



Complete

12-2-04

# DRB CASE ACTION LOG (SITE PLAN B.P.)

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-01094 (SBP)  
Project Name: NO. ALBUQ. ACRES UNIT B  
Agent: Dorman Breen Architects

Project # 1003550  
Phone No.: 792-8160

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/28/04 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 BLB  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): Landscape Language  
OK SAM  
\_\_\_\_\_  
\_\_\_\_\_

**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.

*Please Mark [unclear] + distributed*

Project Number 1003550



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\_\_\_\_\_

CITY ENGINEER / AMAFCA: SIA  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
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Project Number 1003550



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 28, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 12:35 P.M.  
B. Changes and/or Additions to the Agenda  
C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000583**  
04DRB-01016 Major-Two Year SIA
- MARK GOODWIN & ASSOCIATES PA agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) B-1-A AND B-1-B, **FOOTHILLS NORTH**, zoned C-2 community commercial zone, located on LOMAS BLVD NE, between TRAMWAY BLVD NE and CUMBRES ST NE containing approximately 4 acre(s). [REF: 02DRB-01022, 04DRB-01707, 04DRB-01652, 04DRB-01618, 04DRB-00772] (K-23) A **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**



2. **Project # 1003531**  
04DRB-01034 Major-Street Name Change
- AFRICAN AMERICAN ALLIANCE OF ALBUQUERQUE request(s) the above action(s) for a Street Name Change from **BASEHART AVENUE SE TO OWEN SMAULDING ROAD SE**, zoned SU-1, PDA, located on UNIVERSITY BLVD SE, between AVENIDA CESAR CHAVEZ SE and COAL AVE SE. (L-15) **DENIED.**
3. **Project # 1002529**  
04DRB-01059 Major-Preliminary Plat Approval  
04DRB-01060 Minor-SiteDev Plan Subd/EPC
- CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH**, zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** [Deferred from 7/28/04] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**
4. **Project # 1003417**  
04DRB-01056 Major-Preliminary Plat Approval  
04DRB-01057 Minor-Subd Design (DPM) Variance  
04DRB-01058 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION**), zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] [Deferred from 7/28/04] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

5. **Project # 1001182**  
04DRB-01047 Major-Vacation of Pub  
Right-of-Way  
04DRB-01048 Major-Vacation of  
Public Easements  
04DRB-01049 Major-Preliminary Plat  
Approval  
04DRB-01050 Minor-Sidewalk Waiver  
04DRB-01051 Minor-Temp Defer  
SDWK

THOMPSON ENGINEERING & CONSULTING INC., agent(s) for VISION DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B, WESTRIDGE MOBILE HOME PARK, PHASE 2, (to be known as **BLUEWATER POINTE SUBDIVISION**, zoned R-LT residential zone, located on 94TH ST NW, between BLUEWATER RD NW and AVALON RD NW containing approximately 8 acre(s). [REF: Z-97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089, 01DRB-00505, 00506, 02DRB-00337] (*Deferred from 7/28/04*) (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

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) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

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) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

7. **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] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 8/11/04.

8. **Project # 1002176**  
04DRB-00960 Major-Preliminary Plat  
Approval  
04DRB-00962 Major-Vacation of Public  
Easements  
04DRB-00969 Minor-Vacation of Private  
Easements  
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, COVERED WAGON SUBDIVISION, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] [Deferred from 7/14/04 & 7/21/04] (L-23) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

04DRB-01071 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-01072 Minor-SiteDev Plan  
Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, COVERED WAGON SUBDIVISION, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] [Debbie Stover, EPC Case Planner] [Deferred from 7/14/04 & 7/21/04] (L-23) THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD.

