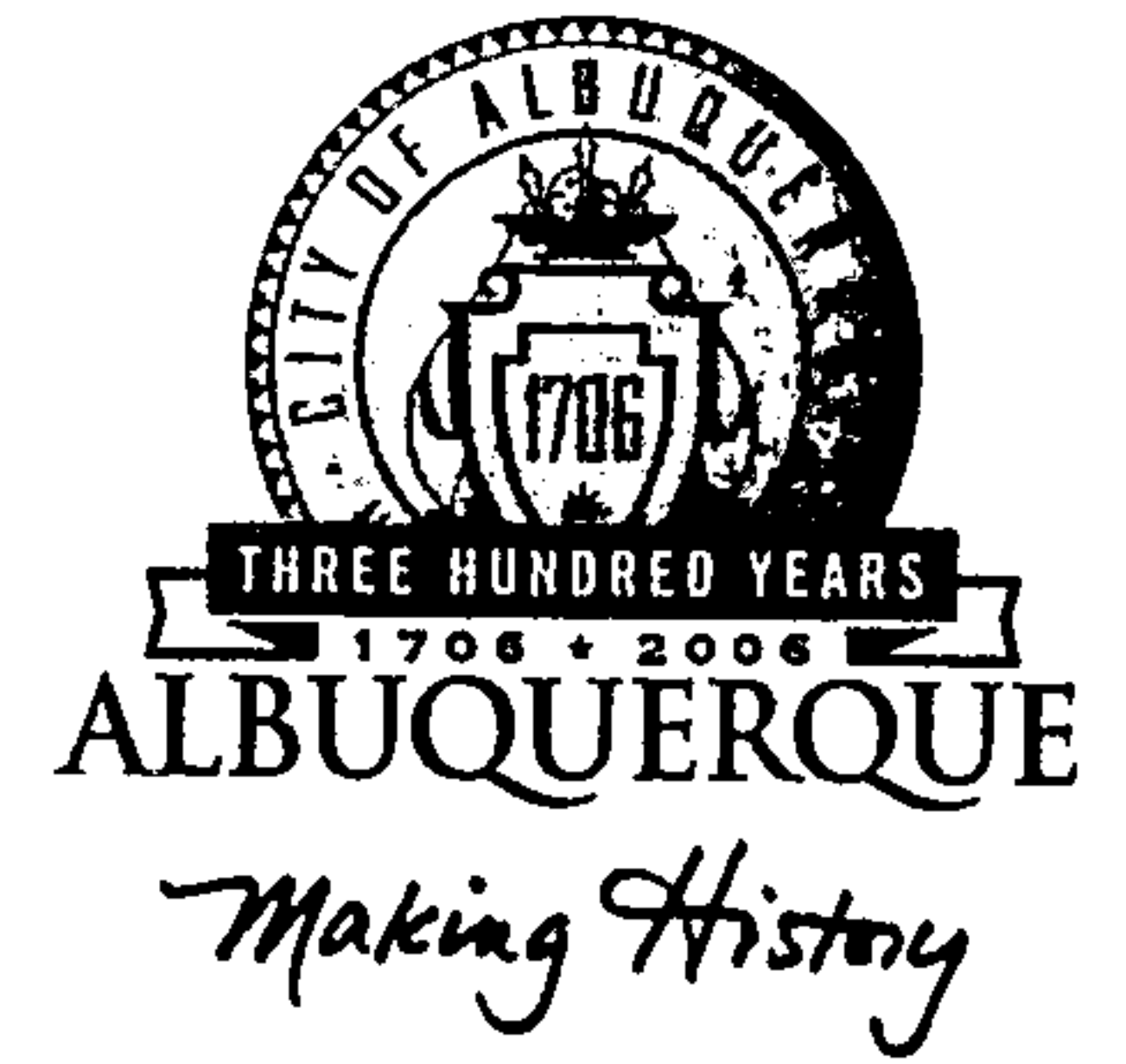
RE: DriveTime@ Alameda/SPBP

The sign permit is required for signs having an area greater than 40 square feet, for illuminated signs as well as height greater than 8 feet. Section 14-16-3-5(A)(1) of the Zone Code.

Planning will take delegation until the sign permit and the zoning variance for elimination of the 3' wall along Alameda & San Mateo are approved.


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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003371

AGENDA ITEM NO: 10

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is required for Site Plan signoff by City Engineer.

New Mexico 87103

www.cabq.gov

RESOLUTION:

9-08-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 25, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 11, 2004
DRB Comments**

Item # 8

Project # 1003371

Application # 04-01184

RE: Drive Time @ Alameda/SPBP

✓ The site plan checklist used by the agent is not the current checklist. The March 2004 checklist contains some additional requirements. For example, each item in the checklist which does not apply to the site plan submitted is supposed to have an "NA" with a short reason included. This eliminates guessing on the part of reviewing staff. The applicant should fill out the revised checklist, following the instructions and submit it to Planning to replace the older version submitted with the application.

✓ The site plan sheet should be titled "Site Development Plan for Building Permit". Be sure the updated signature block is used as well.

✓ Solid Waste Management Department must sign the site plan before Planning signs. Even though, they initialed the submittal, their signature is needed on the final version of the site plan.

✓ The site plan does not show any on-site lighting. The location, height, materials and type of lighting are required. The height is limited by the size of the site.

✓ The dimensions of the building mounted sign along with the materials & colors are needed. Planning assumes there are no freestanding signs since none are shown. If there are any planned, they must be on the site plan.

✓ Are there any existing structures within 20 feet of this site? If so, they must be indicated on the site plan.

✓ An elevation drawing of the refuse container and enclosure is required.

✓ The site plan sheet shows the building square footage as 3,226. The Landscape Plan shows it to be 3367. This discrepancy must be corrected.

Page 2, DriveTime comments

✓ The North arrow is missing from the Landscape Plan.

✓ The irrigation system to be used must be described on the Landscape Plan. The Plan should also state that the maintenance of the irrigation system is also the responsibility of the property owner.

✓ In view of the fact that all 21 of the trees are high water usage, some of them should be changed to a lower water usage tree. The North I25 Sector Plan on page 54 says modest water usage plants should be used. In addition, the Alameda Design Overlay Zone Plan on page 22 states: "In Character Zone 4, drought resistant plant materials that can withstand reflected heat from asphalt and pavement....shall be used."

✓ The north side landscape buffer must be at least 6 feet wide. Please indicate this on the Landscape Plan.

✓ The overall width is missing from the building elevations.

✓ Landscaping in the public right of way requires a Landscape Maintenance Agreement signed between the property owner and the City of Albuquerque. This agreement must also be listed on the infrastructure list. The Landscape Plan submitted clearly shows landscaping in the public right of way on the south side of the property.

Page 25 of the Alameda Design Overlay Zone Plan (ADOZP) under "C. Walls and Fences" requires "three foot high solid walls, fences or a dense hedge located at least 6 feet from the public right of way on street sides of... off street parking areas with five or more parking spaces". A perimeter wall design submittal is required and must be approved before Planning signs this site plan. The regulations and submittal requirements are available at the One Stop Shop Front Counter.

Page 27 of the ADOZP also requires Under "E. Offstreet Parking Regulations, #2. Buildings shall be separated from off street parking areas with landscaping areas and 6 foot wide sidewalks". The site plan does not show either.



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

Handwritten notes:
to be reviewed
for compliance
with the
ADOZP
regulations

Handwritten note:
to be reviewed



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 11, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:25 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1001562**
04DRB-01103 Major-Two Year SIA
04DRB-01105 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT (to be known as **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED. A TWO YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000296**
04DRB-01109 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1 & 17P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ALAMAGORDO DR NW and MORNING DOVE NW containing approximately 1 acre(s). [REF: 01400-DRB-01808] (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 04DRB-01186 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for GARY & JUNE MARTIN-SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16-A, P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ST JOSEPH'S DR NW and ALAMAGORDO DR NW containing approximately 1 acre(s). [REF: 04DRB00109] (G-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

3. **Project # 1002511**
04DRB-01118 Major-Preliminary Plat
Approval
04DRB-01119 Minor-Temp Defer SDWK
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2**, zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST REDATED 8/11/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/24/03 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003542**
04DRB-01081 Major-Vacation of Pub
Right-of-Way

GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on 15TH ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF:V-80-17](J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003554**
04DRB-01099 Major-Vacation of Pub
Right-of-Way
04DRB-01100 Major-Vacation of Public
Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7 Lot(s) 1-10 Block(s) 8 and Lot(s) 1-8 Block(s) 9, **SKYLINE HEIGHTS**, zoned C-2 community commercial zone, located on CENTRAL AVE SE, between EUBANK BLVD SE and CONCHAS ST SE containing approximately 7 acre(s). [REF: ZA-88-406] (L-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE EXISTING SANITARY SEWER LINE WILL BE RELOCATED AND/OR ABANDONED AS REQUIRED BY THE CITY.**

6. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

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 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04 & 8/11/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

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

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

7. **Project # 1000399**
04DRB-01191 Minor-SiteDev Plan
Subd/EPC
04DRB-01192 Minor-SiteDev Plan
BldPermit/EPC
- GREGORY HICKS & ASSOCIATES P.C. agent(s) for UROLOGY NETWORK OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SM, SU-1, SM; R-G, located on the southeast corner of BROADWAY NE between LOMAS BLVD NE and ROMA NE containing approximately 1 acre(s). [REF: 04DRB-00957, 00952, 00953, SP-93-192] [Carmen Marrone, EPC Case Planner] (J-14) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PARKING CALCULATIONS.**
8. **Project # 1003371**
04DRB-01184 Minor-SiteDev Plan
BldPermit
- STEPHEN C DAY, ARCHITECT agent(s) for DRIVETIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB00531] [*Deferred from 8/11/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

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

9. **Project # 1003416**
04DRB-01183 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for MICHAEL GOMEZ request(s) the above action(s) for all or a portion of Tract(s) 317-A, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-1 residential zone, located on BRIDGE ST SW, between EUCARIZ AVE SW and YERBA RD SW containing approximately 3 acre(s). [REF: 04DRB-00670] (L-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
10. **Project # 1003549**
04DRB-01091 Minor- Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST, LTD agent(s) for DANIEL PUCETTI request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 1, **ROSEMONT PARK ADDITION**, zoned S-MRN (SAWMILL R-C), located on MOUNTAIN RD NW, between 12TH ST NW and 11TH ST NW containing approximately 1 acre(s). [REF: ZA-81-350, ZA-84-445, V-76-42] (Was indefinitely deferred on 7/21/04) (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1002711**
04DRB-01189 Minor-Subd Design
(DPM) Variance
- MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Block(s) 27, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03110-01915, 03138-1914] [Was listed under Project #1003099 in error] (C-18) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1002050**
04DRB-01193 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FRAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 23A-P1 THRU 30A-P1, **TRAILS @ LAS MARCADAS SUBDIVISION**, zoned R-LT residential zone, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 2 acre(s). [REF: V-89-95, 03EPC00146, 03DRB00573] (C-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND PUE WITHIN RIGHT-OF-WAY AND UTILITIES SIGNATURES ON THE PLAT.**

13. **Project # 1002397**
04DRB-01196 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR-MARTIN L**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF:Z-87-56, DRB-87-200, 02DRB01925, 04DRB-00762, 00797, 00798 (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A & C, PRIVATE EASEMENTS ON LOTS 1, 2 & 3 AND DECLARATION OF COVENANTS.**

14. **Project # 1002851**
04DRB-01194 Major-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4, **LA PLAZA ACEQUIA 1, ALVARADO GARDENS**, zoned R-2 residential zone, located on CANDELARIA NW, between RIO GRANDE NW and DURANES LATERAL containing approximately 2 acre(s). [REF: 03DRB-01639, 03DRB-01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**
04DRB-01195 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 3, **LA PLAZA ACEQUIA 2**, ALVARADO GARDENS, zoned R-LT residential zone, located on CANDELARIA NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003175**
04DRB-01190 Minor-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUN GATE SUBDIVISION**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 25 acre(s). [REF: 04DRB-00010, 00011& 00012] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003588**
04DRB-01173 Minor-Prelim&Final Plat Approval

RHOMBUS PA, INC. agent(s) for UNM FOUNDATION, INC. request(s) the above action(s) for all or a portion of Lot(s) 21-A & B-1, Block(s) 10, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on MARQUETTE AVE NW, between 12TH ST NW and 13TH ST NW containing approximately 1 acre(s). [REF: LUC-92-8, 1002925/03LUC-01423] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003537**
04DRB-01180 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104-106, **PINON POINTE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 04DRB01067] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003112**
04DRB-01005 Major-Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF COLLATZ INC, RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04, 7/21/04, 8/4/04 & 8/11/04*] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/18/04.**

20. **Project # 1001087**
04DRB-00004 Minor- Final Plat
Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION**, zoned SU-2,R-T, located on 12th ST NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 02ZHE-01435, 01DRB-002688, 01DRB-01891] [Final Plat was indefinitely deferred on 3/31/04] (G-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

21. **Project # 1003591**
04DRB-01185 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 45 acre(s). [REF: 03DRB-01679 & 80, 1003014] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003593**
04DRB-01198 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW and VENTANA RIDGE RD NW, containing approximately 24 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1003594**
04DRB-01199 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on PASEO DEL NORTE NW and IRVING BLVD NW, containing approximately 32 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1001568**
04DRB-01170 Minor-Sketch Plat or Plan

LINDA CARROLL agent(s) for INTERNATIONAL FOOD SERVICE HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) 90, **MRGCD, MAP 35**, zoned R-1 residential zone, RA-2, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and LOS ANAYAS RD NW containing approximately 2 acre(s). [REF:01EPC-01563] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003589**
04DRB-01181 Minor-Sketch Plat or Plan

SAMUEL DICKEY request(s) the above action(s) for all or a portion of Tract(s) 4A & 4B, **RAY PENA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on WESTWARD LN NW, between ATRISCO DR NW and NORTHERN TRAIL NW containing approximately 1 acre(s). (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

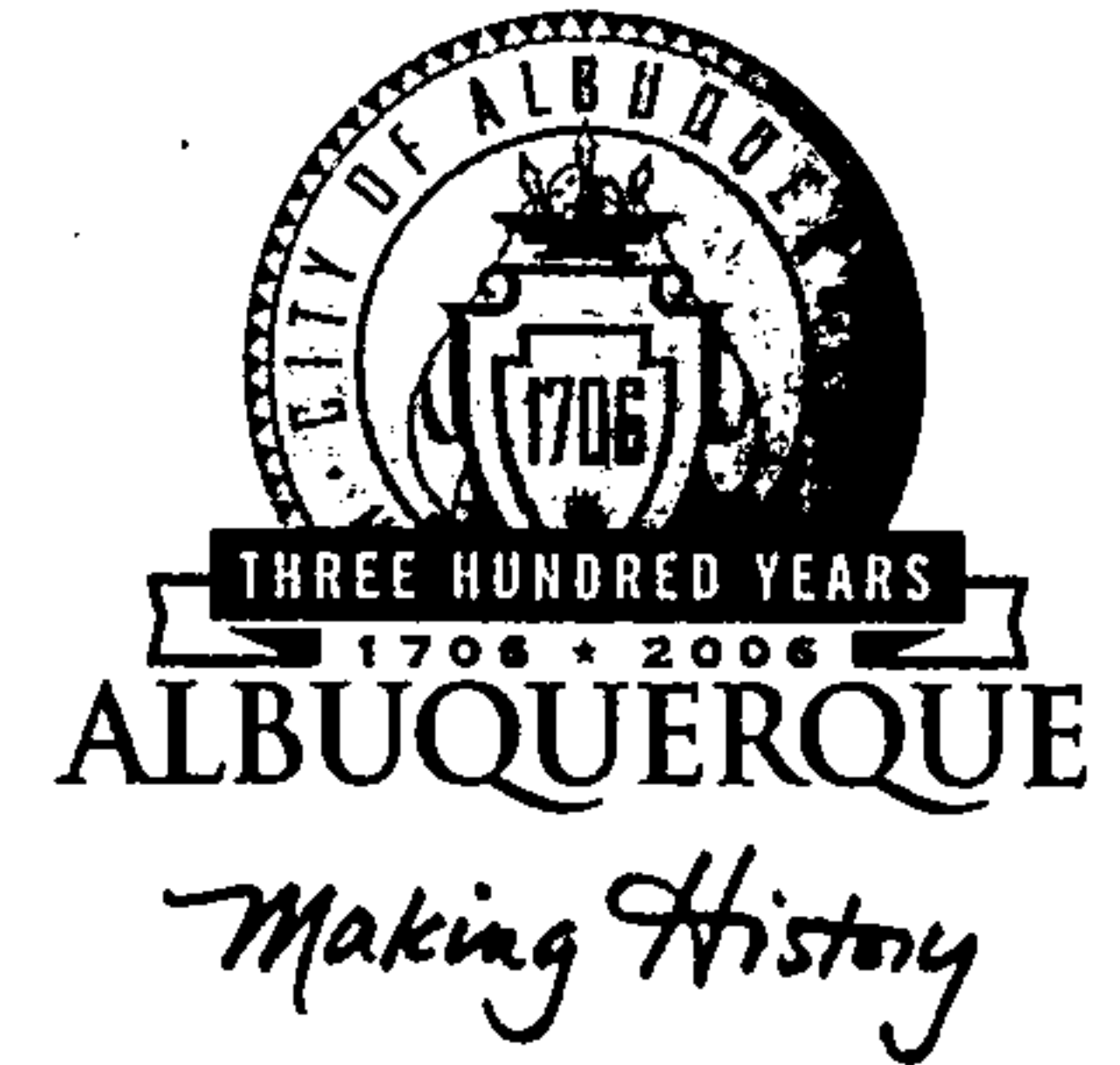
26. **Project # 1003592**
04DRB-01200 Minor-Sketch Plat or Plan

RHODES & SALMON PC agent(s) for GOLDEN SLUMBERS INC request(s) the above action(s) for all or a portion of Lot(s) 1, **SUNDT INDUSTRIAL AREA SCHMIDER PARCEL**, zoned M-2 heavy manufacturing zone, located on CANDELARIA NE, between EDITH NE and I-25 containing approximately 3 acre(s). (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for July 28, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 28, 2004 WERE APPROVED.**

ADJOURNED: 11:25 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003371

AGENDA ITEM NO: 8

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED X ⁸⁻²⁵⁻⁰⁴; 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: August 11, 2004

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
April 14, 2004
Comments

ITEM# 12

PROJECT # 1003371

APPLICATION # 04-00531

RE: Lots 31 & 32, Block 11, Tract A, N.A.A./sketch plat

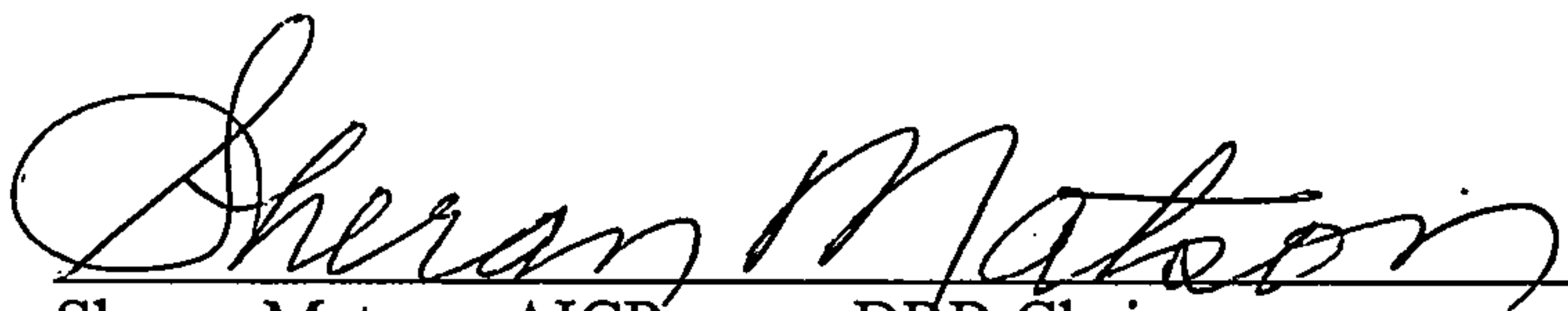
The applicant seems to be aware of the fact that a site plan for subdivision and a landscape plan are required for this property per the North I25 Sector Plan. Both may appear on the same sheet labeled "Site Development Plan for Subdivision & Landscape Plan".

Avoid junipers when developing the landscaping plan. Be sure to mark the water usage for each plant (H,M,L).

Follow the Alameda Boulevard Design Overlay Zone & North I25 Sector Plan as well as the Site Plan for Subdivision Checklist when developing the site & landscape plan. The checklist is available at the One Stop Shop Front Counter as well as the updated signature block for DRB approved plans.

The site plan must be approved either prior to the re-plat or at the same time.

1000' Landfill?



Sheran Matson, AICP

DRB Chair

924-3880 fax 924-3864

smatson@cabq.gov

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1928
CONNECTION TEL 98989015
SUBADDRESS
CONNECTION ID
ST. TIME 08/09 10:29
USAGE T 03'56
PGS. 7
RESULT OK

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Stephen Day FAX # 898-9015

PAGES (INCLUDING COVER SHEET) 1

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

#100 3391 DriveTime

COMMENTS:

Planning's comments only.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 11, 2004
DRB Comments**

Item # 8

Project # 1003371

Application # 04-01184

RE: Drive Time @ Alameda/SPBP

The site plan checklist used by the agent is not the current checklist. The March 2004 checklist contains some additional requirements. For example, each item in the checklist which does not apply to the site plan submitted is supposed to have an "NA" with a short reason included. This eliminates guessing on the part of reviewing staff. The applicant should fill out the revised checklist, following the instructions and submit it to Planning to replace the older version submitted with the application.

The site plan sheet should be titled "Site Development Plan for Building Permit". Be sure the updated signature block is used as well.

Solid Waste Management Department must sign the site plan before Planning signs. Even though, they initialed the submittal, their signature is needed on the final version of the site plan.

The site plan does not show any on site lighting. The location, height, materials and type of lighting are required. The height is limited by the size of the site.

The dimensions of the building mounted sign along with the materials & colors are needed. Planning assumes there are no freestanding signs since none are shown. If there are any planned, they must be on the site plan.

Are there any existing structures within 20 feet of this site? If so, they must be indicated on the site plan.

An elevation drawing of the refuse container and enclosure is required.

The site plan sheet shows the building square footage as 3,226. The Landscape Plan shows it to be 3367. This discrepancy must be corrected.