**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.**

9. **Project # 1003524**  
04DRB-01012 Minor-SiteDev Plan  
BldPermit
- RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.**, zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ONE- WAY SIGN, CITY STANDARD DRAWING NUMBER FOR CURB CUTS AND PARALLEL INTERIOR PARKING STALLS 22 FEET AND PLANNING FOR SIGNAGE ON BUILDING.**
10. **Project # 1003548**  
04DRB-01090 Minor-SiteDev Plan  
BldPermit
- JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE**, zoned R-D, located on LADERA DR NW, between 72<sup>nd</sup> ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **INDEFINITELY DEFERRED ON A NO SHOW.**



11. **Project # 1003550**  
04DRB-01094 Minor-SiteDev Plan BldPermit

DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [Indef deferred 7/21/04] (C-18) **AN INFRASTRUCTURE LIST DATED 7/28/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDSCAPE LANGUAGE ON PLAN.**

12. **Project # 1000635**  
04DRB-01092 Minor-SiteDev Plan  
Subd/EPC  
04DRB-01093 Minor-SiteDev Plan  
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH**, zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] [Debbie Stover, EPC Case Planner] [Indef deferred 7/21/04] (E-12) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPACT STUDY UPDATE**

04DRB-01121 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS, INC. agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH**, zoned SU-1 special use zone, FOR C-1 USES, located on MONTANO RD NW, between COORS BLVD. NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB-01092, 01093, 03DRB-00613, 03DRB-00454, 00455] (E-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT PARKING, ACCESS, DRAINAGE AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, ADD ADDITIONAL PUBLIC WATERLINE EASEMENT ON TRACT 38-2A2 FOR METER**



13. **Project # 1002584**  
04DRB-01068 Minor-SiteDev Plan  
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS**, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 7/14/04 & Indef deferred 7/21/04*] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

14. **Project # 1001096**  
04DRB-01127 Minor-Extension of  
Preliminary Plat

SURV-TEK, INC agent(s) for STUART HARROUN request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF LLOYD LUZES GOFF**, zoned RO-1 rural and open zone, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS DR NE containing approximately 15 acre(s). [REF: 01410-0000-00294, DRB 96-40, 02DRB01421/03DRB01273] (E-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO SEPTEMBER 12, 2005.**

15. **Project # 1003175**  
04DRB-01126 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for CURB. INC. request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUNGATE SUBDIVISION**, zoned R-2 residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [REF: 04DRB-00010, 04DRB-00011, 00012] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1000184**  
04DRB-01111 Minor-Prelim&Final Plat Approval  
04DRB-01112 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-7-A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1, located on BROADWAY BLVD NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 3 acre(s). [REF: 03DRB00442] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1001763**  
04DRB-01136 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57<sup>TH</sup> ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB96-279, 02DRB00308, 309, 02DRB00856] (*Deferred from 7/28/04*) (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

19. **Project # 1000570**  
04DRB-01139 Major-Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for, **PARKWAY SUBDIVISION, UNIT 10**, zoned SU-2/R-LT, located on FORTUNA RD NW, between SANDY DR NW and SHEFFIELD PL NW containing approximately 8 acre(s). [REF: 02DRB01020, 02DRB00755, 02DRB01019, 0201567, 04DRB00270] (J-9) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

20. **Project # 1002861**  
04DRB-01137 Major-Final Plat  
Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, NEW MEXICO TOWN COMPANY TOWNSITE, (to be known as **SOUTHERN UNION GAS LOFTS**) zoned SU-3 special center zone, located on 8<sup>TH</sup> ST SW, between 8<sup>TH</sup> ST SW and SILVER AVE SW containing approximately 1 acre(s). [REF: 03DRB01299] (K-13) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AGIS DXF FILE.**



21. **Project # 1003495**  
04DRB-01123 Minor-Prelim&Final Plat  
Approval

PAUL BENNETT request(s) the above action(s) for all or a portion of Lot(s) 18 P1, **PASEO DE ESTRELLA SUBDIVISION**, zoned R-1 residential zone, located on VISTA DEL NORTE NE, between JEFFERSON NE and EDITH NE [REF: 04DRB00932] (E-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003505**  
04DRB-01124 Minor-Prelim&Final Plat  
Approval

ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). [REF: 04DRB-00956] (E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003567**  
04DRB-01130 Minor-Prelim&Final Plat  
Approval

RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 11<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 1 acre(s). (*Deferred from 7/28/04*)(H-14) **DEFERRED TO 8/4/04.**

24. **Project # 1003570**  
04DRB-01133 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 Tract(s) B-9E, **SEVEN BAR RANCH**, zoned SU-1 special use zone, located on ELLISON DR NW, between COORS BLVD BYPASS NW and CIBOLA LOOP NW containing approximately 17 acre(s). [REF: V-89-58] (A-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC AND DRY UTILITIES SIGNATURES.**

25. **Project # 1002731**  
04DRB-01004 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned S-R, located on 6<sup>TH</sup> ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] [Final Plat was Indef. Deferred for SIA] (J-14) **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**

26. **Project # 1003571**  
04DRB-01134 Minor-Sketch Plat or  
Plan

MARK GOODWIN & ASSOCIATES. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 & 12-A-2, ATRISCO GRANT, **EL RANCHO GRANDE, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD SW, between AMOLE CHANNEL SW and 98<sup>TH</sup> ST SW containing approximately 36 acre(s). (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003565**  
04DRB-01128 Minor-Sketch Plat or  
Plan

WILKS CO. agent(s) for ART GARDENSWARTZ REALTY request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 8, Unit(s) 1, **MIRAMONTES PARK**, zoned C-1 neighborhood commercial zone & C-2, located on SAN MATEO BLVD NE, between PHOENIX AVE. NE and CLAREMONT AVE. NE containing approximately 4 acre(s). [REF: ZA-88-53, (1002072)] (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1003573**  
04DRB-01138 Minor-Sketch Plat or  
Plan

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, 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). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003039**  
04DRB-01077 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] [Was Indef Deferred on 7/21/04] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