Page 2, DriveTime comments

The North arrow is missing from the Landscape Plan.

The irrigation system to be used must be described on the Landscape Plan. The Plan should also state that the maintenance of the irrigation system is also the responsibility of the property owner.

In view of the fact that all 21 of the trees are high water usage, some of them should be changed to a lower water usage tree. The North I25 Sector Plan on page 54 says modest water usage plants should be used. In addition, the Alameda Design Overlay Zone Plan on page 22 states: "In Character Zone 4, drought resistant plant materials that can withstand reflected heat from asphalt and pavement....shall be used."

The north side landscape buffer must be at least 6 feet wide. Please indicate this on the Landscape Plan.

The overall width is missing from the building elevations.

Landscaping in the public right of way requires a Landscape Maintenance Agreement signed between the property owner and the City of Albuquerque. This agreement must also be listed on the infrastructure list. The Landscape Plan submitted clearly shows landscaping in the public right of way on the south side of the property.

Page 25 of the Alameda Design Overlay Zone Plan (ADOZP) under "C. Walls and Fences" requires "three foot high solid walls, fences or a dense hedge located at least 6 feet from the public right of way on street sides of... off street parking areas with five or more parking spaces". A perimeter wall design submittal is required and must be approved before Planning signs this site plan. The regulations and submittal requirements are available at the One Stop Shop Front Counter.

Page 27 of the ADOZP also requires Under "E. Offstreet Parking Regulations, #2. Buildings shall be separated from off street parking areas with landscaping areas and 6 foot wide sidewalks". The site plan does not show either.



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

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/14/04	DRIVE TIME/NC 1003371	Sketch	Comments given
8/11/04		SPBP	



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: 1003371

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

RESOLUTION:

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

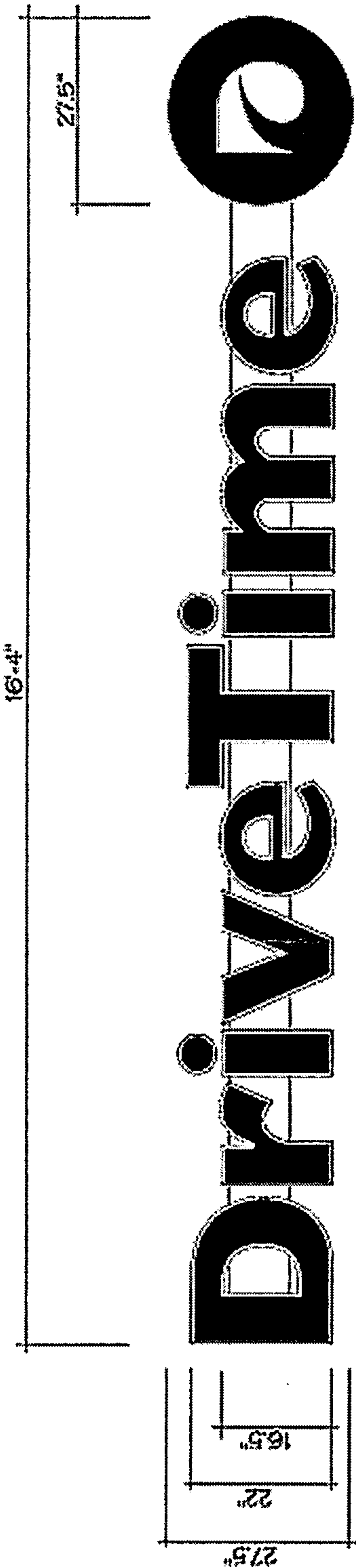
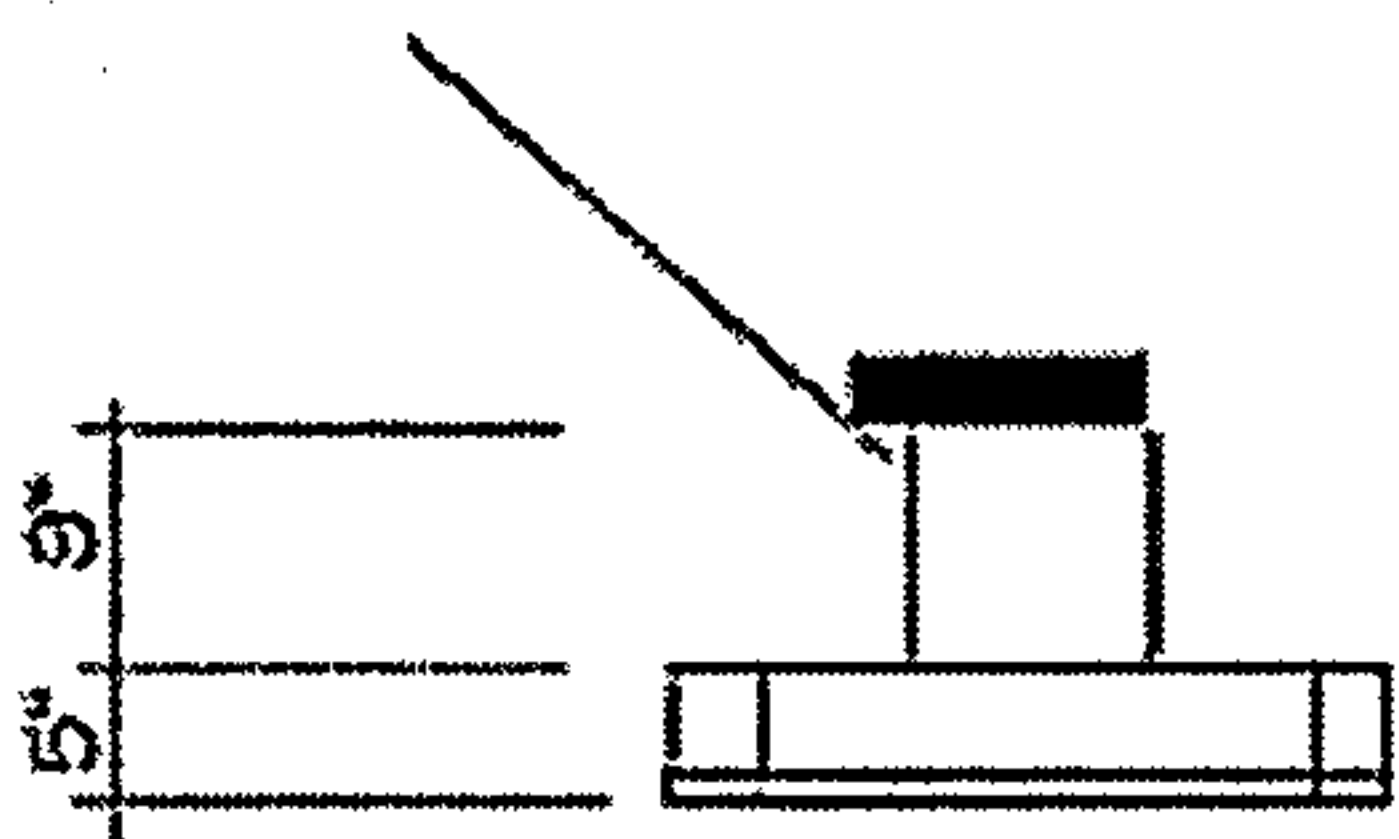
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 14, 2004



INDIVIDUAL CHANNEL LETTERS, INTERIOR ILLUMINATED

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

FACES TO BE WHITE #7328 FLEX WITH APPLIED TRANSLUCENT VINYL OVERLAYS, WITH A WHITE OUTLINE BORDER ON "DRIVETIME".

"LOGO", "DRIVE", "DOT IN TIME": 3M SCOTCHCAL #3630-26 TRANSLUCENT GREEN VINYL.

"TIME", "DOT IN DRIVE": 3M SCOTCHCAL HF MATE BLACK VINYL.

"LOGO", "DRIVE", "DOT IN TIME": PAINT RETURNS TO MATCH FMS 349C GREEN.

"TIME", "DOT IN DRIVE": PAINT RETURNS TO MATCH SATIN BLACK. ALL TRIMCAP PAINTED TO MATCH RETURN.

ILLUMINATION TO BE "6500 WHITE" NEON TUBE, 13MM, 60MA.

RACEWAY PAINTED TO MATCH BEAM.

FAST TUBEXATION

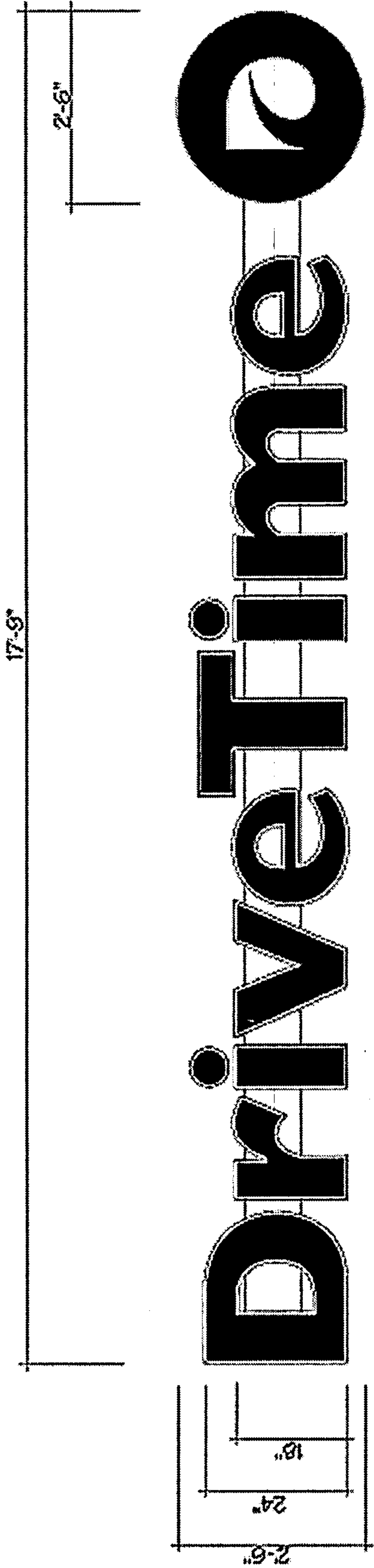


7541 Santa Rita Circle, Unit D
 Stanton, CA 90680
 Tel: (714) 894-2011
 Fax: (714) 897-0860
 www.continental-signs.com

*Signer Permit needed.
 14-16-3-5 Zone Col*

APPROVED: _____
 DATE: _____
 THE DESIGNER ASSUMES NO LIABILITY FOR THE PROJECT OR FOR THE WORK.
 AND, CLIENT IS RESPONSIBLE FOR THE PROTECTION OF THE PROJECT.

Name: Drive Time Address: 1660 Beach Blvd Huntington Beach, CA Date: 12 July 04 Design #: 04-07	Revision: Sheet 1 of 1
---	---------------------------



Drivetime

INDIVIDUAL CHANNEL LETTERS, INTERIOR ILLUMINATED

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

FACES TO BE WHITE #7328 FLEX WITH APPLIED TRANSLUCENT VINYL OVERLAYS, WITH A WHITE OUTLINE BORDER ON "DRIVETIME".

"LOGO", "DRIVE", "DOT IN TIME": 3M SCOTCHCAL #3630-26 TRANSLUCENT GREEN VINYL.

"TIME", "DOT IN DRIVE": 3M SCOTCHCAL #7 MATTE BLACK VINYL.

"LOGO", "DRIVE", "DOT IN TIME": PAINT RETURNS TO MATCH FMIS 349C GREEN.
 "TIME", "DOT IN DRIVE": PAINT RETURNS TO MATCH SATIN BLACK.
 ALL TRIMCAP PAINTED TO MATCH RETURN.

ILLUMINATION TO BE "6500 WHITE" NEON TUBE, 13MM, 60MA.

RACEWAY PAINTED TO MATCH BEAM.

WEST ELEVATION



7541 Santa Rita Circle, Unit D
 Stanton, CA 90680
 Tel: (714) 894-2011
 Fax: (714) 897-0860
 www.continental-signs.com

APPROVED: _____
 DATE: _____
 THE DESIGN IS THE PROPERTY OF CONTINENTAL SIGNS INC. AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT.



Name: Drive Time	Revisions:
Address: 16401 Beach Blvd Huntington Beach CA	
Date: 12 July 04	Sheet 2 of
Design #: 04-07	Site: Uc #: 664525



Sheran A. Matson
11/10/04 02:05 PM

To: Sheran A. Matson/PLN/CABQ@COA
CC:
Subject: Re: Project 1003371 Application 04-01184 Drivetime Automotive
Northeast corner Alameda at San Mateo

Stephen

The Landscape Plan is part of the SPBP. Each sheet in the set is part of a package. Hope this takes care of your question.



Sheran A. Matson
11/10/04 12:27 PM

To: "Stephen C. Day" <stephencday@lobo.net>@PUBCABQ
CC:
Subject: Re: Project 1003371 Application 04-01184 Drivetime Automotive
Northeast corner Alameda at San Mateo

Any changes you are making to the approved SPBP will have to be administratively approved by me. You will need to fill out an application for an administrative amendment after I sign the originally approved site plan. The city website has the application cover sheet & Form P(4) which will tell you what you need to submit. The fee is \$45.

I hope this answers your questions. Brad will sign the original site plan after the SIA is approved. So, keep the original one because after he signs, we need three copies of the site plan.

Confused? Call me if you are...924-3880.



"Stephen C. Day"
<stephencday@lobo.net>
11/09/04 02:49 PM

To: <smatson@cabq.gov>
CC:
Subject: Project 1003371 Application 04-01184 Drivetime Automotive
Northeast corner Alameda at San Mateo

We have finally completed the zoning variance process for the referenced project.

We modified our request after negotiation with the neighborhood association to delete the request for additional sign height.

We also agreed to provide perimeter buffering on San Mateo

The variance became a request for the elimination of the three foot high solid wall, fence or hedge on Alameda Boulevard (section C-2 on page 25 of the Alameda boulevard Design Overlay Zone Guidelines)

It was approved by the Zoning Hearing Examiner on 11/03/04. (projects 10030607 and 10030608)

I am in the process of modifying the landscaping to add landscaping on San Mateo

What do I need to do now?

Do I need to resubmit the revised landscaping plan?

The site plan for building permit was not affected by the zoning action

The subdivision improvement agreement is in process

Thanks

STEPHEN C. DAY
ARCHITECT

P. O. BOX 2226
104 SKYLARK LANE
CORRALES, NEW MEXICO
8 7 0 4 8

VOICE 505.898.5774
FAX 505.898.9015
CELL 505.269.7909

STEPHENDAY @ LOBO.NET

Outgoing mail is certified Virus Free.

Checked by AVG anti-virus system (<http://www.grisoft.com>).

Version: 6.0.784 / Virus Database: 530 - Release Date: 10/27/2004



Sheran A. Matson
11/10/04 12:20 PM

To: "Stephen C. Day" <stephencday@lobo.net>@PUBCABQ
cc:
cc: <smatson@cabq.gov>
Subject: Re: Project 1003371 Application 04-01184 Drivetime Automotive
Northeast corner Alameda at San Mateo

Any changes you are making to the approved SPBP will have to be administratively approved by me. You will need to fill out an application for an administrative amendment after I sign the originally approved site plan. The city website has the application cover sheet & Form P(4) which will tell you what you need to submit. The fee is \$45.

I hope this answers your questions. Brad will sign the original site plan after the SIA is approved. So, keep the original one because after he signs, we need three copies of the site plan.

Confused? Call me if you are...924-3880.



"Stephen C. Day"
<stephencday@lobo.net>
11/09/04 02:49 PM

To: <smatson@cabq.gov>
cc:
Subject: Project 1003371 Application 04-01184 Drivetime Automotive
Northeast corner Alameda at San Mateo

We have finally completed the zoning variance process for the referenced project.

We modified our request after negotiation with the neighborhood association to delete the request for additional sign height.

We also agreed to provide perimeter buffering on San Mateo

The variance became a request for the elimination of the three foot high solid wall, fence or hedge on Alameda Boulevard (section C-2 on page 25 of the Alameda boulevard Design Overlay Zone Guidelines)

It was approved by the Zoning Hearing Examiner on 11/03/04. (projects 10030607 and 10030608)

I am in the process of modifying the landscaping to add landscaping on San Mateo

What do I need to do now?

Do I need to resubmit the revised landscaping plan?

The site plan for building permit was not affected by the zoning action

The subdivision improvement agreement is in process

Thanks

Pray 1003371

October 14, 2004

Mr. Robert Albertorio, Esq.
COA Planning Department, ZHE Division,
3rd. Floor
600 Second Street NW
Albuquerque, New Mexico
87102

By hand

RE: 04ZHE-01246, 04ZHE-01243, 04ZHE-01244 DRIVETIME AUTIMOTIVE

Dear Mr. Albertorio:

I have been in discussion with Larry Caudill, president of the wildflower Neighborhood Association as well as Drivetime Automotive. I believe we have reached an agreement on the referenced zoning variance.

Drivetime would like to amend the zoning variance request as follows:

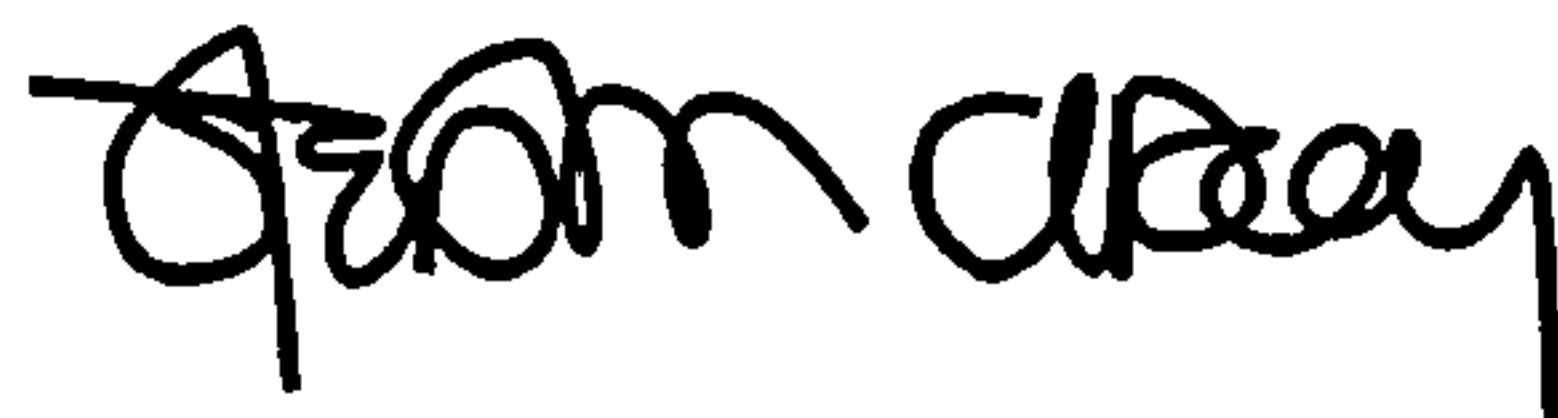
1/ withdraw the request for a variance on the height of the freestanding sign. The sign will conform to the requirements of the Alameda Boulevard Design overlay Zone.

2/ Modify the request to waive the 3 foot wall, fence or dense hedge on the street side of parking areas to apply only to the areas fronting on Alameda Boulevard. The parking areas fronting on San Mateo Boulevard will conform to the requirements of the Alameda Boulevard Design overlay Zone.

I have also discussed these items with Mr. Knight Seavy but, to date, have not received a response from him.

Please contact me if you have questions or comments.

Sincerely



Stephen C. Day
Architect

Cc: Dan Packowski
Steven Johnson
Larry Caudill
Knight Seavy
Sheran Matson

STEPHEN C. DAY
ARCHITECT

P.O. BOX 2226
104 SKYLARK LANE
CORRALES, NEW MEXICO
8 7 0 4 8

VOICE 505.898.5774
FAX 505.898.9015
CELL 505.269.7909

STEPHENCDAY@LOBO.NET

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DriveTime Auto - Alameda
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 31 & 32, Block 11, Tract A, Unit B, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 08/19/2004

Date Site Plan Approved: 9/3/04

Date Preliminary Plat Approved: 9/8/04

Date Preliminary Plat Expires: 9/8/05

DRB Project No.: 1003371

DRB Application No.: 04DRB-01184

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		11' Lane	Striping SB Right & Thru Lane	San Mateo	Alameda	250' N of Alameda & Transition	/	/	/
		11' Lane	Striping Dual Left Turn Lanes	San Mateo	Alameda	250' N of Alameda & Transition	/	/	/
		11' Lane	Striping NB Lane	San Mateo	Alameda	250' N of Alameda & Transition	/	/	/
		1.5'	Painted Median	San Mateo	Alameda	250' N of Alameda & Transition	/	/	/
		6'	Sidewalk	San Mateo	Alameda	North Property Line	/	/	/
		-	C & G (East Side)	San Mateo	Alameda	North Property Line	/	/	/
			WATER						
		8"	Public Waterline	San Mateo ALAMEDA	Exist 12" WL	Proposed Easement	/	/	/
		8"	Public Waterline	Proposed Easement	San Mateo	Lot 30A	/	/	/

ORIGINAL

Project name: Drive Time Auto - Alameda

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
SAS				
8"	Public SAS	San Mateo	Exist MH	Proposed Easement
8"	Public SAS	Proposed Easement	San Mateo	Lot 30A
STORM SEWER				
8"	Pipe	Pond	Pond	SW Culvert
1.5' Wide	SW Culvert	San Mateo SW	Pipe	Concrete Rundown
1.5' Wide	Concrete Rundown	San Mateo ROW	SW Culvert	Face of Curb

Private Inspector	City Inspector	City Cnst Engineer
<u> / </u>	<u> / </u>	<u> / </u>
<u> / </u>	<u> / </u>	<u> / </u>
<u> / </u>	<u> / </u>	<u> / </u>
<u> / </u>	<u> / </u>	<u> / </u>

AGENT / OWNER

Amy L. D. Niese, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

[Signature]
SIGNATURE - date 9/19/04

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 9/18/04
DRC CHAIR - date

[Signature] 9/8/04
TRANSPORTATION DEVELOPMENT - date

[Signature] 9/8/04
UTILITY DEVELOPMENT - date

[Signature] 9/8/04
CITY ENGINEER - date

[Signature] 9/8/04
PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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**

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: DriveTime Automotive - Pan Packowski PHONE: 602-667-2464

ADDRESS: 4020 E. Indian School Road FAX: 602-852-6696

CITY: Phoenix STATE AZ ZIP 85013 E-MAIL: panpackowski@drivetime.com

Proprietary interest in site: Lease Holder List all owners: Neal E. & Helen W. Weaver

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: amy@goodwinengineers.com

DESCRIPTION OF REQUEST: DriveTime Auto: Minor Subdivision Preliminary Plat / Final Plat Approval

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. Remainder Lots 31 & 32 Block: 11 Unit: B

Subdiv. / Addn. Tract A, North Albuquerque Acres

Current Zoning: SU2-M1 Proposed zoning: Same

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

Total area of site (acres): 1.23 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101806401038620501; 101806402438720502 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Blvd

Between: San Mateo Blvd and Interstate 25

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003371

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 04/14/2004

SIGNATURE [Signature] DATE 8/27/04

(Print) Amy L.D. Niese, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01325</u>	<u>PAF</u>	<u>5(3)</u>	<u>\$ 215⁰⁰</u>
<input type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned		<u>compl mgmt Fee</u>		<u>\$ 20</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 235⁰⁰</u>
Hearing date <u>Sept 8th '04</u>		Project # <u>1003371</u>		
Planner signature / date <u>[Signature] 8/30/04</u>				

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Design elevations & cross sections of perimeter walls
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - VACANT** Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - N/A** Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule) **215 + 00**
 - Any original and/or related file numbers are listed on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - 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.