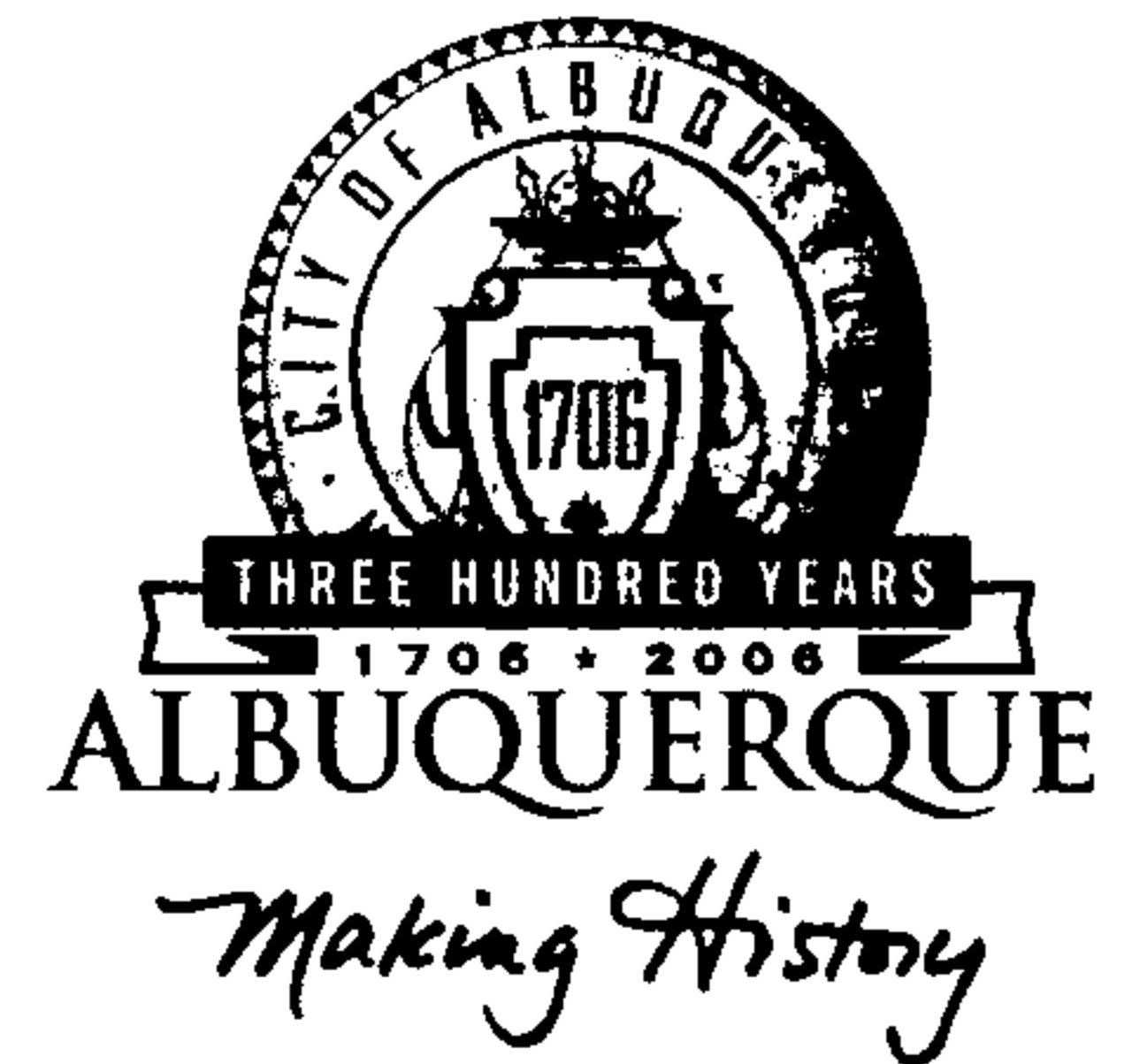


30. **Project # 1003551**  
04DRB-01095 Minor-Sketch Plat or  
Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing approximately 5 acre(s). [Was Indef Deferred on 7/21/04] (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for July 14, 2004. **THE DRB MINUTES FOR JULY 14, 2004 WERE APPROVED.**

ADJOURNED: 12:35 P.M.



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003550**

**AGENDA ITEM NO: 11**

**SUBJECT:**

- |                         |                              |                           |
|-------------------------|------------------------------|---------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd      | (10) Sector Dev Plan      |
| (02) Bulk Land Variance | <b>(06)</b> 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

No adverse comments.

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:** July 28, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 21, 2004  
Development Review Board  
Comments**