AMY L.D. NIESE P.E.
Applicant name (print)
[Signature]
Applicant signature / date
8/27/04

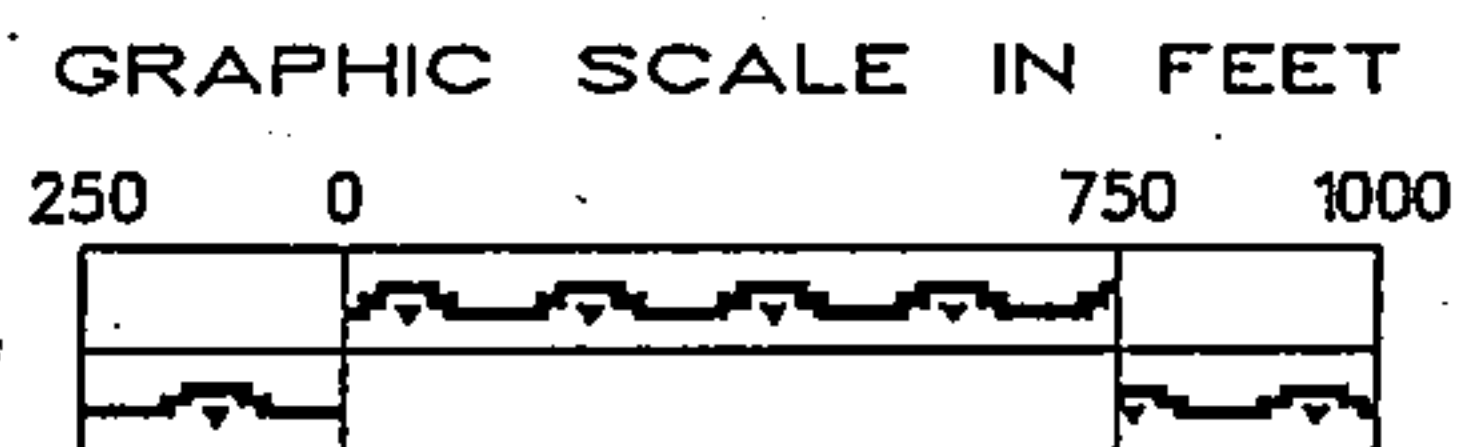
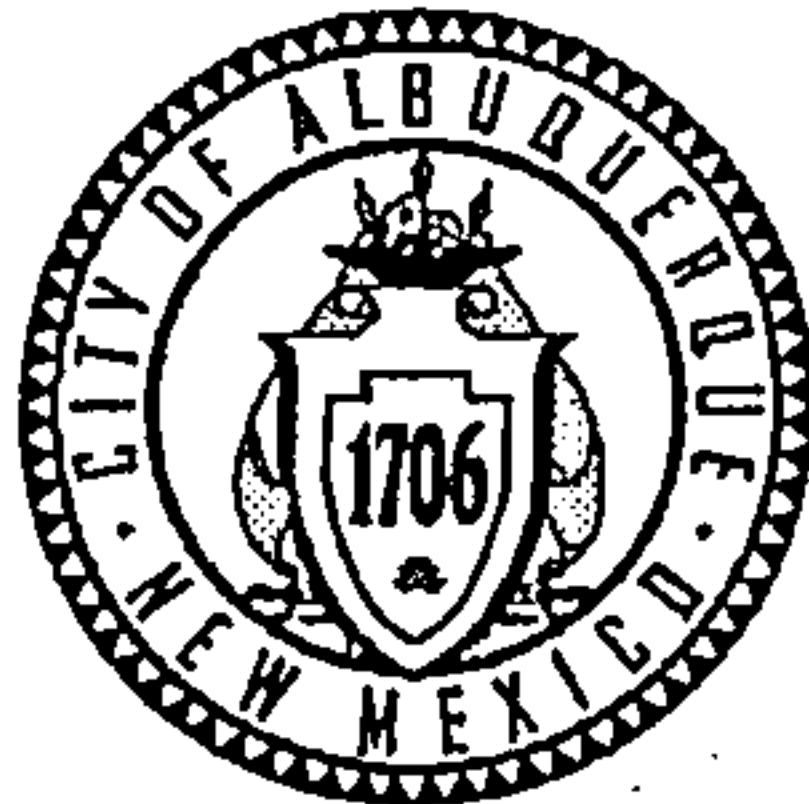
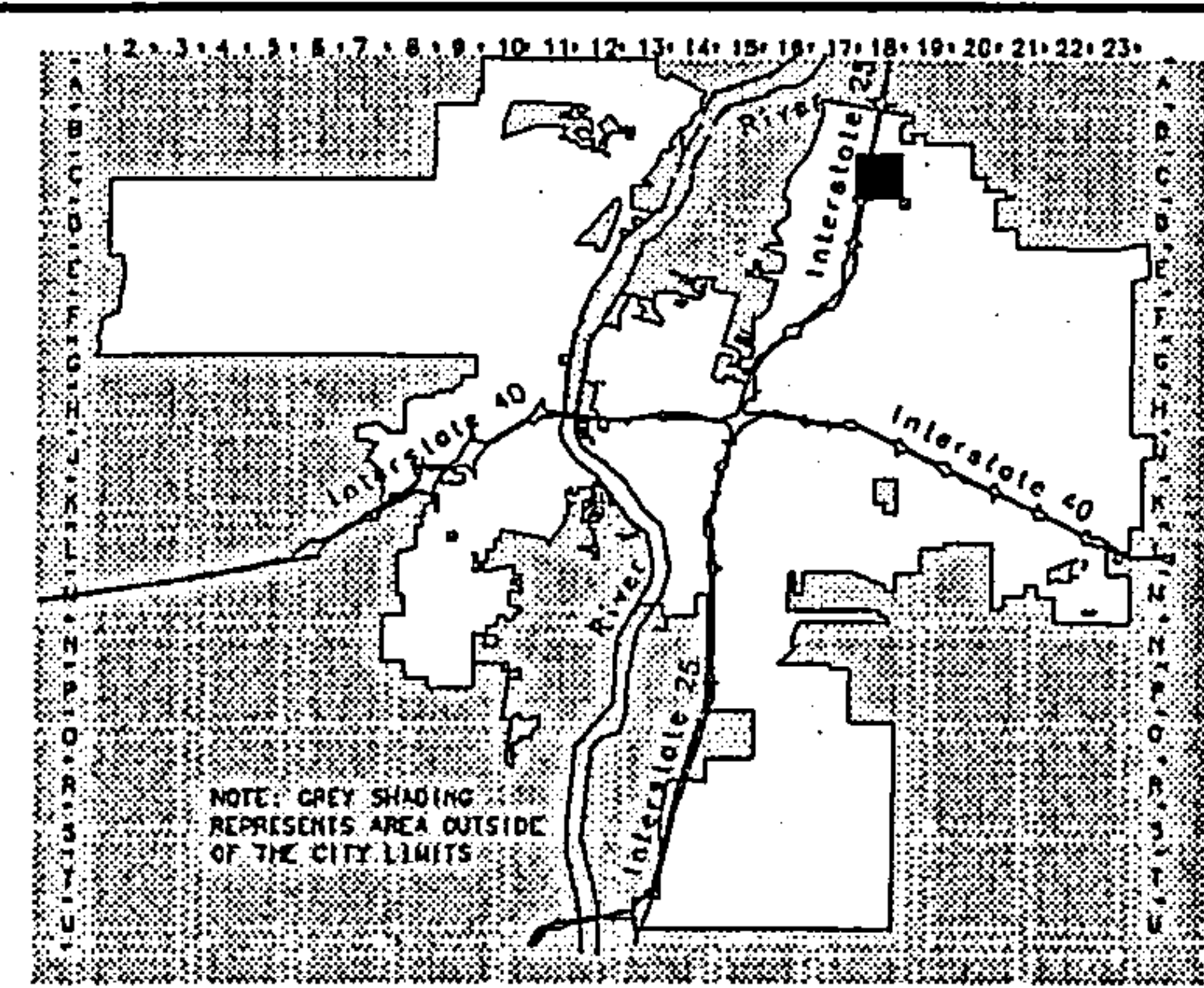
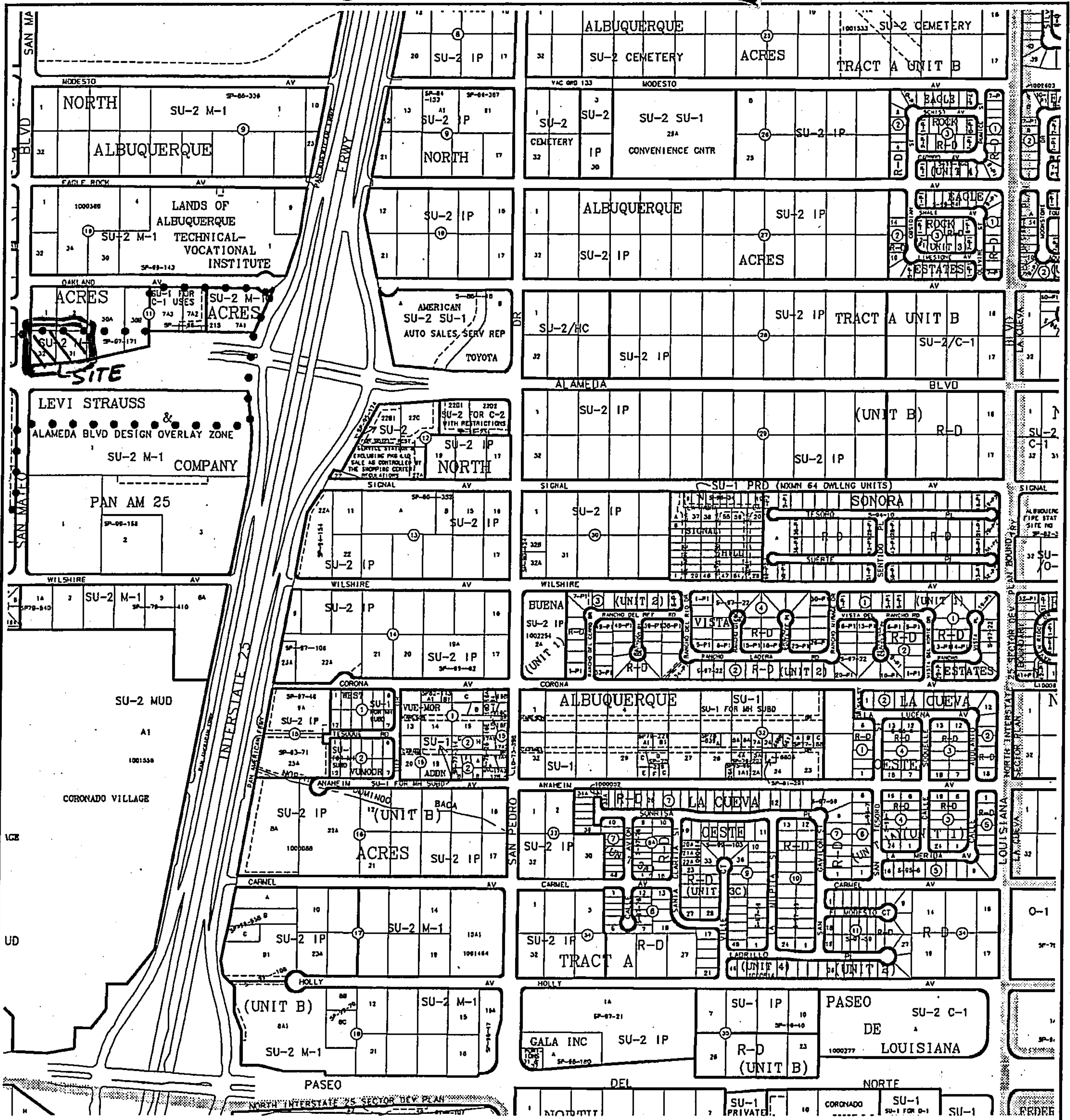


Form revised 3/03, 8/03 and 11/03

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

Application case numbers
04 DRB - 01325

1003371
Project #
[Signature]
Planner signature / date
8/30/04



Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

Zone Atlas Page

C-18-Z

Map Amended through November 01, 2003



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

August 27, 2004

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Drive Time Auto at Alameda and San Mateo, DRB 1003371

Dear Ms. Matson:

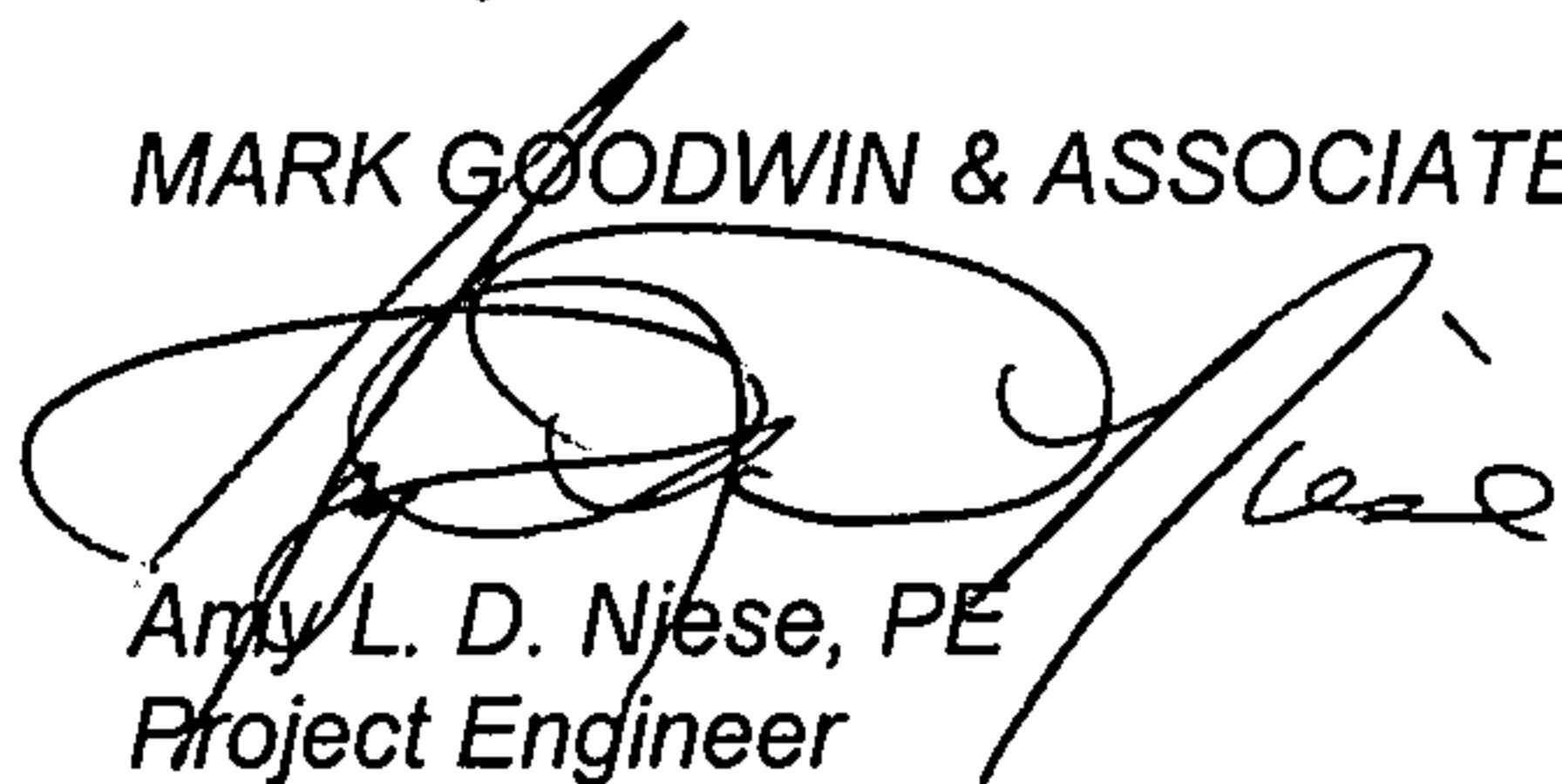
We are submitting for Minor Subdivision Preliminary and Final Plat approval. The project has been submitted for Site Development Plan for Building Permit by the architect, Steve Day.

Please see the enclosed zone atlas map for the site location. The site is currently zoned SU2-M1. The two lots will be combined into one for the development of an auto dealership. The Grading and Drainage Plan has already been submitted and approved by the City.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.



Amy L. D. Njese, PE
Project Engineer

F:\Drive Time\DRB1

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

PAID RECEIPT

APPLICANT NAME Drive Time Automotive
AGENT M G & Assoc.
ADDRESS P.O. Box 90606
PROJECT & APP # 1003371
PROJECT NAME DRIVE TIME

\$ 20⁰⁰ 441032/3424000 Conflict Management Fee
\$ 215⁰⁰ 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
\$ 235⁰⁰ TOTAL AMOUNT DUE

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

8/25/2004 10:48 AM
STEPHEN C. DAY, ARCHITECT
P.O. BOX 2226
CORRALES, NM 87048
PH 505-998-3774
WELLS FARGO BANK NEW MEXICO, N.A.
CORRALES, NM 87048
95-219-1070
8/25/2004
2507
PAY TO THE ORDER OF City of Albuquerque
Two Hundred Thirty-Five and 00/100
MEMO Project #1003371- Plat Submittal
RECEIPT # 00030751
ACCOUNT # 01006
FUND # 0000
CITY OF ALBUQUERQUE
TREASURY DIVISION
DOLLARS
\$235.00
DUPLICATE
THANK YOU



Supplemental form

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

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

APPLICANT INFORMATION:

NAME: DRIVETIME AUTOMOTIVE - DAN PAKOWSKI PHONE: 602-667-2424
 ADDRESS: 4020 E INDIAN SCHOOL ROAD FAX: 602-852-6696
 CITY: PHOENIX STATE AZ ZIP 85013 E-MAIL: DANPAKOWSKI@DRIVETIME.COM
 Proprietary interest in site: LEASE HOLDER List all owners: NEAL E + HELEN W. WEAVER
 AGENT (if any): STEPHEN C. DAY ARCHITECT PHONE: 505-898-3774
 ADDRESS: P.O. Box 2226 FAX: 505-898-9013
 CITY: CORRALLEN STATE NM ZIP 87043 E-MAIL: STEPHENC.DAY@CORR.NM

DESCRIPTION OF REQUEST: SITE PLAN APPROVAL

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. LOTS 31,32 TRACT A Block: 11 Unit: B
 Subdiv. / Addn. NORTH ALBUQUERQUE ONE ACRES
 Current Zoning: SUZ-M1 Proposed zoning: SUZ-M1
 Zone Atlas page(s): C18-2 No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 17.1437 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: 1/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. _____ MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: NE SAN MATEO + ACAPULCO BLVD NE
 Between: San Mateo Blvd NE and I-25

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
04 DRB - 00 531.

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: APP. 14. 2004

SIGNATURE [Signature] DATE 8.2.04
 (Print) STEPHEN C. DAY Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB-01184</u>	<u>SBBP</u>	<u>PC3</u>	\$ <u>385.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</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 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>8-11-04</u>			Total \$ <u>405.00</u>

[Signature] 8-3-04
 Planner signature / date

Project # 1003371

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.**

Your Part

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 *GTD 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
 - 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.

STEPHEN C DAY
Applicant name (print)

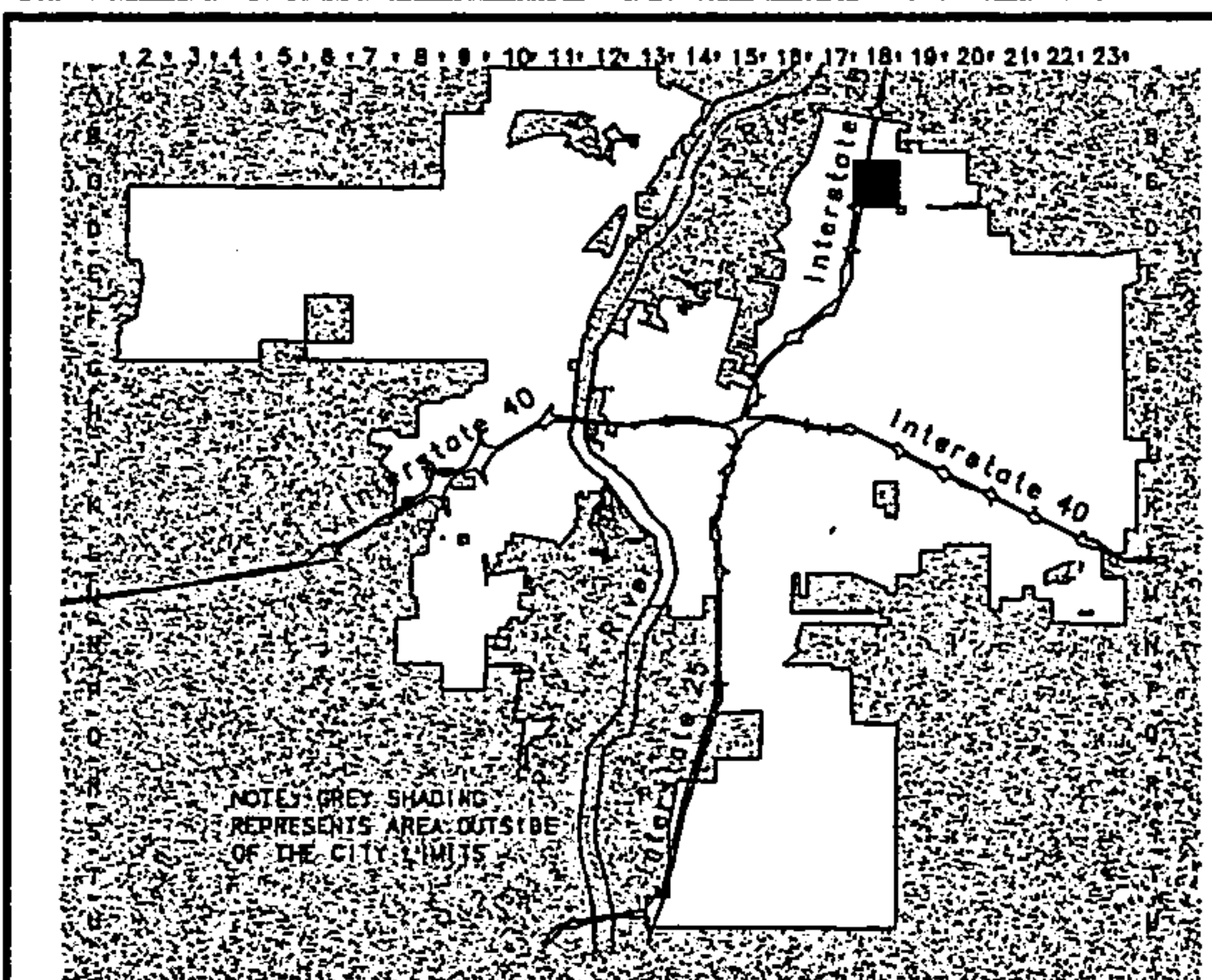
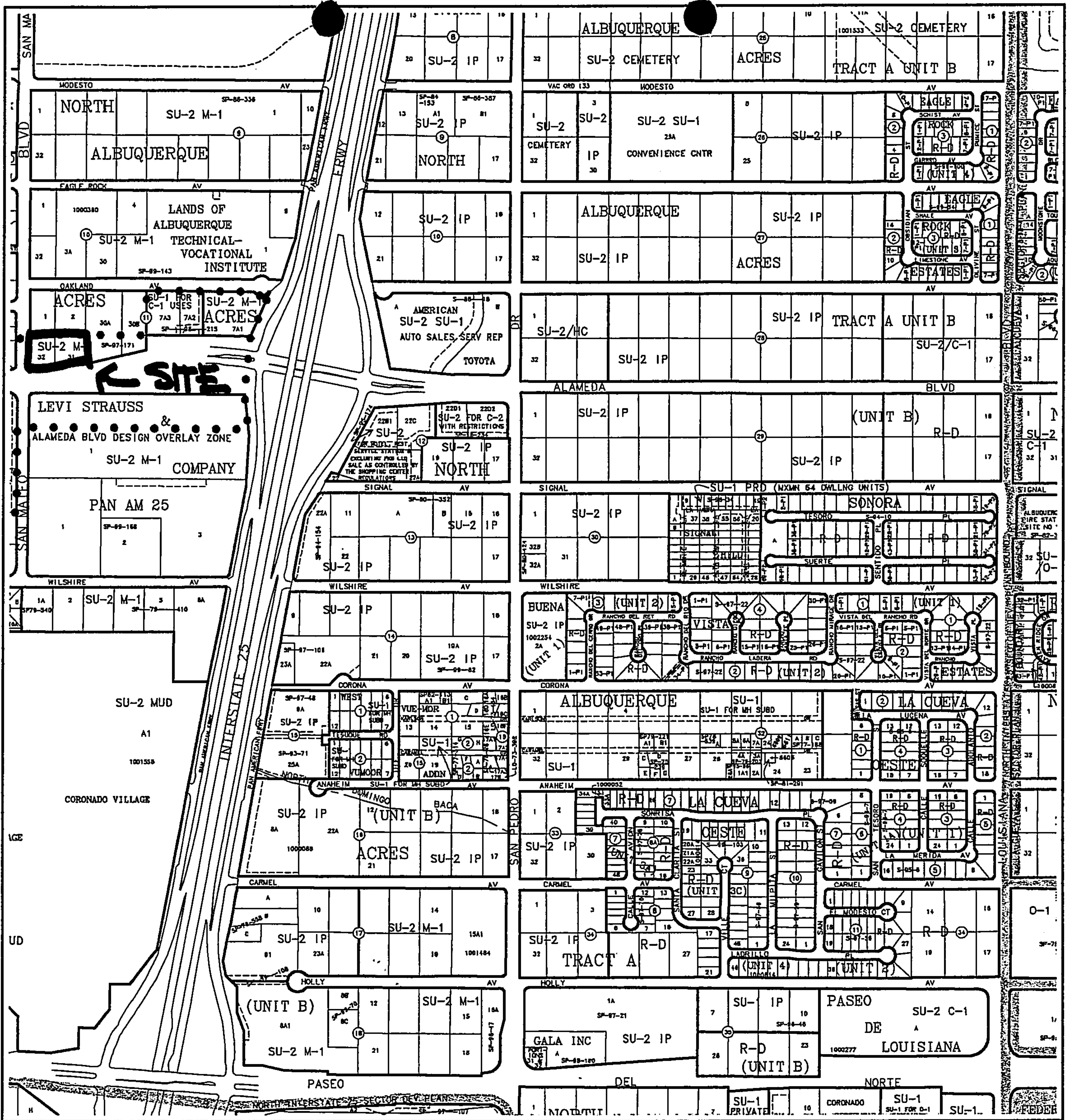
[Signature]
Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB - - 01184

[Signature] 8-3-04
Planner signature / date
Project # 1003371



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
C-18-Z
Map Amended through January 21, 2003

August 2, 2004

Drivetime Inc. is proposing to construct a sales branch at the northeast corner of Alameda and San Mateo. They are currently in due diligence on a leasehold for the property.

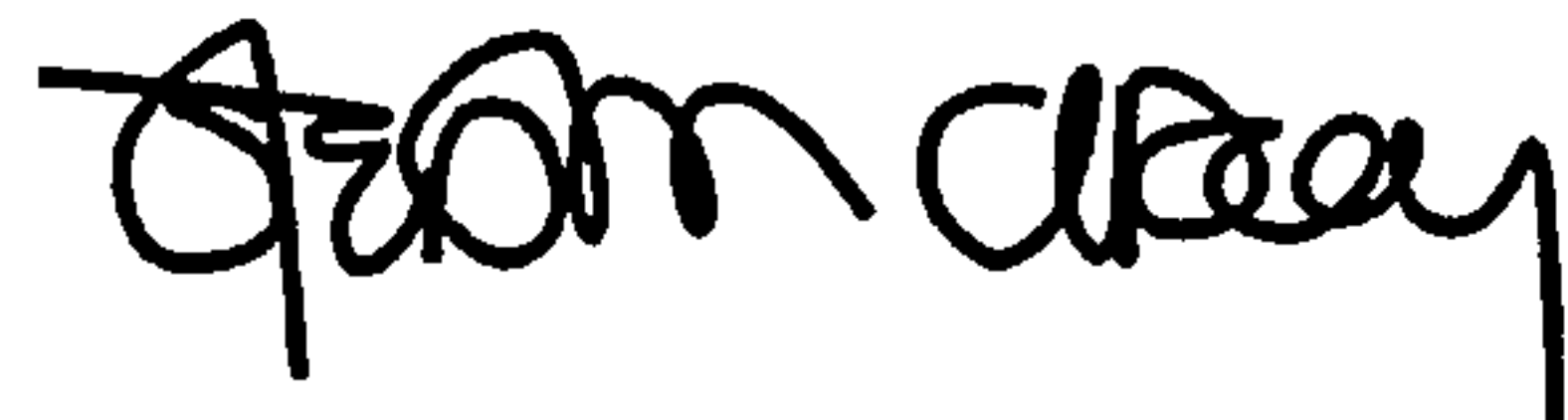
As part of the due diligence process, they would like to determine the facility that will be acceptable to the city of Albuquerque and other jurisdictions.

The attached Site Plan and other supporting data has been prepared based on the applicant's and its agent's understanding of the applicable zoning and planning codes and regulations.

The applicant requests that the appropriate city agencies review and comment on the preliminary plan so that the Applicant may proceed with a reasonable assurance of what development will be allowed on this property.

The applicant will be submitting for preliminary/final plat approval in the near future

Sincerely



Stephen C. Day
Architect

STEPHEN C. DAY
ARCHITECT

P.O. BOX 2226
104 SKYLARK LANE
CORRALES, NEW MEXICO
8 7 0 4 8

VOICE 505.898.5774
FAX 505.898.9015
CELL 505.269.7909

STEPHENCDAY@LOBO.NET

SITE DEVELOPMENT PLAN CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site development plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submittal will ordinarily be composed of the following plan sheets:

1. Site Plan
2. Landscaping Plan
3. Grading Plan
4. Building Elevations
5. Utility Plan (where needed)

Submittals shall be organized in the above manner. In addition, 8 1/2" by 11" transparencies must be included with plan submittals. The following checklist describes the minimum information necessary for each element.

SHEET #1 — Site Plan

A. General Information

1. Scale
- | | |
|-----------------|-----------|
| under 1.0 acre | 1" = 10' |
| 1.0 - 5.0 acres | 1" = 20' |
| over 5 acres | 1" = 50' |
| over 20 acres | 1" = 100' |

2. Graphic Scale
3. North Arrow
4. Vicinity Map (1" = 400')
5. Existing structures on site and sites adjacent to the proposal that impact, or are impacted by the project
6. Property lines
7. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

- a. Location and orientation of existing and proposed structures on the property and on the adjacent properties including privacy and retaining walls
- b. Square footage of each structure
- c. Proposed use of each structure
- d. Temporary structures, sign and other improvements
- e. Wall(s) location, height, and length, and cross-sections for retaining walls
- f. Screening or buffering
- g. Dimensions of all principal site elements
- h. Loading facilities
- i. Site lighting (type and height)

SHEET #2 — Landscaping Plan

A. General Information

- 1. Scale - must be same as scale on Sheet #1 - Site Plan
- 2. Graphic scale
- 3. North arrow
- 4. Property lines
- 5. Existing and proposed easements

- 6. Identify nature of ground cover materials
 - a. Impervious areas (pavements, sidewalks, slope pavings, curb and gutters, etc.)
 - b. Pervious areas (planting beds, grass areas, ground cover vegetation, etc.)
 - c. Ponding areas either for drainage or landscaping/recreational use

- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names)
 - a. Existing, indicating whether it is to be preserved or removed
 - b. Proposed, to be established for general landscaping
 - c. Proposed, to be established for screening/buffering

- 8. Irrigation system
- 9. Planting beds
- 10. Grass areas
- 11. Responsibility for maintenance
- 12. Landscaped area requirement, in square feet: _____
- 13. Landscaped area provided, in square feet: _____

SHEET #3 — Grading Plan

A. General Information

- 1. Scale - must be same as scale on Sheet #1 - Site Plan
- 2. Graphic scale
- 3. North arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required)
- 5. Property lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities
 - a. Conceptual grading and drainage plan
 - b. Drainage plan
 - c. Drainage report

a. Cross Sections
Provide a cross section for all perimeter property lines at the point of the greatest grade change; where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the referenced point.

b. Spot Elevations
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

c. **Grade Changes**

Identify grade changes on the site greater than 2 feet with shading or a single cross-hatch [/////]. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch [xxxxxxx].

Alternatively, cross sections (existing and proposed profile) taken through the site, at a scale appropriate to identify grade changes in excess of 2' vertical, shall be prepared in each principal direction, running between the property lines and including a representation of the adjacent streets and adjacent properties. These cross sections should be taken through the points of highest cut, highest fill, or principal involvement of grade changes, which would clearly illustrate to the Planning Commission those areas within the site that are to be subjected to consequential earth moving and retaining wall construction procedures.

SHEET #4 — Building Elevations To Scale

A. General Information

- 1. Scale
- 2. Graphic scale
- 3. Facade orientation (elevations of all sides of the building(s) required)
- 4. Dimensions, to scale if not shown in plan including overall height and width, and dimensions of major facade elements
- 5. Location of windows and building entrances
- 6. Building materials and colors

B. Signage

- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area
- 5. Lighting
- 6. Materials

March 30, 2004

To Whom It May Concern:

App: 01/04/04
Re: 1.2 Acres of land at the northeast corner Alameda and San Mateo

Dear Sir or Madam:


The above referenced land is owned by the Neil E. Weaver and Helen W. ^{Weaver} Weaver Revocable Trust (the "Weaver Trust"). The Weaver Trust leases the land to Davos Capital, LLC and Davos Capital, LLC is assigning its leasehold interest to DriveTime Car Sales, Inc. ("DriveTime"). DriveTime seeks to develop and use the land for a used car sales facility.

By this letter, the Weaver Trust authorizes DriveTime and its agents to file with the City of Albuquerque and all other state and municipal governments and public utilities all applications for permits and other approvals that may be required from time to time for the development and use of the land. Please contact the undersigned if you have any questions about this authorization.

Sincerely,

Neil E. Weaver and Helen W. Weaver Revocable Trust
1050 El Alhambra Circle NW
Albuquerque, New Mexico 87107


Neil E. Weaver
Co-Trustee


Helen W. Weaver
Co-Trustee

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

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

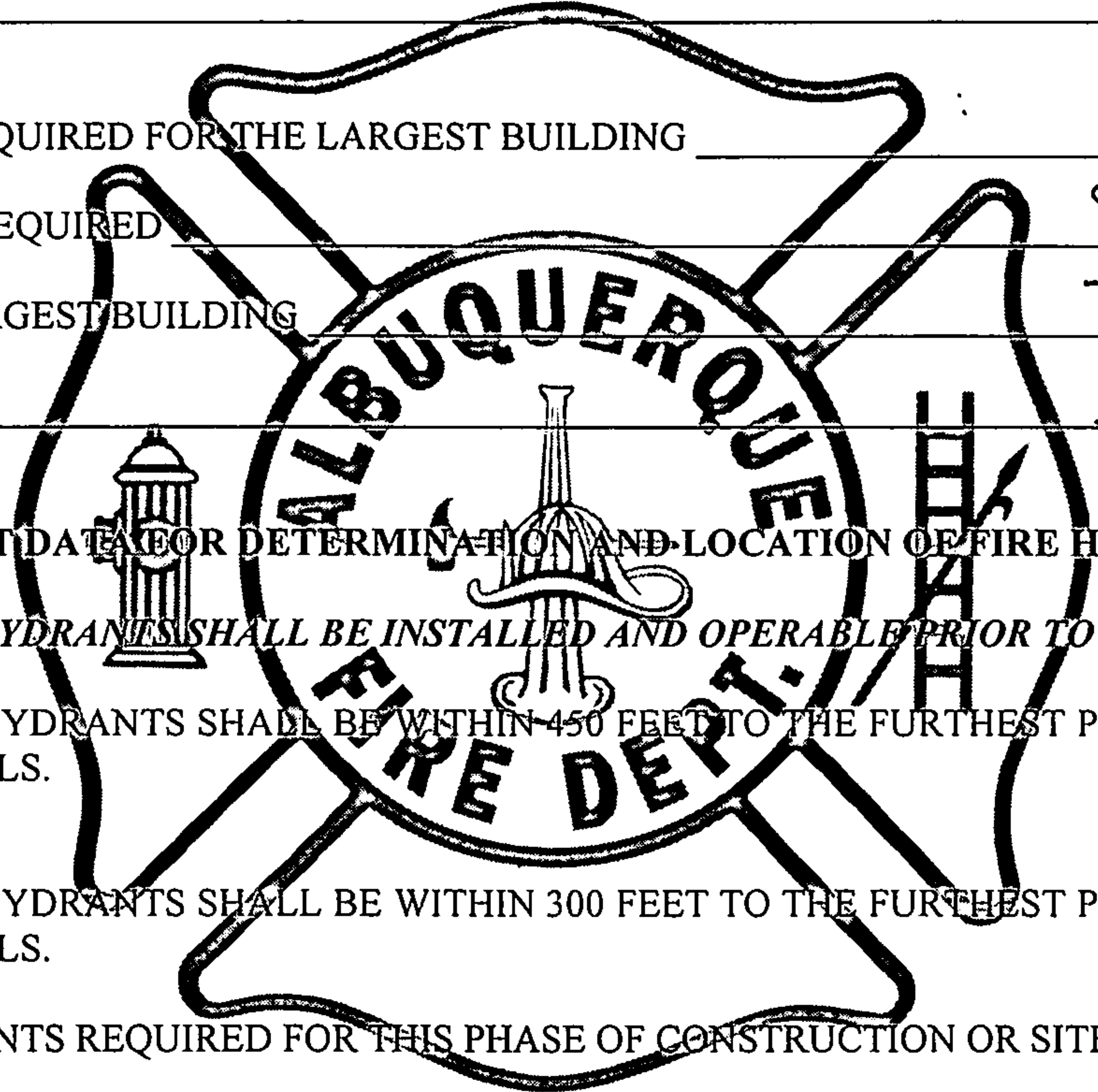
ZONE MAP NUMBER C-18-Z

REFERRAL # _____

SITE ADDRESS _____

LEGAL DESCRIPTION: SUBJECT TRACT Lots 31, 32 Block 11, Tract A, Unit B,
No. Alb. Acres

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1
INSTANTANEOUS FLOW REQUIRED 817 GPM
SQUARE FOOTAGE - LARGEST BUILDING 3,226
TYPE CONSTRUCTION II-N



PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

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

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

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 1

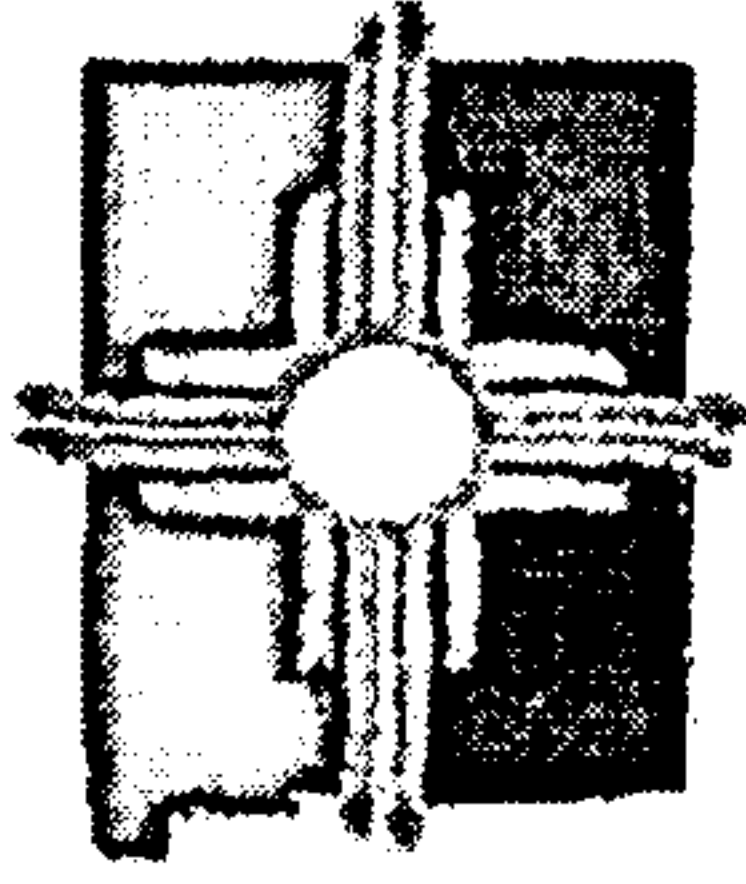
DATE: 7-20-04

FIRE DEPARTMENT INSPECTOR: _____

RECEIVED BY: [Signature] TELEPHONE: 898.3774

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

WHITE - INDIVIDUAL YELLOW - FILE



NEW MEXICO DEPARTMENT OF
TRANSPORTATION
 MOBILITY FOR EVERYONE

District Three Office - Albuquerque

July 24, 2004

Mr. Terry O. Brown
 P. O. Box 92051
 Albuquerque, NM 87199-2051

Subject: Drive time Automotive Sales
 NM 528 (Alameda Boulevard) North of the San Mateo Intersection
 Bernalillo County, District Three

Dear Mr. Brown:

We have reviewed the proposed shared driveway access request for the proposed Drive Time Automotive Sales on NM 528 (Alameda Boulevard) East of the San Mateo intersection. As we agreed the Driveway will be constructed approximately 335 Feet east of the San Mateo Intersection. The driveway will serve both the proposed Drive Time Automotive sales and the property due east of it.

In principal, the NMDOT will approve the shared driveway. Before we grant the driveway permit, the following will be required:

1. A completed Driveway Access Permit needs to be turned in to the District Three Office
2. Design plans for the shared driveway need to be submitted to the NMDOT and approved by my office.
3. Drainage plans for both sites needs to be approved by the NMDOT's Drainage Section.
4. Environmental clearance from the Department's Environmental Section needs to be obtained for any work that will be required within our R/W.
5. Both properties that will be using the driveway need to agree to construct the following:
 - a. Right turn deceleration lane on Westbound NM 528 (Alameda Boulevard)
 - b. A left turn lane from Eastbound NM 528 (Alameda Boulevard)
 - c. Any required median modifications along NM 528 (Alameda Boulevard)

The above will be constructed to the NMDOT standards.

If you have any questions, please feel free to give me a call at 841-2761

Sincerely,

Tony Abbo, P.E.
 District Three Traffic Engineer

cc: Mir Amiri
 Julian Vigil
 File

Bill Richardson
 Governor

Rhonda G. Faught P.E.
 Cabinet Secretary

Commission

Johnny Cope
 Chairman
 District 2

David Schutz
 Vice Chairman
 District 5

Gregory T. Ortiz
 Secretary
 District 6

Norman Assed
 Commissioner
 District 3

Jim Franken
 Commissioner
 District 4

Bud Hettinga
 Commissioner
 District 1

north -25- sector development plan

City of Albuquerque
Planning Department
January 1998



a. Conditional uses include concrete or cement products manufacturing batching plant, processing of stone, gravel, sand, or dirt including mining stockpiling, and distribution but not on-site retailing.

b. Conditional uses should generally 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 is maintained in a state of good repair and which must be solid when it faces or abuts public right-of-ways, or land not zoned SU-2/IP, IP, or SU-2/M-1.

c. Automotive sales and related service or repair is not a conditional use.