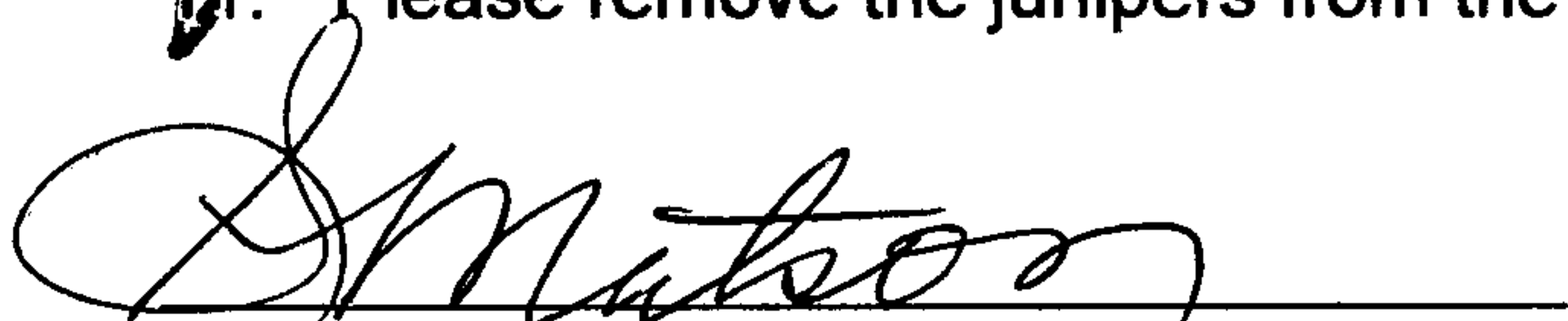
**ITEM # 11**

**PROJECT # 1003550 APPLICATION # 04-01094**

**RE: Albuquerque Sign Print/SPBP**

1. The sheet title for the site plan should read "Site Development Plan for Building Permit".
2. If the parking spaces are only 18 feet deep, a note is needed indicating parking curbs will be used to prevent vehicular overhang onto the sidewalk.
3. In addition to the total square footage for the landscaped areas, the dimensions are needed to ensure the required buffers are in compliance with the North I25 Sector Plan.
4. The Sector Plan also requires a 6' wide landscape buffer along the rear property line. The west side landscape buffer should contain trees to provide shade for the building per the North I25 Sector Plan Design Standards.
6. Please include the standard language on the landscape plan. A copy is attached to these comments.
7. The property lines are not clearly identified. Use a bold line & identify.
8. Are there any walls or fences planned for this property along the abutting streets?
9. The zone atlas page used as the site location map is missing from the Grading & Drainage Plan page.
10. The trash enclosure elevation is missing.
11. Please remove the junipers from the Landscape Plan.

// No



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



\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 1835  
CONNECTION TEL 97928160  
SUBADDRESS  
CONNECTION ID  
ST. TIME 07/20 07:53  
USAGE T 02'18  
PGS. 2  
RESULT OK

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM**

TO: Mark FAX# 792-8160

# PAGES (INCLUDING COVER SHEET) 2

# 1003550

7/19/04

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

**COMMENTS:**

Planning's comments only.  
I need revised submitted  
by noon Tuesday to  
avoid deferral.

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 1824  
CONNECTION TEL 97928160  
SUBADDRESS  
CONNECTION ID  
ST. TIME 07/19 14:48  
USAGE T 01'49  
PGS. 2  
RESULT OK

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM**

TO: Mark FAX # 972-8160

# PAGES (INCLUDING COVER SHEET) 2

# 1003550

7/19/04

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

**COMMENTS:**

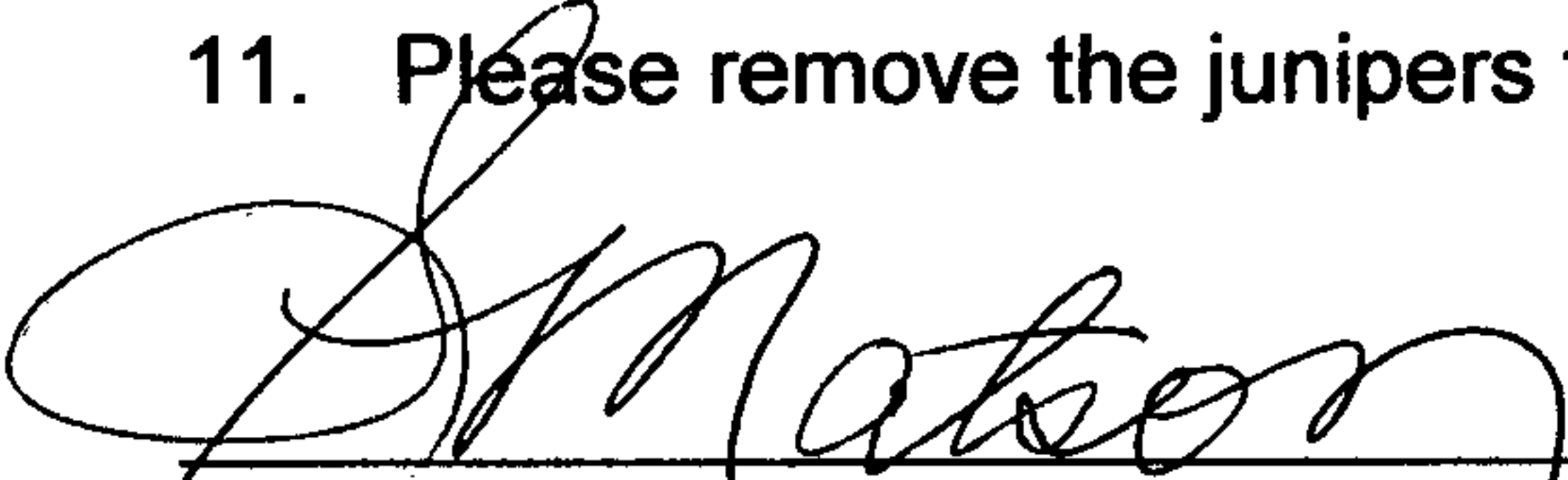
Planning's comments only.  
I need revised submitted  
by noon Tuesday to  
avoid deferral.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 21, 2004  
Development Review Board  
Comments**