4. The SU-2/M-1 zone allowing uses permissive in the M-1 zone as regulated by the M-1 zone with the exception that all new industrial development zoned SU-2/M-1 shall require a landscaping plan incorporating the design standards contained in Section VI.

5. Conditional uses for retail and customer services shall total no more than 14 acres in all industrial use categories combined in the sector plan area.

6. Off-Premise signs are not allowed as permissive or conditional uses within 1,000 feet of Alameda Boulevard between I-25 and the North Diversion Channel for property zoned SU-2/IP, SU-2/IP-EP and SU-2/M-1.

F. Automotive Sales, Service and Repair:

The SU-2 Automotive Sales Service and Repair zone allowing only automotive sales service and repair as permissive uses, no conditional uses, otherwise as regulated by the IP zone with the following exceptions:

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

b. All site plans and landscaping plans shall incorporate the design standards contained in Section VII.

G. Hospital and Medical

SU-2 for Hospital and Medical zone allows hospitals medical office, and medical laboratories, and residential facility for medical treatment of humans. New development shall require a landscaping plan incorporating the design standards contained in Section VI.

H. Radio Studio, Office, Antenna:

SU-2 for Radio Studio Office, Antenna zone allows existing antenna and studio building which may be used as radio studio or any kind of office. Any additional construction, which shall be for the same uses, is allowed only after site plan approval by the

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
April 14, 2004
Comments**

ITEM# 12

PROJECT # 1003371

APPLICATION # 04-00531

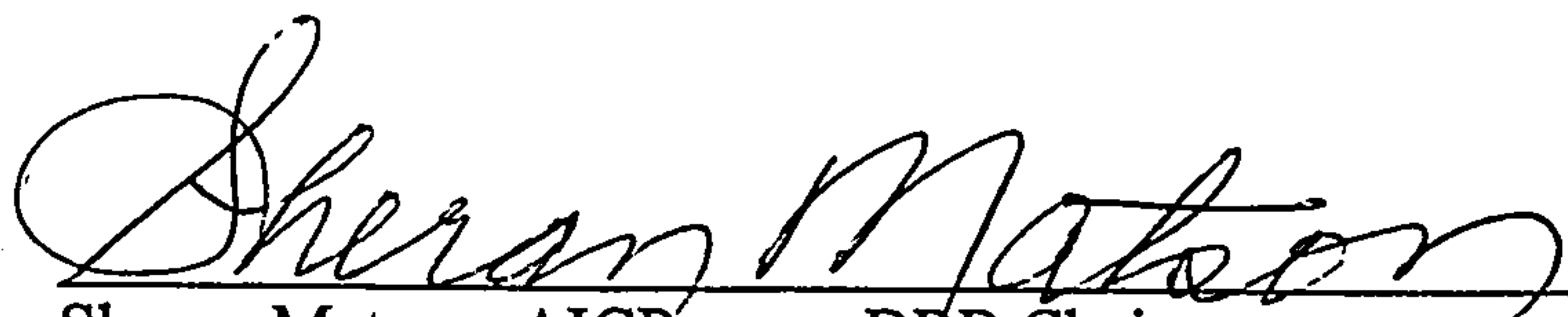
RE: Lots 31 & 32, Block 11, Tract A, N.A.A./sketch plat

The applicant seems to be aware of the fact that a site plan for subdivision and a landscape plan are required for this property per the North I25 Sector Plan. Both may appear on the same sheet labeled "Site Development Plan for Subdivision & Landscape Plan".

Avoid junipers when developing the landscaping plan. Be sure to mark the water usage for each plant (H,M,L).

Follow the Alameda Boulevard Design Overlay Zone & North I25 Sector Plan as well as the Site Plan for Subdivision Checklist when developing the site & landscape plan. The checklist is available at the One Stop Shop Front Counter as well as the updated signature block for DRB approved plans.

The site plan must be approved either prior to the re-plat or at the same time.



Sheran Matson, AICP
924-3880 fax 924-3864

DRB Chair
smatson@cabq.gov

602-352-694
602-778-5025

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003371

Item No. 12

Zone Atlas C-18

DATE ON AGENDA 4-14-04

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No. Comment

- 1) Access points onto Alameda require NMDOT approval. Suggest coordination with property to the east.
- 2) Addn'l right-of-way along San Mateo needs to be sketched with lane alignment from south. Use of west side may be needed for proper alignment.
- 3) Radius dedication needed at corner.
- 4) Access point onto San Mateo may need to be a right-in/right-out due to turnbay.

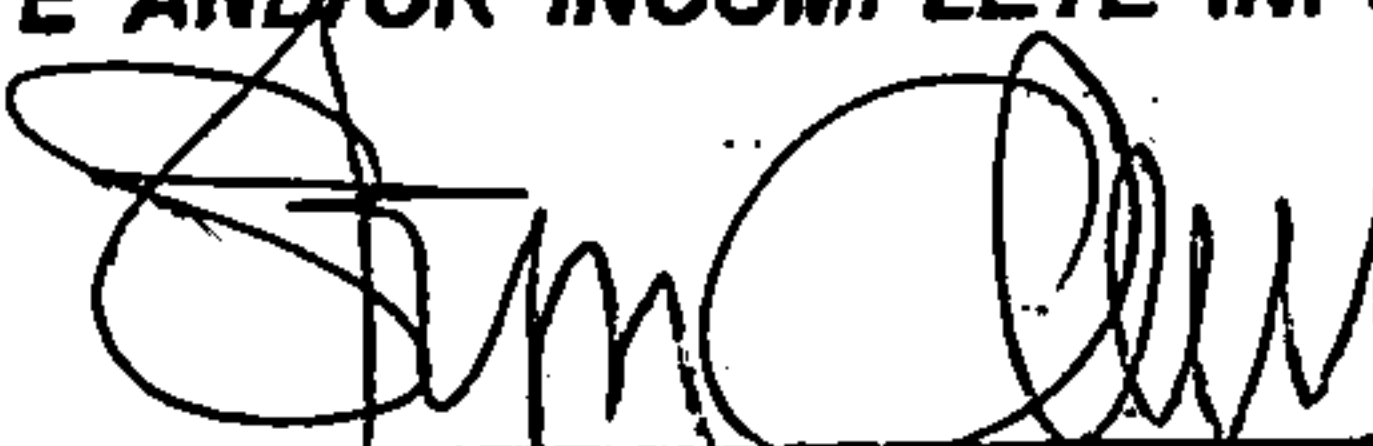
If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

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

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



8.12.08

Applicant or Agent Signature / Date

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

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

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

Accompanying Material

- A. 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. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines (clearly identify)
8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

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 (NONE)
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities (NOT REQD)
- 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: 15 provided: 49.
Handicapped spaces required: 1 provided: 2

B. Bicycle parking & facilities NOT REQD.

1. Bicycle racks, spaces required:
provided:

2. Other bicycle facilities, if applicable

C. Vehicular Circulation (Refer to Chapter 23 of DPM)

- 1. Ingress and egress locations, including width and curve radii dimensions
- 2. Drive aisle locations, including width and curve radii dimensions
- 3. End aisle locations, including width and curve radii dimensions
- 4. Location & orientation of refuse enclosure, with dimensions
- 5. Curb cut locations and dimensions

D. Pedestrian Circulation

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

3. Streets and Circulation

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

B. Identify Alternate transportation facilities within site or adjacent to site NOT REQD

1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

- N/A 2. Pedestrian trails and linkages
N/A 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

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping. **NO PHASING**

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

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 *NONE*

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

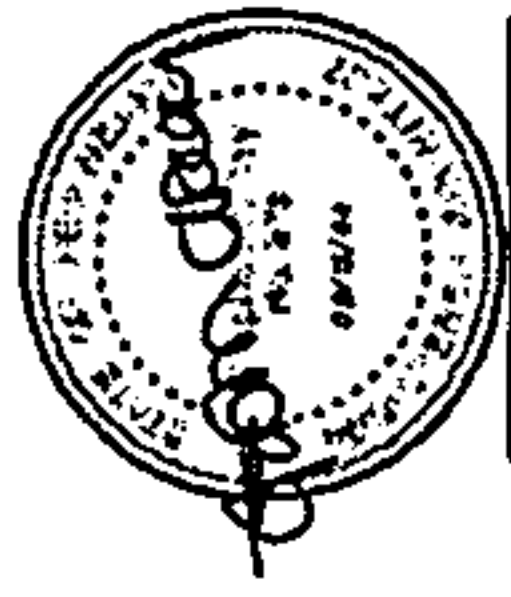
- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 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. *NOT APPLICABLE*

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.

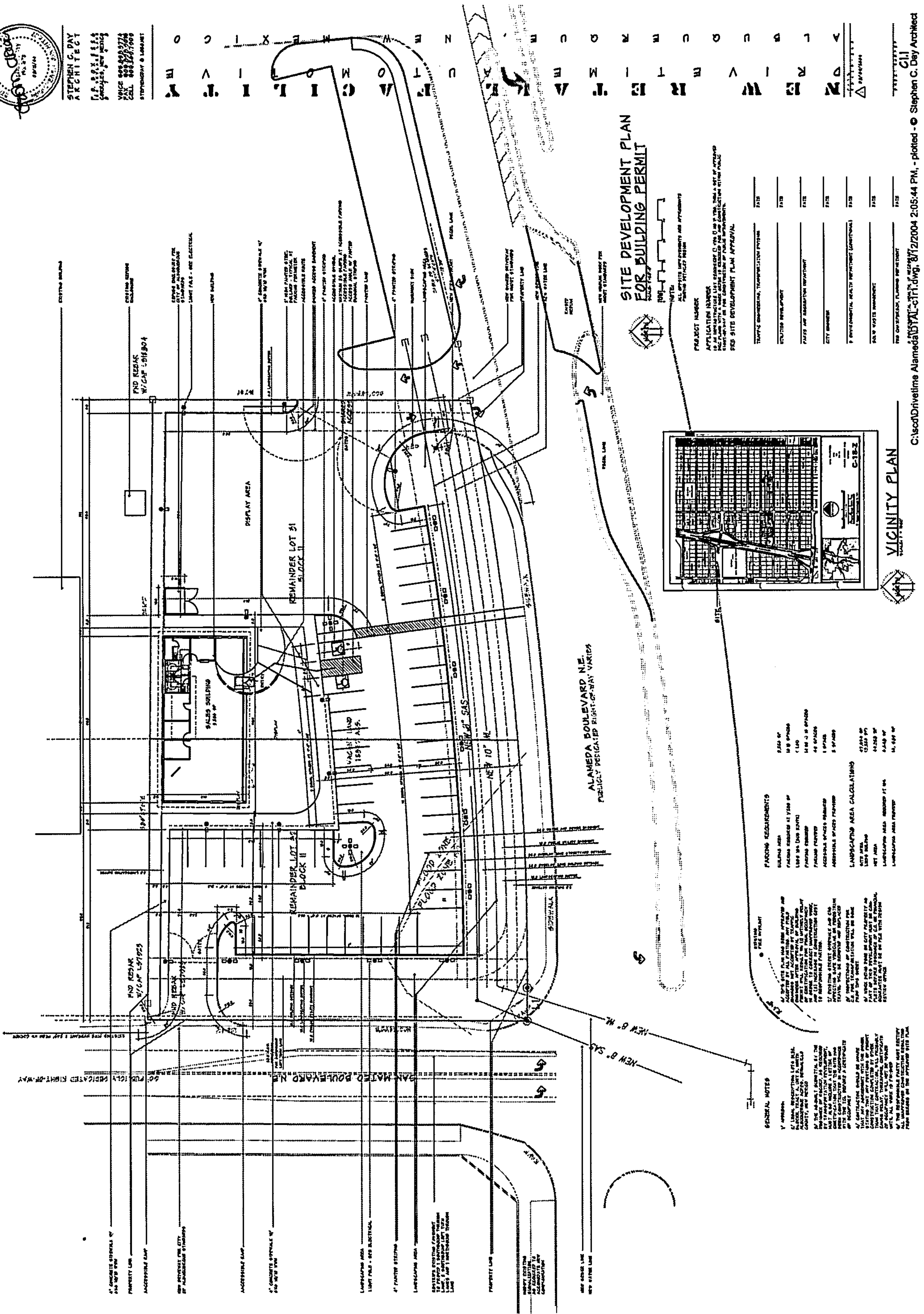
Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.



STEPHEN C. DAY
ARCHITECT
1111 S. G ST. # 404
SUNNYVALE, CA 94086
VOICE 650.999.9774
FAX 650.999.9746
CELL 650.999.1000
STEPHEN@SCDAY.COM

REVISIONS

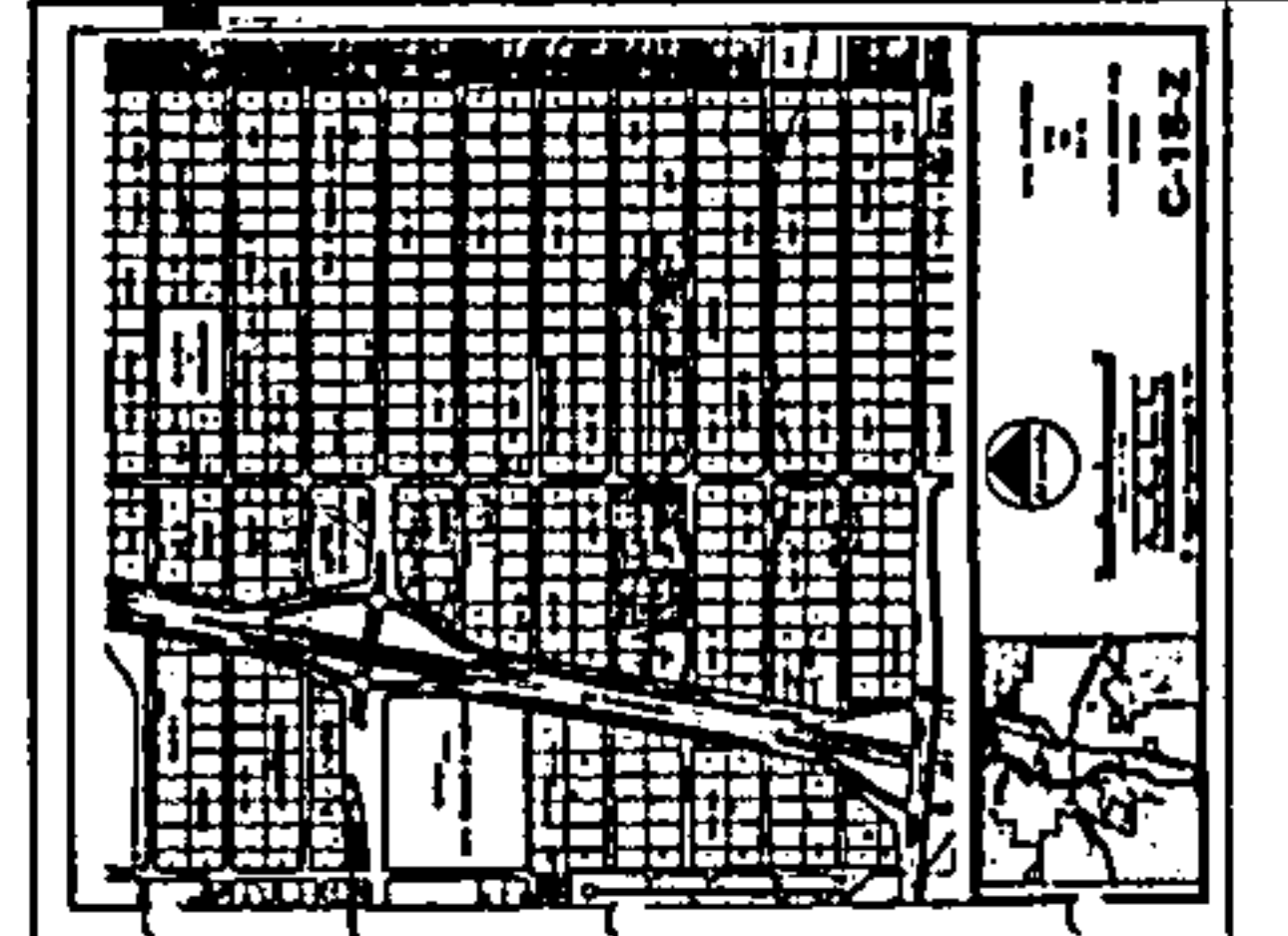
NO.	DATE	DESCRIPTION
1	08/11/04	ISSUED FOR PERMITS
2	08/11/04	ISSUED FOR PERMITS
3	08/11/04	ISSUED FOR PERMITS
4	08/11/04	ISSUED FOR PERMITS
5	08/11/04	ISSUED FOR PERMITS
6	08/11/04	ISSUED FOR PERMITS
7	08/11/04	ISSUED FOR PERMITS
8	08/11/04	ISSUED FOR PERMITS
9	08/11/04	ISSUED FOR PERMITS
10	08/11/04	ISSUED FOR PERMITS



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT NUMBER: []
 APPLICATION NUMBER: []
 APPLICATION DATE: []
 PERMITS DEPARTMENT: []
 PROJECT ADDRESS: []
 PROJECT OWNER: []
 PROJECT CONTACT: []

ITEM	DATE
TITLE SHEET	08/11/04
PLAN SHEET	08/11/04
ELEVATION SHEET	08/11/04
SECTION SHEET	08/11/04
DETAIL SHEET	08/11/04
LANDSCAPE SHEET	08/11/04
UTILITY SHEET	08/11/04
TRAFFIC ENGINEERING, TRANSPORTATION SYSTEM	08/11/04
PLANNING DEPARTMENT	08/11/04
PERMITS DEPARTMENT	08/11/04
CITY ENGINEER	08/11/04
PLANNING COMMISSION	08/11/04
CITY COUNCIL	08/11/04



PARKING REQUIREMENTS

ITEM	REQUIREMENT
SALES AREA	1.00 SPACES
OFFICE AREA	1.00 SPACES
RETAIL AREA	1.00 SPACES
RESIDENTIAL AREA	1.00 SPACES
INDUSTRIAL AREA	1.00 SPACES
RECREATION AREA	1.00 SPACES
OTHER	1.00 SPACES
TOTAL	1.00 SPACES

LANDSCAPING AREA CALCULATIONS

ITEM	AREA (SF)
LOT AREA	41,000 SF
IMPERVIOUS AREA	4,000 SF
PERMEABLE AREA	37,000 SF
TOTAL PERMEABLE AREA	37,000 SF

GENERAL NOTES

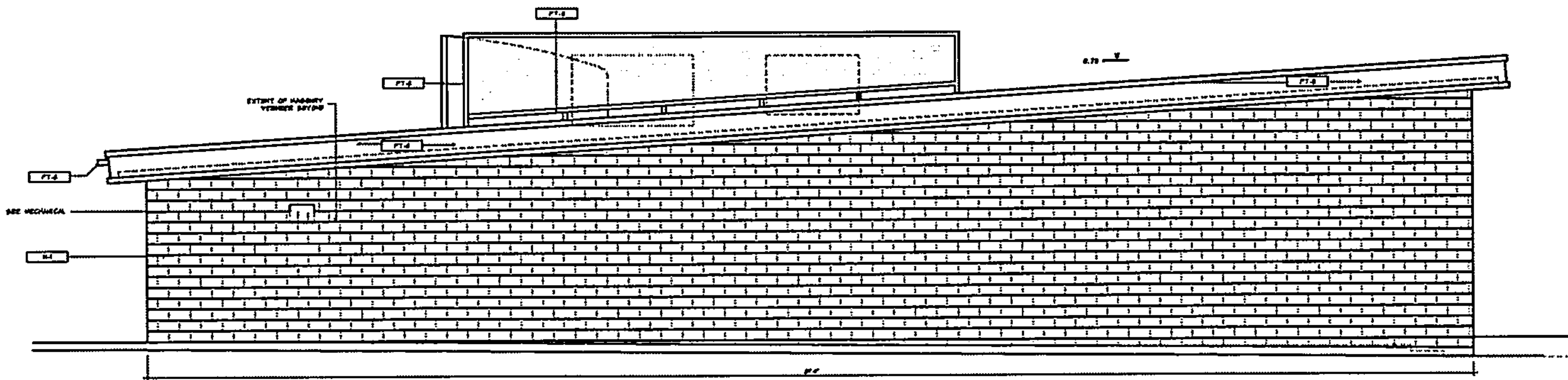
- ALL DIMENSIONS ARE IN FEET AND INCHES.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO UNLESS OTHERWISE NOTED.



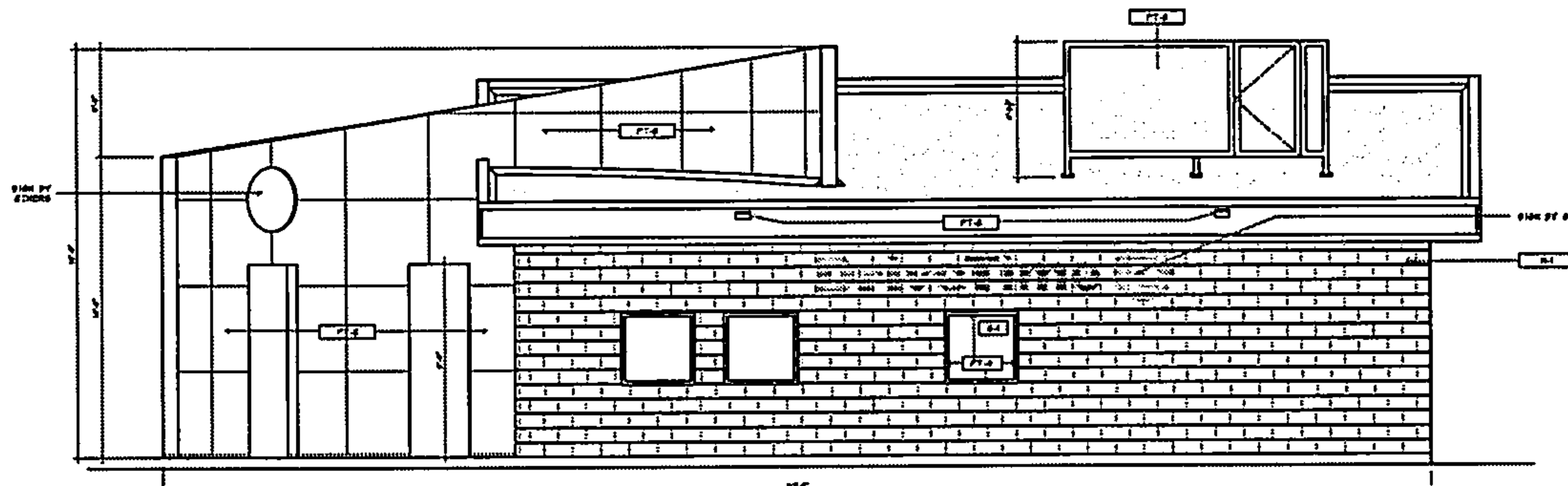
STEPHEN C. DAY
ARCHITECT

1100 S. 20th Street
Albuquerque, New Mexico

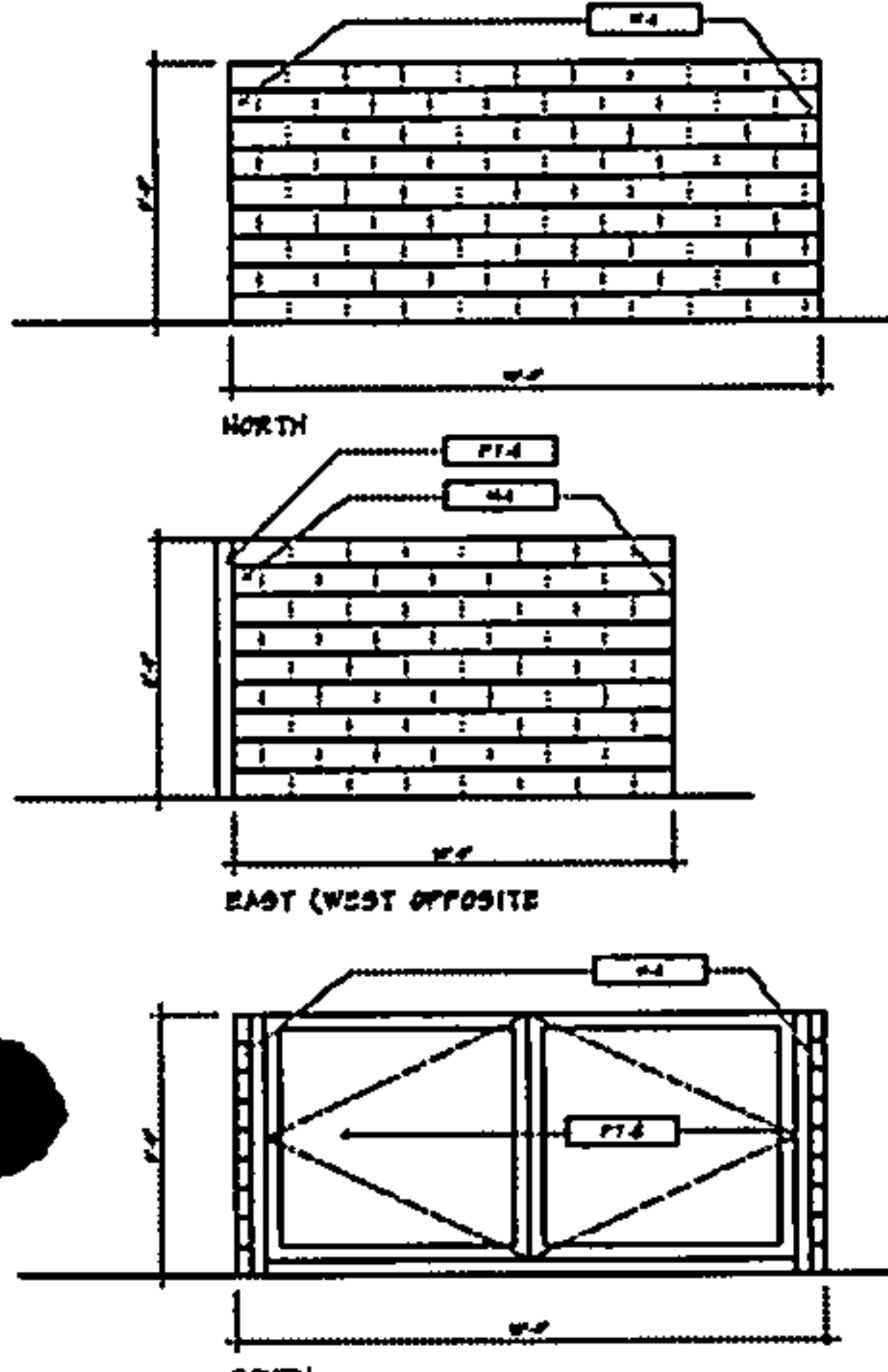
VOICE 505.262.5774
FAX 505.262.5008
CELL 505.262.7009
STEPHENDAY @ GMAIL.COM



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



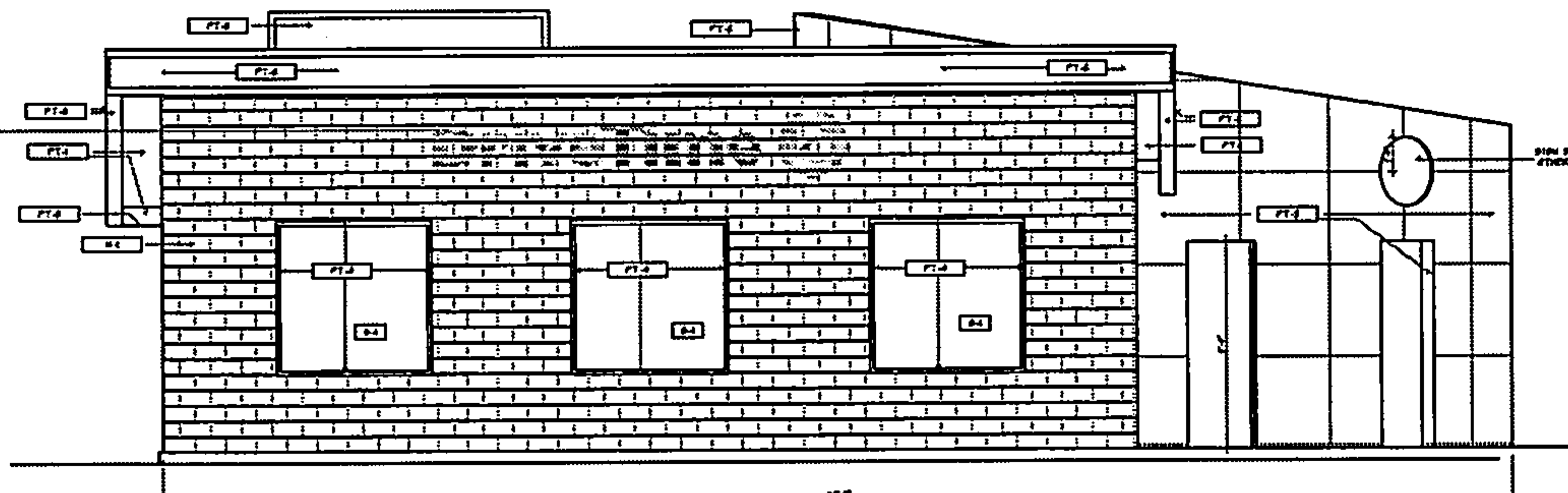
EAST ELEVATION
SCALE: 1/4" = 1'-0"



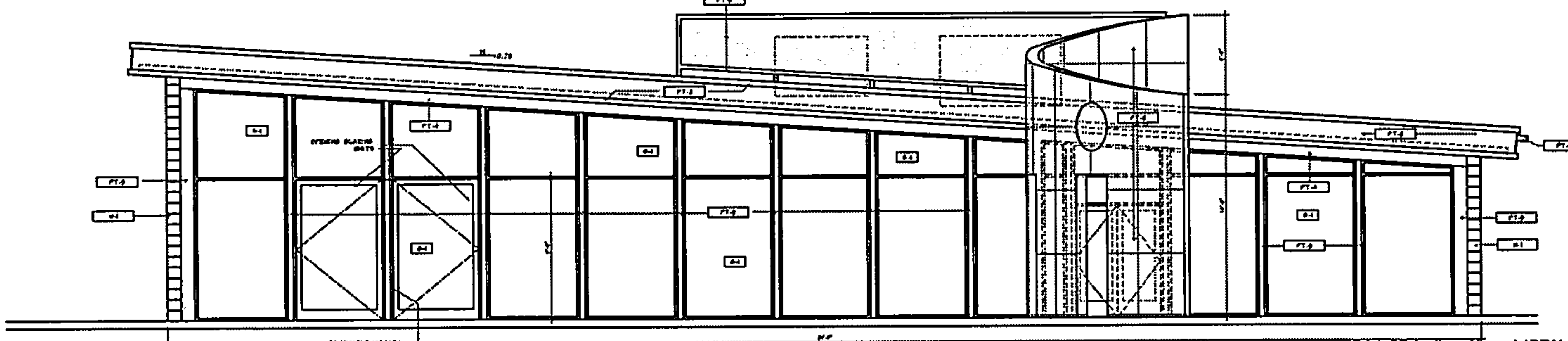
REFUSE ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"

EXTERIOR COLOR AND MATERIAL

- MANDRY VENEER
- EXTERIOR ALUMINUM VENEER
- SP-3 TEGUMENT INSULATION
- SP-4 POLYURETHANE
- SP-5 2" X 4" STUDS
- SP-6 1/2" GYPSUM BOARD
- SP-7 1/2" GYPSUM BOARD
- SP-8 1/2" GYPSUM BOARD
- SP-9 1/2" GYPSUM BOARD
- SP-10 1/2" GYPSUM BOARD
- SP-11 1/2" GYPSUM BOARD
- SP-12 1/2" GYPSUM BOARD
- SP-13 1/2" GYPSUM BOARD
- SP-14 1/2" GYPSUM BOARD
- SP-15 1/2" GYPSUM BOARD
- SP-16 1/2" GYPSUM BOARD
- SP-17 1/2" GYPSUM BOARD
- SP-18 1/2" GYPSUM BOARD
- SP-19 1/2" GYPSUM BOARD
- SP-20 1/2" GYPSUM BOARD
- SP-21 1/2" GYPSUM BOARD
- SP-22 1/2" GYPSUM BOARD
- SP-23 1/2" GYPSUM BOARD
- SP-24 1/2" GYPSUM BOARD
- SP-25 1/2" GYPSUM BOARD
- SP-26 1/2" GYPSUM BOARD
- SP-27 1/2" GYPSUM BOARD
- SP-28 1/2" GYPSUM BOARD
- SP-29 1/2" GYPSUM BOARD
- SP-30 1/2" GYPSUM BOARD
- SP-31 1/2" GYPSUM BOARD
- SP-32 1/2" GYPSUM BOARD
- SP-33 1/2" GYPSUM BOARD
- SP-34 1/2" GYPSUM BOARD
- SP-35 1/2" GYPSUM BOARD
- SP-36 1/2" GYPSUM BOARD
- SP-37 1/2" GYPSUM BOARD
- SP-38 1/2" GYPSUM BOARD
- SP-39 1/2" GYPSUM BOARD
- SP-40 1/2" GYPSUM BOARD
- SP-41 1/2" GYPSUM BOARD
- SP-42 1/2" GYPSUM BOARD
- SP-43 1/2" GYPSUM BOARD
- SP-44 1/2" GYPSUM BOARD
- SP-45 1/2" GYPSUM BOARD
- SP-46 1/2" GYPSUM BOARD
- SP-47 1/2" GYPSUM BOARD
- SP-48 1/2" GYPSUM BOARD
- SP-49 1/2" GYPSUM BOARD
- SP-50 1/2" GYPSUM BOARD
- SP-51 1/2" GYPSUM BOARD
- SP-52 1/2" GYPSUM BOARD
- SP-53 1/2" GYPSUM BOARD
- SP-54 1/2" GYPSUM BOARD
- SP-55 1/2" GYPSUM BOARD
- SP-56 1/2" GYPSUM BOARD
- SP-57 1/2" GYPSUM BOARD
- SP-58 1/2" GYPSUM BOARD
- SP-59 1/2" GYPSUM BOARD
- SP-60 1/2" GYPSUM BOARD
- SP-61 1/2" GYPSUM BOARD
- SP-62 1/2" GYPSUM BOARD
- SP-63 1/2" GYPSUM BOARD
- SP-64 1/2" GYPSUM BOARD
- SP-65 1/2" GYPSUM BOARD
- SP-66 1/2" GYPSUM BOARD
- SP-67 1/2" GYPSUM BOARD
- SP-68 1/2" GYPSUM BOARD
- SP-69 1/2" GYPSUM BOARD
- SP-70 1/2" GYPSUM BOARD
- SP-71 1/2" GYPSUM BOARD
- SP-72 1/2" GYPSUM BOARD
- SP-73 1/2" GYPSUM BOARD
- SP-74 1/2" GYPSUM BOARD
- SP-75 1/2" GYPSUM BOARD
- SP-76 1/2" GYPSUM BOARD
- SP-77 1/2" GYPSUM BOARD
- SP-78 1/2" GYPSUM BOARD
- SP-79 1/2" GYPSUM BOARD
- SP-80 1/2" GYPSUM BOARD
- SP-81 1/2" GYPSUM BOARD
- SP-82 1/2" GYPSUM BOARD
- SP-83 1/2" GYPSUM BOARD
- SP-84 1/2" GYPSUM BOARD
- SP-85 1/2" GYPSUM BOARD
- SP-86 1/2" GYPSUM BOARD
- SP-87 1/2" GYPSUM BOARD
- SP-88 1/2" GYPSUM BOARD
- SP-89 1/2" GYPSUM BOARD
- SP-90 1/2" GYPSUM BOARD
- SP-91 1/2" GYPSUM BOARD
- SP-92 1/2" GYPSUM BOARD
- SP-93 1/2" GYPSUM BOARD
- SP-94 1/2" GYPSUM BOARD
- SP-95 1/2" GYPSUM BOARD
- SP-96 1/2" GYPSUM BOARD
- SP-97 1/2" GYPSUM BOARD
- SP-98 1/2" GYPSUM BOARD
- SP-99 1/2" GYPSUM BOARD
- SP-100 1/2" GYPSUM BOARD



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NEW RIVER VALLEY
LIBRARY
ALBUQUERQUE, NEW MEXICO

Area Lighting
KAD
Contour®

Arm-Mounted Drop or Flat Lens Contour

Intended Use
For parking areas, street lighting, walkways and exit lanes.

Features
Housing - Rugged, die-cast, self-cleaning aluminum housing with 1/2" mesh screen for protection of lens and lens support. The pole or wall mounting is standard.

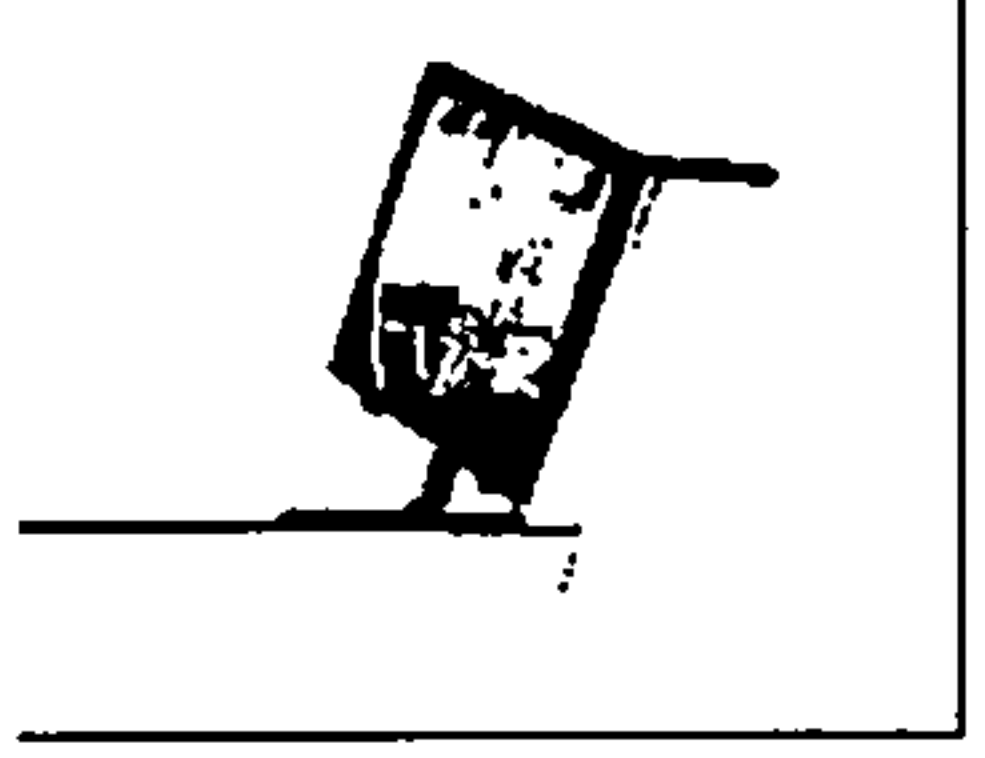
Drop Frame - KAD die-cast drop frame has support structure, tempered glass lens which is fully gasketed with one-piece lens and lens support. The die-cast aluminum drop frame has precision, impact-resistant tempered glass, drop-in lens support and drop-in lens support frame. It offers a fully gasketed lens support within 1/2" tolerance.

Flat Lens - KAD features an optional horizontal and vertical adjustment. Four steel adjustment screws are provided for lens movement. Rugged frame and lens support are fully gasketed and fully adjustable.

Finish - Dark bronze, DOR, corrosion-resistant powder finish (DOR) with other architectural colors available.

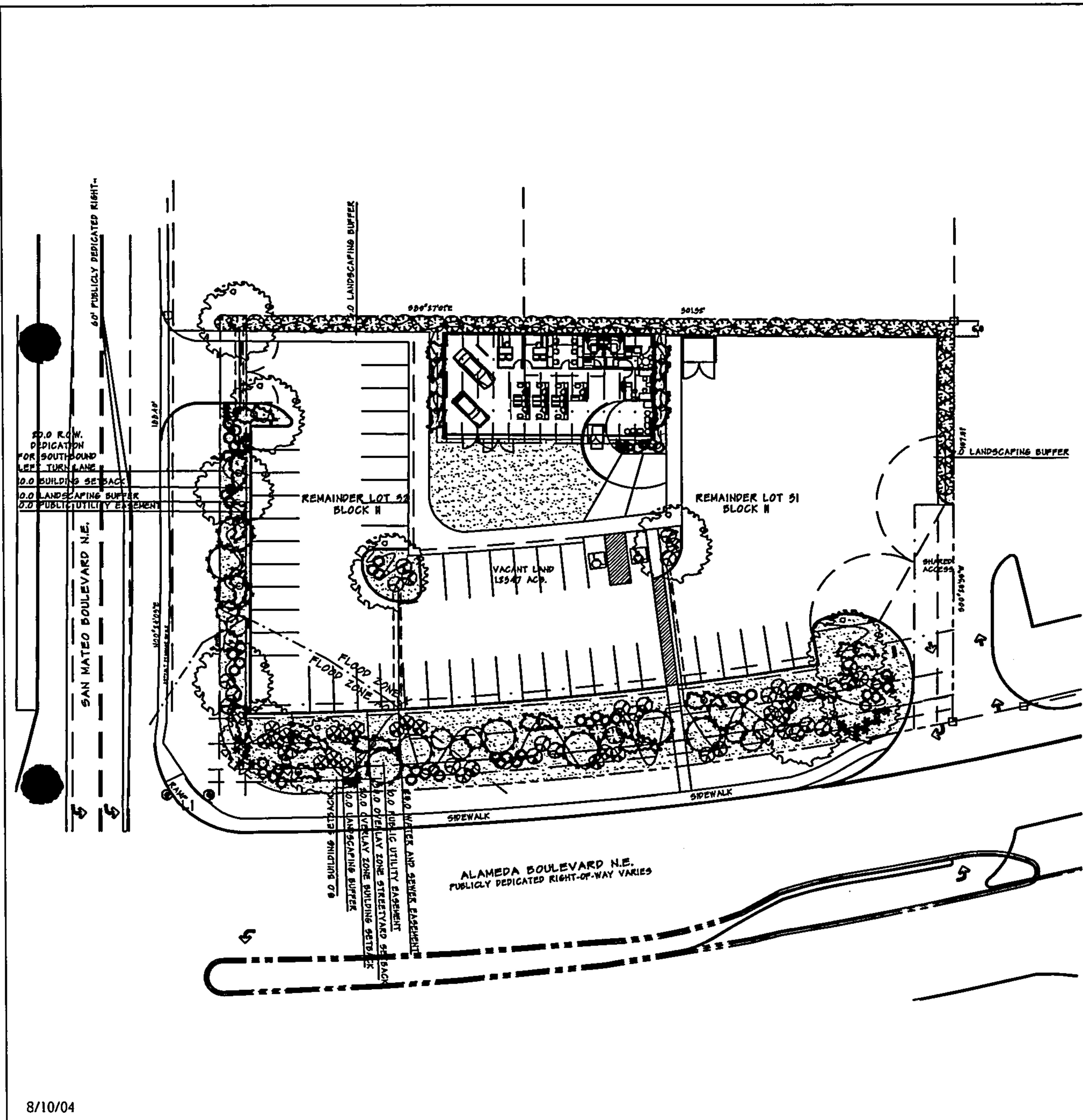
Shield - Precision, low thermal expansion, tempered glass shield (1/2" thick) is standard. Shield is available with copper wire mesh or UL listed 1500V, 4KV glass shield.

Listing - UL Listed standard, CSA Certified and NOM Certified. Optional UL listing for walkways, IP68 certified.