**ITEM # 11**

**PROJECT # 1003550 APPLICATION # 04-01094  
RE: Albuquerque Sign Print/SPBP**

1. The sheet title for the site plan should read "Site Development Plan for Building Permit".
2. If the parking spaces are only 18 feet deep, a note is needed indicating parking curbs will be used to prevent vehicular overhang onto the sidewalk.
3. In addition to the total square footage for the landscaped areas, the dimensions are needed to ensure the required buffers are in compliance with the North I25 Sector Plan.
4. The Sector Plan also requires a 6' wide landscape buffer along the rear property line. The west side landscape buffer should contain trees to provide shade for the building per the North I25 Sector Plan Design Standards.
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9. The zone atlas page used as the site location map is missing from the Grading & Drainage Plan page.
10. The trash enclosure elevation is missing.
11. Please remove the junipers from the Landscape Plan.

  
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**

July 21, 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: 9:50 A.M.

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

1. **Project # 1001182**  
04DRB-00982 Major-Two Year  
SIA  
CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) C, **WESTRIDGE MOBILE HOME PARK, PHASE 2**, zoned SU-1 special use zone, MH & IP, located on BLUEWATER RD NW, between 94<sup>TH</sup> ST NW and 98<sup>TH</sup> ST. NW containing approximately 8 acre(s). [REF: 02DRB-00956] (K-9) **A TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**



7. **Project # 1002196**  
04DRB-00873 Major-Preliminary  
Plat Approval  
04DRB-00877 Minor-Sidewalk  
Waiver  
04DRB-00875 Minor-Temp Defer  
SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [Deferred from 6/30/04 & 7/14/04] (K-11) NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.

04DRB-01000 Minor-SiteDev Plan  
Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] [Elvira Lopez, EPC Case Planner] [Deferred from 7/14/04] (K-11) NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.

8. **Project # 1003366**  
04DRB-00912 Major-Vacation of  
Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, TOWN OF ALAMEDA GRANT, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 7/14/04] (B-12) NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.

**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.**

9. **Project # 1003548**  
04DRB-01090 Minor-SiteDev  
Plan BldPermit
- JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE**, zoned R-D, located on LADERA DR NW, between 72<sup>nd</sup> ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] [*Deferred from 7/21/04*] (H-10) **DEFERRED AT THE BOARD'S REQUEST TO 7/28/04.**
10. **Project # 1000635**  
04DRB-01092 Minor-SiteDev  
Plan Subd/EPC  
04DRB-01093 Minor-SiteDev  
Plan BldPermit
- GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH**, zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] [**Debbie Stover, EPC Case Planner**] [*Indef deferred 7/21/04*] (E-12) **INDEFINITELY DEFERRED ON A NO SHOW.**
11. **Project # ~~1003550~~**  
04DRB-01094 Minor-SiteDev  
Plan BldPermit
- DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [*Indef deferred 7/21/04*] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

12. **Project # 1002584**  
04DRB-01068 Minor-SiteDev  
Plan BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS**, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 7/14/04 & 7/21/04*] (A-12) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

13. **Project # 1002337**  
04DRB-01089 Minor-  
Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HUNT-SPECTRUM DEVELOPMENT SITE, WINROCK ADDITION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and I-40 NE containing approximately 12 acre(s). [REF: 02DRB-01708] (J-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CURRENT ZONING AND AGIS DXF FILE.**

14. **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 12<sup>TH</sup> ST NW and 11<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: ZA-81-350, ZA-84-445, V-76-42] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1003260**  
04DRB-00213 Minor-  
Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). [Was Indefinitely Deferred on 2/25/04] (H-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