Example: KAD 4000 R3 120 SP08

Designation	Manufacturer	Voltage	Mounting	Options/Accessories
KAD 1200	12" Type II lens	120	Drop	12" Type II lens
KAD 1500	15" Type II lens	120	Drop	15" Type II lens
KAD 2000	20" Type II lens	120	Drop	20" Type II lens
KAD 2500	25" Type II lens	120	Drop	25" Type II lens
KAD 3000	30" Type II lens	120	Drop	30" Type II lens
KAD 4000	40" Type II lens	120	Drop	40" Type II lens
KAD 5000	50" Type II lens	120	Drop	50" Type II lens
KAD 6000	60" Type II lens	120	Drop	60" Type II lens
KAD 7500	75" Type II lens	120	Drop	75" Type II lens
KAD 9000	90" Type II lens	120	Drop	90" Type II lens
KAD 10000	100" Type II lens	120	Drop	100" Type II lens
KAD 12000	120" Type II lens	120	Drop	120" Type II lens
KAD 15000	150" Type II lens	120	Drop	150" Type II lens
KAD 20000	200" Type II lens	120	Drop	200" Type II lens
KAD 25000	250" Type II lens	120	Drop	250" Type II lens
KAD 30000	300" Type II lens	120	Drop	300" Type II lens
KAD 40000	400" Type II lens	120	Drop	400" Type II lens
KAD 50000	500" Type II lens	120	Drop	500" Type II lens
KAD 60000	600" Type II lens	120	Drop	600" Type II lens
KAD 75000	750" Type II lens	120	Drop	750" Type II lens
KAD 90000	900" Type II lens	120	Drop	900" Type II lens
KAD 100000	1000" Type II lens	120	Drop	1000" Type II lens
KAD 120000	1200" Type II lens	120	Drop	1200" Type II lens
KAD 150000	1500" Type II lens	120	Drop	1500" Type II lens
KAD 200000	2000" Type II lens	120	Drop	2000" Type II lens
KAD 250000	2500" Type II lens	120	Drop	2500" Type II lens
KAD 300000	3000" Type II lens	120	Drop	3000" Type II lens
KAD 400000	4000" Type II lens	120	Drop	4000" Type II lens
KAD 500000	5000" Type II lens	120	Drop	5000" Type II lens
KAD 600000	6000" Type II lens	120	Drop	6000" Type II lens
KAD 750000	7500" Type II lens	120	Drop	7500" Type II lens
KAD 900000	9000" Type II lens	120	Drop	9000" Type II lens
KAD 1000000	10000" Type II lens	120	Drop	10000" Type II lens
KAD 1200000	12000" Type II lens	120	Drop	12000" Type II lens
KAD 1500000	15000" Type II lens	120	Drop	15000" Type II lens
KAD 2000000	20000" Type II lens	120	Drop	20000" Type II lens
KAD 2500000	25000" Type II lens	120	Drop	25000" Type II lens
KAD 3000000	30000" Type II lens	120	Drop	30000" Type II lens
KAD 4000000	40000" Type II lens	120	Drop	40000" Type II lens
KAD 5000000	50000" Type II lens	120	Drop	50000" Type II lens
KAD 6000000	60000" Type II lens	120	Drop	60000" Type II lens
KAD 7500000	75000" Type II lens	120	Drop	75000" Type II lens
KAD 9000000	90000" Type II lens	120	Drop	90000" Type II lens
KAD 10000000	100000" Type II lens	120	Drop	100000" Type II lens
KAD 12000000	120000" Type II lens	120	Drop	120000" Type II lens
KAD 15000000	150000" Type II lens	120	Drop	150000" Type II lens
KAD 20000000	200000" Type II lens	120	Drop	200000" Type II lens
KAD 25000000	250000" Type II lens	120	Drop	250000" Type II lens
KAD 30000000	300000" Type II lens	120	Drop	300000" Type II lens
KAD 40000000	400000" Type II lens	120	Drop	400000" Type II lens
KAD 50000000	500000" Type II lens	120	Drop	500000" Type II lens
KAD 60000000	600000" Type II lens	120	Drop	600000" Type II lens
KAD 75000000	750000" Type II lens	120	Drop	750000" Type II lens
KAD 90000000	900000" Type II lens	120	Drop	900000" Type II lens
KAD 100000000	1000000" Type II lens	120	Drop	1000000" Type II lens
KAD 120000000	1200000" Type II lens	120	Drop	1200000" Type II lens
KAD 150000000	1500000" Type II lens	120	Drop	1500000" Type II lens
KAD 200000000	2000000" Type II lens	120	Drop	2000000" Type II lens
KAD 250000000	2500000" Type II lens	120	Drop	2500000" Type II lens
KAD 300000000	3000000" Type II lens	120	Drop	3000000" Type II lens
KAD 400000000	4000000" Type II lens	120	Drop	4000000" Type II lens
KAD 500000000	5000000" Type II lens	120	Drop	5000000" Type II lens
KAD 600000000	6000000" Type II lens	120	Drop	6000000" Type II lens
KAD 750000000	7500000" Type II lens	120	Drop	7500000" Type II lens
KAD 900000000	9000000" Type II lens	120	Drop	9000000" Type II lens
KAD 1000000000	10000000" Type II lens	120	Drop	10000000" Type II lens
KAD 1200000000	12000000" Type II lens	120	Drop	12000000" Type II lens
KAD 1500000000	15000000" Type II lens	120	Drop	15000000" Type II lens
KAD 2000000000	20000000" Type II lens	120	Drop	20000000" Type II lens
KAD 2500000000	25000000" Type II lens	120	Drop	25000000" Type II lens
KAD 3000000000	30000000" Type II lens	120	Drop	30000000" Type II lens
KAD 4000000000	40000000" Type II lens	120	Drop	40000000" Type II lens
KAD 5000000000	50000000" Type II lens	120	Drop	50000000" Type II lens
KAD 6000000000	60000000" Type II lens	120	Drop	60000000" Type II lens
KAD 7500000000	75000000" Type II lens	120	Drop	75000000" Type II lens
KAD 9000000000	90000000" Type II lens	120	Drop	90000000" Type II lens
KAD 10000000000	100000000" Type II lens	120	Drop	100000000" Type II lens
KAD 12000000000	120000000" Type II lens	120	Drop	120000000" Type II lens
KAD 15000000000	150000000" Type II lens	120	Drop	150000000" Type II lens
KAD 20000000000	200000000" Type II lens	120	Drop	200000000" Type II lens
KAD 25000000000	250000000" Type II lens	120	Drop	250000000" Type II lens
KAD 30000000000	300000000" Type II lens	120	Drop	300000000" Type II lens
KAD 40000000000	400000000" Type II lens	120	Drop	400000000" Type II lens
KAD 50000000000	500000000" Type II lens	120	Drop	500000000" Type II lens
KAD 60000000000	600000000" Type II lens	120	Drop	600000000" Type II lens
KAD 75000000000	750000000" Type II lens	120	Drop	750000000" Type II lens
KAD 90000000000	900000000" Type II lens	120	Drop	900000000" Type II lens
KAD 100000000000	1000000000" Type II lens	120	Drop	1000000000" Type II lens
KAD 120000000000	1200000000" Type II lens	120	Drop	1200000000" Type II lens
KAD 150000000000	1500000000" Type II lens	120	Drop	1500000000" Type II lens
KAD 200000000000	2000000000" Type II lens	120	Drop	2000000000" Type II lens
KAD 250000000000	2500000000" Type II lens	120	Drop	2500000000" Type II lens
KAD 300000000000	3000000000" Type II lens	120	Drop	3000000000" Type II lens
KAD 400000000000	4000000000" Type II lens	120	Drop	4000000000" Type II lens
KAD 500000000000	5000000000" Type II lens	120	Drop	5000000000" Type II lens
KAD 600000000000	6000000000" Type II lens	120	Drop	6000000000" Type II lens
KAD 750000000000	7500000000" Type II lens	120	Drop	7500000000" Type II lens
KAD 900000000000	9000000000" Type II lens	120	Drop	9000000000" Type II lens
KAD 1000000000000	10000000000" Type II lens	120	Drop	10000000000" Type II lens
KAD 1200000000000	12000000000" Type II lens	120	Drop	12000000000" Type II lens
KAD 1500000000000	15000000000" Type II lens	120	Drop	15000000000" Type II lens
KAD 2000000000000	20000000000" Type II lens	120	Drop	20000000000" Type II lens
KAD 2500000000000	25000000000" Type II lens	120	Drop	25000000000" Type II lens
KAD 3000000000000	30000000000" Type II lens	120	Drop	30000000000" Type II lens
KAD 4000000000000	40000000000" Type II lens	120	Drop	40000000000" Type II lens
KAD 5000000000000	50000000000" Type II lens	120	Drop	50000000000" Type II lens
KAD 6000000000000	60000000000" Type II lens	120	Drop	60000000000" Type II lens
KAD 7500000000000	75000000000" Type II lens	120	Drop	75000000000" Type II lens
KAD 9000000000000	90000000000" Type II lens	120	Drop	90000000000" Type II lens
KAD 10000000000000	100000000000" Type II lens	120	Drop	100000000000" Type II lens
KAD 12000000000000	120000000000" Type II lens	120	Drop	120000000000" Type II lens
KAD 15000000000000	150000000000" Type II lens	120	Drop	150000000000" Type II lens
KAD 20000000000000	200000000000" Type II lens	120	Drop	200000000000" Type II lens
KAD 25000000000000	250000000000" Type II lens	120	Drop	250000000000" Type II lens
KAD 30000000000000	300000000000" Type II lens	120	Drop	300000000000" Type II lens
KAD 40000000000000	400000000000" Type II lens	120	Drop	400000000000" Type II lens
KAD 50000000000000	500000000000" Type II lens	120	Drop	500000000000" Type II lens
KAD 60000000000000	600000000000" Type II lens	120	Drop	600000000000" Type II lens
KAD 75000000000000	750000000000" Type II lens	120	Drop	750000000000" Type II lens
KAD 90000000000000	900000000000" Type II lens	120	Drop	900000000000" Type II lens
KAD 100000000000000	1000000000000" Type II lens	120	Drop	1000000000000" Type II lens
KAD 120000000000000	1200000000000" Type II lens	120	Drop	1200000000000" Type II lens
KAD 150000000000000	1500000000000" Type II lens	120	Drop	1500000000000" Type II lens
KAD 200000000000000	2000000000000" Type II lens	120	Drop	2000000000000" Type II lens
KAD 250000000000000	2500000000000" Type II lens	120	Drop	2500000000000" Type II lens
KAD 300000000000000	3000000000000" Type II lens	120	Drop	3000000000000" Type II lens
KAD 400000000000000	4000000000000" Type II lens	120	Drop	4000000000000" Type II lens
KAD 500000000000000	5000000000000" Type II lens	120	Drop	5000000000000" Type II lens
KAD 600000000000000	6000000000000" Type II lens	120	Drop	6000000000000" Type II lens
KAD 750000000000000	7500000000000" Type II lens	120	Drop	7500000000000" Type II lens
KAD 900000000000000	9000000000000" Type II lens	120	Drop	9000000000000" Type II lens
KAD 1000000000000000	10000000000000" Type II lens	120	Drop	10000000000000" Type II lens
KAD 1200000000000000	12000000000000" Type II lens	120	Drop	12000000000000" Type II lens
KAD 1500000000000000	15000000000000" Type II lens	120	Drop	15000000000000" Type II lens
KAD 2000000000000000	20000000000000" Type II lens	120	Drop	20000000000000" Type II lens
KAD 2500000000000000	25000000000000" Type II lens	120	Drop	25000000000000" Type II lens
KAD 3000000000000000	30000000000000" Type II lens	120	Drop	30000000000000" Type II lens
KAD 4000000000000000	40000000000000" Type II lens	120	Drop	40000000000000" Type II lens
KAD 5000000000000000	50000000000000" Type II lens	120	Drop	50000000000000" Type II lens
KAD 6000000000000000	60000000000000" Type II lens	120	Drop	60000000000000" Type II lens
KAD 7500000000000000	75000000000000" Type II lens	120	Drop	75000000000000" Type II lens
KAD 9000000000000000	90000000000000" Type II lens	120	Drop	90000000000000" Type II lens
KAD 10000000000000000	100000000000000" Type II lens	120	Drop	100000000000000" Type II lens
KAD 12000000000000000	120000000000000" Type II lens	120	Drop	120000000000000" Type II lens
KAD 15000000000000000	150000000000000" Type II lens	120	Drop	150000000000000" Type II lens
KAD 20000000000000000	200000000000000" Type II lens	120	Drop	200000000000000" Type II lens
KAD 25000000000000000	250000000000000" Type II lens	120	Drop	250000000000000" Type II lens
KAD 30000000000000000	300000000000000" Type II lens	120	Drop	300000000000000" Type II lens
KAD 40000000000000000	400000000000000" Type II lens	120	Drop	400000000000000" Type II lens
KAD 50000000000000000	500000000000000" Type II lens	120	Drop	500000000000000" Type II lens
KAD 6000000				



IRRIGATION LEGEND

- C CONTROLLER, LOCATION TO BE DETERMINED IN
- O PGA VALVE, LOCATION TBD IN FIELD
- LATERAL, SIZE PER PLAN (UNSIZE PIPE TO BE 3/4")
- ~ DRIP LINE, SIZE PER PLAN (UNSIZE DRIP LINE TO BE 1/2")
- == SLEEVE, 2X PIPE TO BE SLEEVED.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with trees to receive (5) 1.0 GPH Drip Emitters and shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be used to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.



GRAPHIC SCALE



Cont. Lic. 62448
7808 E. 11th N.E.
Abingdon, NJ 07184
Ph. (503) 868-8600
Fax (503) 868-7737
http://www.hilltop.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON P0007

DRIVE TIME
IRRIGATION PLAN

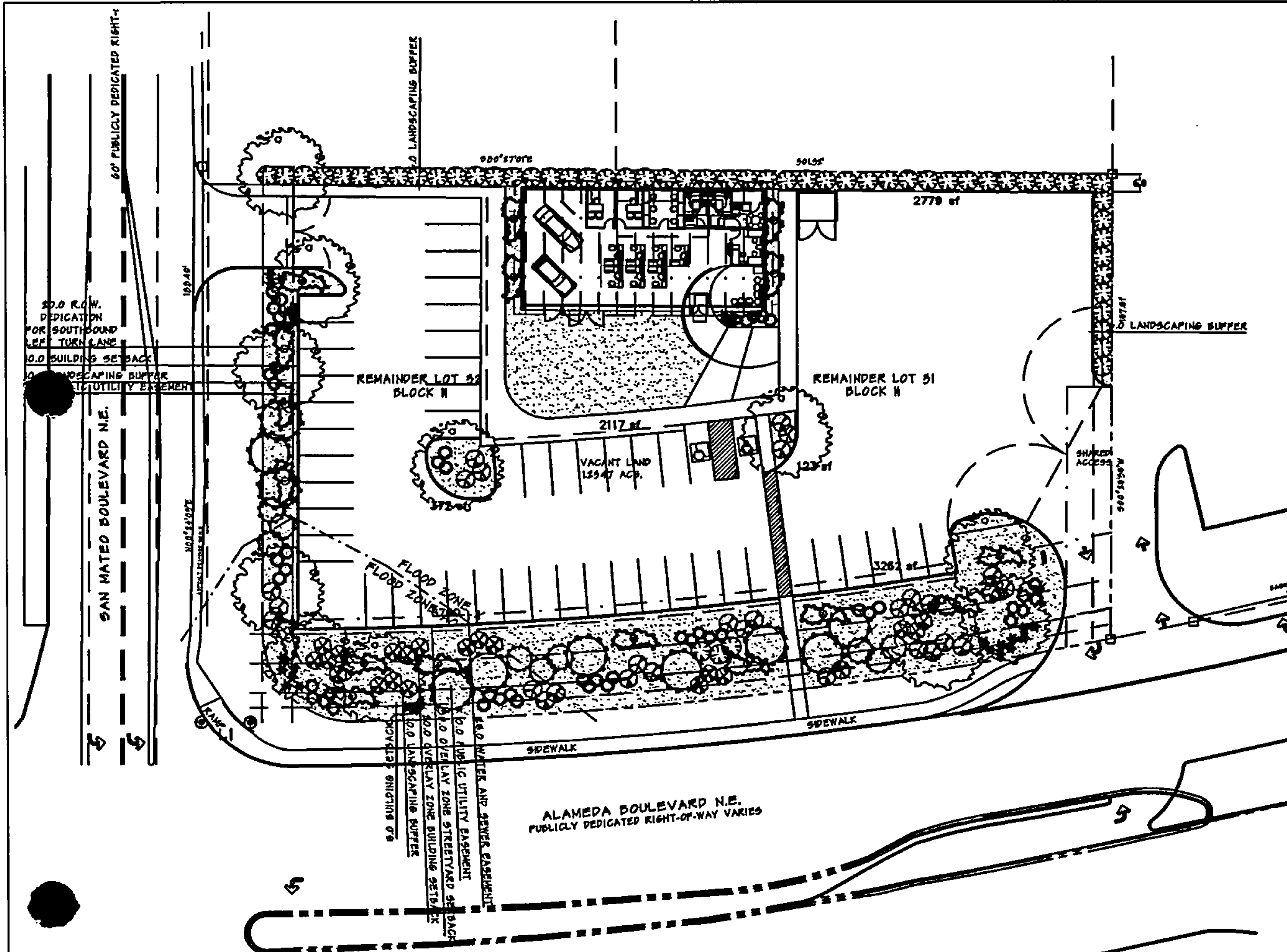
All drawings and specifications herein remain the property of Hilltop Landscape Architecture & Construction. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Hilltop Landscape Architecture & Construction.



DESIGNED BY: SJ
REVISED BY: J
DATE: 8-11-04

SHEET #
L1 of L1

8/10/04



PLANT LEGEND

- HONEY LOCUST (H) 11
Gleditsia triacanthos
2' Cal.
- DESERT WILLOW (L) 10
Chrysothamnus linearis
2' Cal.
- BIRD OF PARADISE (L) 9
Caesalpinia gilliesii
5' Cal. 100sf
- INDIAN HAWTHORN (M) 20
Raphanostyle indica
5' Cal.
- LENA BROOM (M) 19
Cytisus x 'Lena'
5' Cal.
- COMPACT NANDINA 53
CRANBERRY COTONEASTER
Nandina domestica 'Harbor dwarf'
Cotoneaster spiculata
5' Cal.
Symbol indicates 3 plants
- ROSEMARY (M) 28
Rosmarinus officinalis
2' Cal. 36sf
- CHAMAEDA (L) 57
Chrysothamnus nauseosus
1' Cal. 25sf
- HONEYSUCKLE (M) 30
Lonicera sempervirens
1' Cal. 144 sf
Unrooted - Groundcover
- THREADGRASS (L) 28
Stipa tenuissima
1' Cal. 4sf
- BOULDERS
- 3/4" GRAY GRAVEL
WITH FILTER FABRIC

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	53735	square feet
TOTAL BUILDINGS AREA	3228	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	50509	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	7578	square feet
CAR DISPLAY AREA	2117	square feet
TOTAL BED PROVIDED	13296	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	9972	square feet
TOTAL GROUNDCOVER PROVIDED	12506	square feet
TOTAL SOO PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet
TOTAL LANDSCAPE PROVIDED	18542	square feet

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Alameda Blvd.	Required 10	Provided 10
San Mateo Blvd.	Required 6	Provided 6

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

3/4" Grey Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubble systems to be used to 1/2" poly pipe with flush caps at each end.

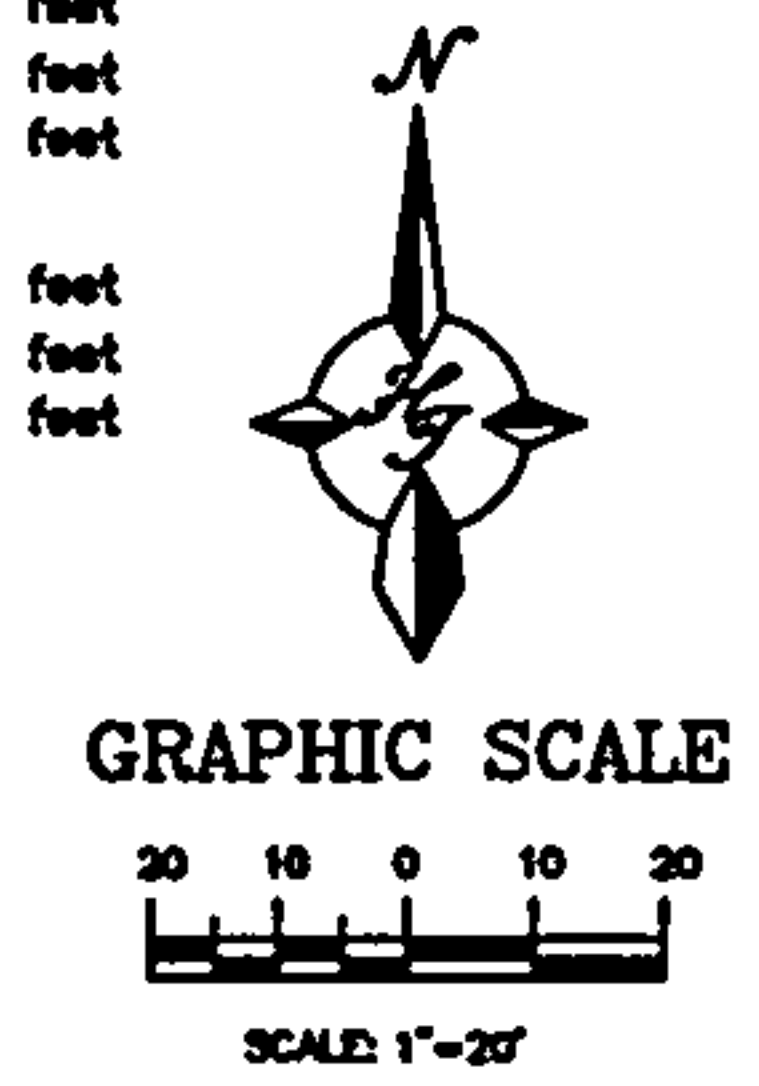
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



Carl, Lic. #23448
7008 ERM N.E.
Albuquerque, NM 87184
Ph: (505) 886-8995
Fax: (505) 886-7737
188181@earthlink.net

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON
#0007

DRIVE TIME
LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and are not to be used, copied, or reproduced in any form without the express written permission of The Hilltop Landscape Architects.