16. **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*] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

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

17. **Project # 1003039**  
04DRB-01077 Minor-Sketch Plat  
or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] (C-20) **INDEFINITELY DEFERRED ON A NO SHOW.**



18. **Project # 1003543**  
04DRB-01083 Minor-Sketch Plat  
or Plan

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 and Easterly portion of playground, Lot(s) 14, **UNIVERSITY HEIGHTS, FIRST UNIT, VICTORY ADDITION**, zoned R-3 residential zone, located on PRINCETON AVE SE, between MC EARL SE and PRINCETON AVE SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

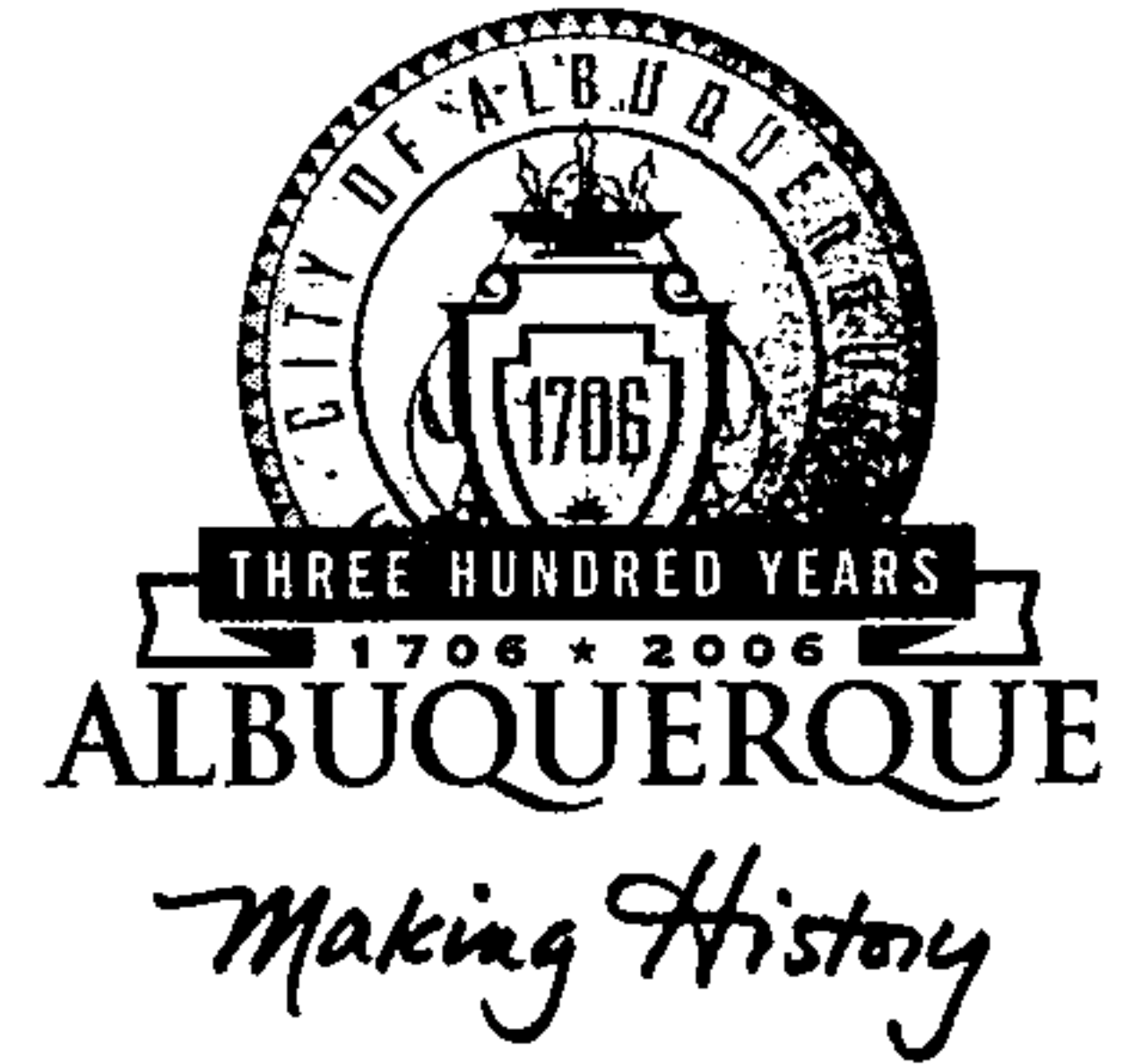
19. **Project # 1003551**  
04DRB-01095 Minor-Sketch  
Plat or Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing **approximately 5 acre(s)**. (B-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