The Hilltop
LANDSCAPE ARCHITECTS & CONSULTANTS

DESIGNED BY: SD
REVISION: 7
DATE: 8-10-04
SHEET: 1

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

DriveTime Auto - Alameda

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 31 & 32, Block 11, Tract A, Unit B, North Albuquerque 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
<input type="text"/>	<input type="text"/>	11' Lane	Striping SB Right & Thru Lane	San Mateo	Alameda	250' N of Alameda & Transition	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	11' Lane	Striping Dual Left Turn Lanes	San Mateo	Alameda	250' N of Alameda & Transition	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	11' Lane	Striping NB Lane	San Mateo	Alameda	250' N of Alameda & Transition	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	1.5'	Painted Median	San Mateo	Alameda	250' N of Alameda & Transition	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	6'	Sidewalk	San Mateo	Alameda	North Property Line	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	-	C & G (East Side)	San Mateo	Alameda	North Property Line	<u> / </u>	<u> / </u>	<u> / </u>
WATER									
<input type="text"/>	<input type="text"/>	8"	Public Waterline	San Mateo	Exist 12" WL Alameda/San Mateo	Proposed Easement	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	8"	Public Waterline	Proposed Easement	San Mateo	Lot 30A	<u> / </u>	<u> / </u>	<u> / </u>

Project name: Drive Time Auto - Alameda

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
SAS				
8"	Public SAS	San Mateo	Exist MH	Proposed Easement
8"	Public SAS	Proposed Easement	San Mateo	Lot 30A
STORM SEWER				
8"	Pipe	Pond	Pond	SW Culvert
1.5' Wide	SW Culvert	San Mateo SW	Pipe	Concrete Rundown
1.5' Wide	Concrete Rundown	San Mateo ROW	SW Culvert	Face of Curb

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Amy L. D. Niese, PE
NAME (print)

MARK GOODWIN & ASSOCIATES

FIRM

[Signature]
SIGNATURE - date 8/19/04

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

PAID RECEIPT

APPLICANT NAME DRIVETIME AUTOMOTIVE
AGENT STEVEN DAY ARCH.
ADDRESS P.O. Box CORRALES 87048
PROJECT & APP # 1003371 / 04DRB - 01184
PROJECT NAME DRIVETIME.

- \$ 441032/3424000 Conflict Management Fee
- \$ 50⁰⁰ 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
- \$ 50⁰⁰ TOTAL AMOUNT DUE

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

2501

STEPHEN C. DAY, ARCHITECT
P.O. BOX 2226
CORRALES, NM 87048
PH 505-898-3774

WELLS FARGO BANK NEW MEXICO, N.A.
CORRALES, NM 87048
95-219-1070

8/12/2004

PAY TO THE ORDER OF City Of Albuquerque

DUPLICATE

City Of Albuquerque

Treasury Division

8/19/2004 3:17PM

RECEIPT 00028128

441006

50.00

50.00

00.00

00.00

MEMO Project #1003371

DEFERRAL

00 250 11 10 700 2 19 21 106 1 10 K L O 1

CHANGE

Thank You

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

PAID RECEIPT

APPLICANT NAME DRIVE TIME Automotive
AGENT Stephen C. Day
ADDRESS PO Box 2226 Corrales
PROJECT & APP # N. Albg. Acres, B1K11, Tr A unit B
PROJECT NAME 1003371/04 DRB 01184

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 385.00 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 405.00 TOTAL AMOUNT DUE

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

STEPHEN C. DAY, ARCHITECT

P.O. BOX 2226
CORRALES, NM 87048
PH. 505-898-3774

WELLS FARGO BANK NEW MEXICO, N.A.
CORRALES, NM 87048
95-219-1070

2492

8.3.09

PAY TO THE
ORDER OF

CITY OF ALBUQUERQUE
FOUR HUNDREDS AND FIVE AND 10/100
\$ 405.00 DOLLARS

MEMO

DRIVETIME

00 2492 10 700 2 19 20 106 1 10 140 1

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes

___ ...for Building Permit

___ IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

___ Annexation

___ County Submittal

___ EPC Submittal

___ Zone Map Amendment (Establish or Change Zoning)

___ Sector Plan (Phase I, II, III)

___ Amendment to Sector, Area, Facility or Comprehensive Plan

___ Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: DRIVE TIME INC - DAN PACKOWSKI PHONE: 602.667.2464

ADDRESS: 4020 E. INDIAN SCHOOL ROAD FAX: 602.852.6696

CITY: PHOENIX STATE AZ ZIP 85013 E-MAIL: DANPACKOWSKI@DRIVETIME.COM

Proprietary interest in site: LEASE HOLDER List all owners: NEILE WEAVER, HELEN W. WEAVER

AGENT (if any): STEPHEN C. DAY ARCHITECT PHONE: 505.898.3774

ADDRESS: P.O. BOX 2226 FAX: 505.898.9015

CITY: CORRALES STATE NM ZIP 87048 E-MAIL: STEPHENDAY@LORD.NET

DESCRIPTION OF REQUEST: SKETCH PLAN REVIEW + COMMENT

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. LOTS 31, 32 TRACT A. Block: 11 Unit: B

Subdiv. / Addn. NORTH ALBUQUERQUE ACRES

Current Zoning: SU2-M1 Proposed zoning: SU2-M1.

Zone Atlas page(s): C.18.2 No. of existing lots: 2 No. of proposed lots: 1

Total area of site (acres): 1.16 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. _____ MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: NEC. SAN MATEO AND ALAMEDA

Between: --- and ---

CASE HISTORY:

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

NONE KNOWN

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

SIGNATURE [Signature] DATE 4/6/2004

(Print) STEPHEN C. DAY ___ Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB - 00531</u>	<u>SK</u>		\$ <u>0</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>April 14, 2004</u>			Total \$ <u>0</u>
<u>[Signature]</u>	<u>4-6-04</u>	Project # <u>1003371</u>		
Planner signature / date				

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.

STEPHEN C. DAB
 _____ Applicant name (print)
[Signature] 04.06.04
 _____ Applicant signature / date

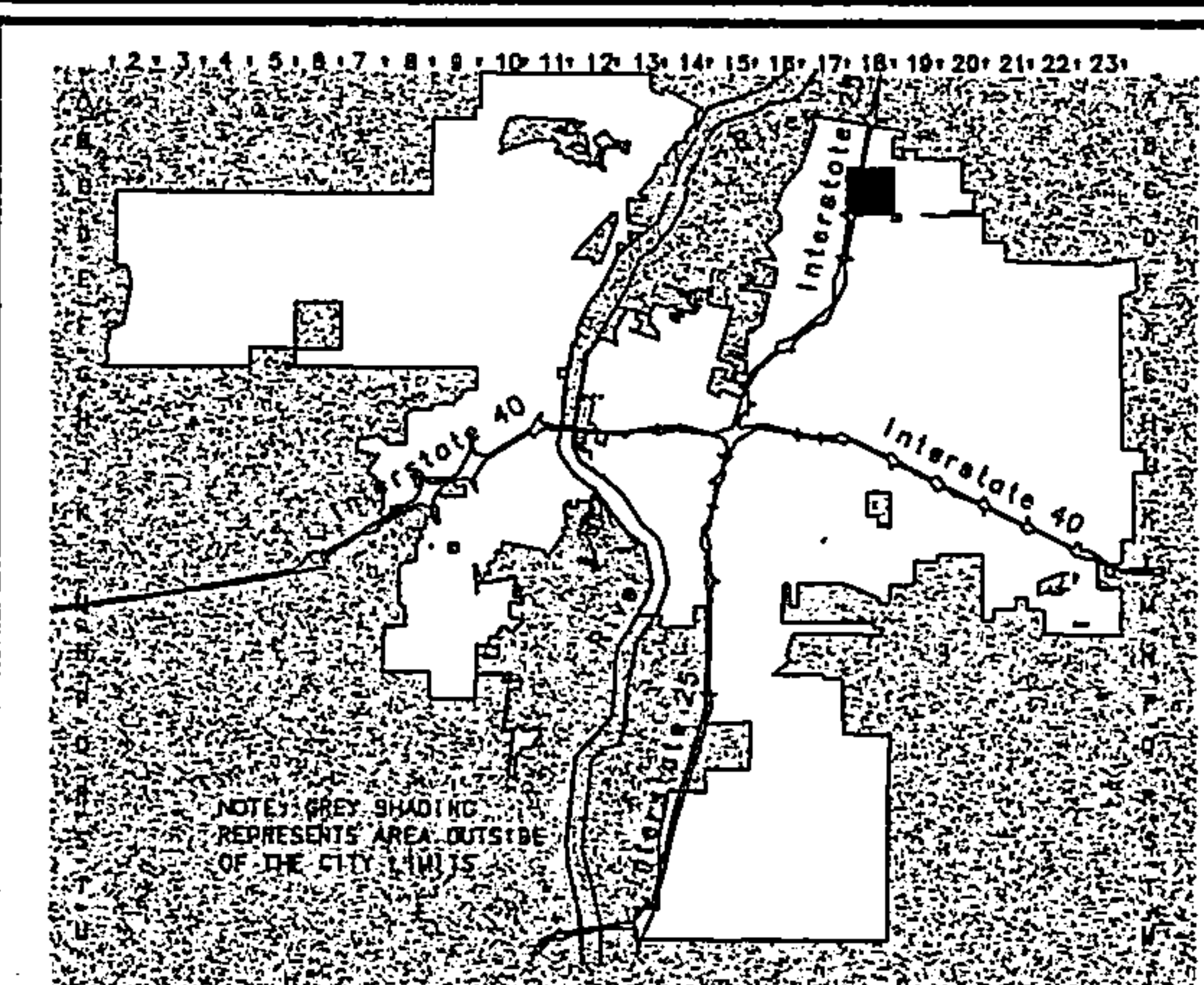
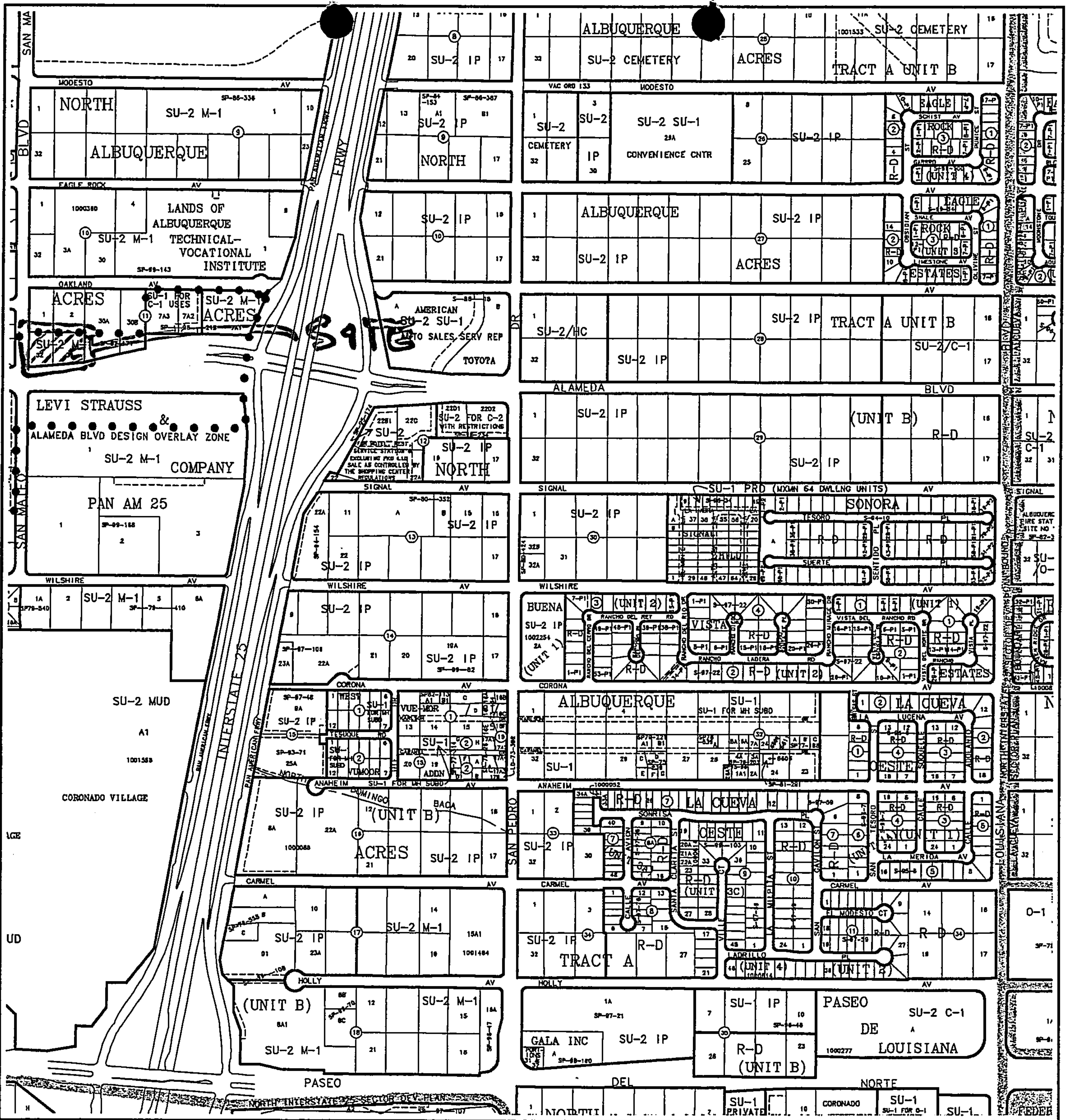


Form revised September 2001

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

Application case numbers
 04DRB - 00531

[Signature] 4-6-04
 _____ Planner signature / date
Project # 1003371

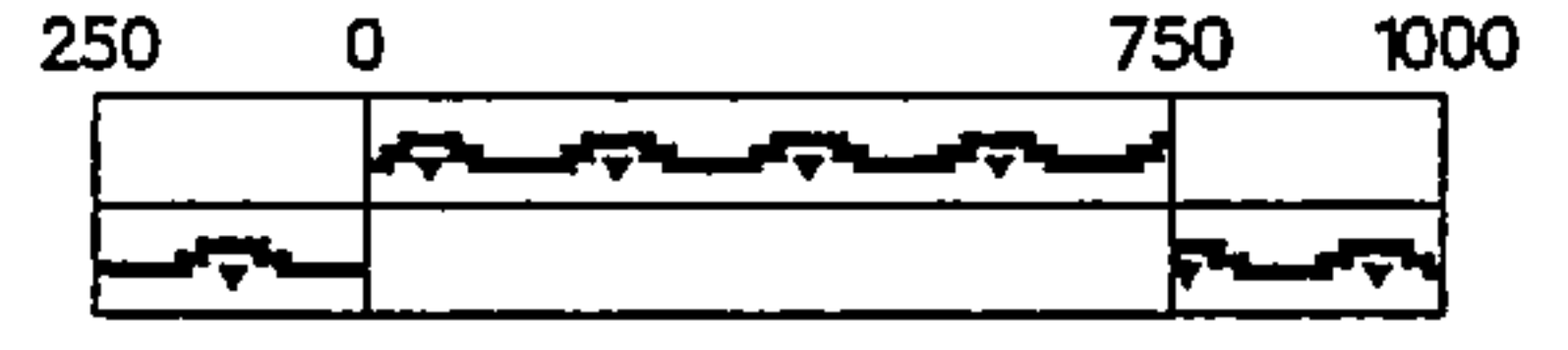


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003


GRAPHIC SCALE IN FEET



Zone Atlas Page

C-18-Z

Map Amended through January 21, 2003

BT 12 

April 6, 2004

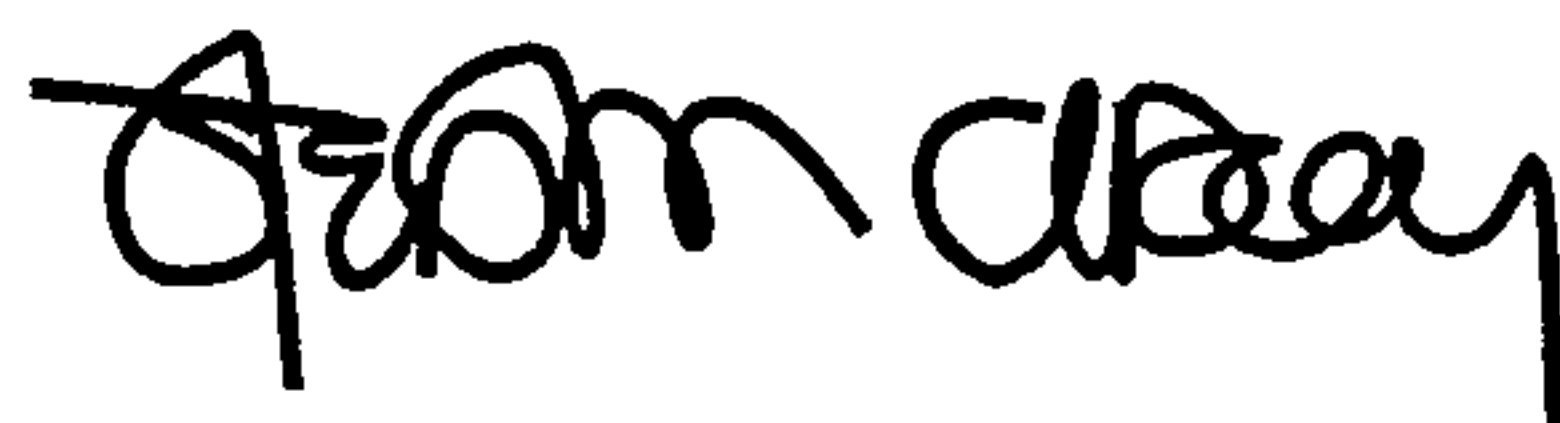
Drivetime Inc. is proposing to construct a sales branch at the northeast corner of Alameda and San Mateo. They are currently in due diligence on a leasehold for the property.

As part of the due diligence process, they would like to determine the facility that will be acceptable to the city of Albuquerque and other jurisdictions.

The attached preliminary site Plan has been prepared based on the applicant's and its agent's understanding of the applicable zoning and planning codes and regulations.

The applicant requests that the appropriate city agencies review and comment on the preliminary plan so that the Applicant may proceed with a reasonable assurance of what development will be allowed on this property.

Sincerely



Stephen C. Day
Architect

STEPHEN C. DAY
ARCHITECT

P.O. BOX 2226
104 SKYLARK LANE
CORRALES, NEW MEXICO
8 7 0 4 8

VOICE 505.898.5774
FAX 505.898.9015
CELL 505.269.7909

STEPHENCDAY@LOBO.NET

April 6, 2004

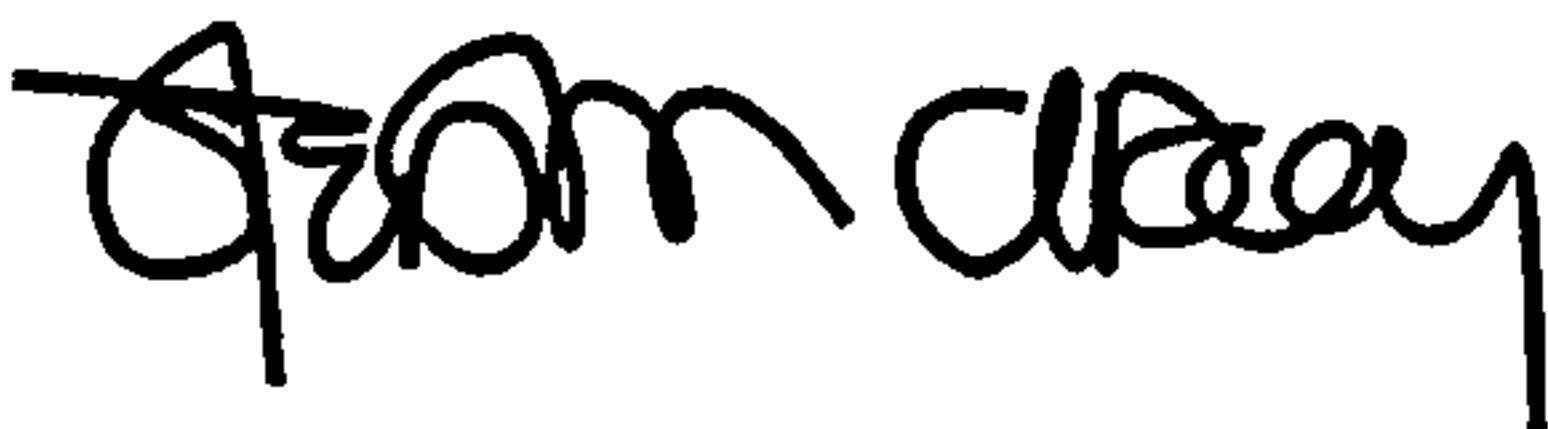
Drivetime Inc. is proposing to construct a sales branch at the northeast corner of Alameda and San Mateo. They are currently in due diligence on a leasehold for the property.

As part of the due diligence process, they would like to determine the facility that will be acceptable to the city of Albuquerque and other jurisdictions.

The attached preliminary site Plan has been prepared based on the applicant's and its agent's understanding of the applicable zoning and planning codes and regulations.

The applicant requests that the appropriate city agencies review and comment on the preliminary plan so that the Applicant may proceed with a reasonable assurance of what development will be allowed on this property.

Sincerely



Stephen C. Day
Architect

STEPHEN C. DAY
ARCHITECT

P.O. BOX 2226
104 SKYLARK LANE
CORRALES, NEW MEXICO
8 7 0 4 8

VOICE 505.898.5774
FAX 505.898.9015
CELL 505.269.7900

STEPHENCDA@LOBO.NET

DriveTime—The Financing Dealership

DriveTime started as Ugly Duckling in 1992 with two dealerships in Arizona. We began with and still have one primary line of business: the sale and financing of used vehicles to customers with less than perfect credit. Today, we operate the largest national chain of used car dealerships serving people in this segment of the used car market.

DriveTime highlights include:

- 76 used car dealerships located in 11 metropolitan areas in eight states;
- 50,000 vehicles sold on average each of the last three years;
- 88,000 loans outstanding;
- \$760 million in total assets;
- \$180 million in shareholders' equity;
- Warehouse and term credit facilities totaling \$190 million;
- Securitized nearly \$2 billion over the last six years; and
- Record earnings through June 30, 2003 of over \$24 million;

In September of 2002 we changed our name to DriveTime. DriveTime is the "Financing Dealership", a new paradigm in the used car industry under which the company strives to be the auto dealership and finance company of choice for people with less than perfect credit by providing innovative credit solutions, quality vehicles and outstanding customer service. We believe in providing options to people with less than perfect credit.

DriveTime includes:

- (1) **RateAdvantage:** tiered interest rates as low as 4.9% depending upon the credit status of the customer and the amount of their down payment.
- (2) **Quality Vehicles:** a wider variety of higher quality, late model vehicles; a 52 point quality and safety check.
- (3) **AutoCheck Report:** provided to every customer at time of sale; similar to a CarFax report, it identifies potential title history issues.
- (4) **DriveCare™,** a three month/3,000 mile limited warranty for all vehicles sold.
- (5) **Better Facilities:** our facilities have always been better than our competition and we recently refurbished all of our dealerships, spending \$6.3 million on items such as new signage, flooring, furniture, paint, wallpaper and awnings.

Our overall goal in making the change to DriveTime has been to enhance shareholder value by attracting a higher volume of our better customers, reducing loan losses, and improving profitability. DriveTime is currently on pace for record earnings in 2003.