20. **Approval of the Development Review Board Minutes for June 30, 2004. THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 30, 2004 WERE APPROVED.**

**ADJOURNED: 9:50 A.M.**

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003550**

**AGENDA ITEM NO: 11**

**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:**

P.O. Box 1293

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

Albuquerque,

**ENGINEERING COMMENTS:**

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.  
New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED indef **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:** July 21, 2004

**ORIGINAL**

**INFRASTRUCTURE LIST**

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

Date Submitted: 7/28/04  
 Date Site Plan Approved: 7/28/04  
 Date Preliminary Plat Approved: N/A  
 Date Preliminary Plat Expires: N/A  
 DRB Project No: 1003550  
 DRB Application No: 04-01894

Albuquerque Sing Print

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 2, Block 30, 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 portion 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 |
|----------------|-------------------|---|--|-----------------|-----------------|-------------------------------|-------------------|----------------|--------------------|
|                |                   |   | <b>PAVING</b>  |                 |                 |                               |                   |                |                    |
|                |                   | 24' F-Edge<br>20' Perm. Pavement<br>4' Temp. Pavement | Residential Pavement<br>C&G ON SOUTH SIDE ONLY<br>SL/WK ON SOUTH SIDE ONLY | Signal Ave., NE | West PL, Lot 2  | East PL, Lot 2                | /                 | /              | /                  |
|                |                   | 12"   | Storm Sewer Pipe RCP   | Signal Ave., NE | North PL, Lot 2 | Exist. Storm Sewer<br>+/- 12' | /                 | /              | /                  |
|                |                   |   |  |                 |                 |                               | /                 | /              | /                  |
|                |                   |   |  |                 |                 |                               | /                 | /              | /                  |
|                |                   |   |  |                 |                 |                               | /                 | /              | /                  |
|                |                   |   |  |                 |                 |                               | /                 | /              | /                  |

NOTES

ORIGINAL

- 1 Water Infrastructure to include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to include Manholes and Service Connections as required
- 4 ~~Certified Grading and Drainage for GWA Financial Release~~
- 5 ~~Permitted Water per DWR Approved Engineer Grant Design~~
- 6
- 7
- 8
- 9

AGENT/OWNER

*Mark Paucok*  
NAME (print)

Dorman and Green Architects

FIRM

*Mark Paucok* 7/13/04  
SIGNATURE - date

DESIGN REVIEW BOARD MEMBER APPROVALS

*[Signature]* 7/28/04  
DRB CHAIR - date  
*Christina Anderson* 7/28/04  
PARKS & GENERAL SERVICES - date

*[Signature]* 7-28-04  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 7/28/04  
UTILITY DEVELOPMENT - date

AMAFCA - date

*Bruce A. Bigham* 7/28/04  
CITY ENGINEER - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION:

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRB CHAIR | USER DEPARTMENT | AGENT/OWNER |
|----------|------|-----------|-----------------|-------------|
|          |      |           |                 |             |
|          |      |           |                 |             |
|          |      |           |                 |             |

NAME OF PLAT AND/OR SITE PLAN

PAGE 2 OF 2

ALBUQUERQUE SIGN PRINT



#11

**Project Memo**

Date: 7/21/04 MT @ TFSS

Time: \_\_\_\_\_

Project: \_\_\_\_\_

Regarding: \_\_\_\_\_

Telephone: initiated by: \_\_\_\_\_ rec'd by: \_\_\_\_\_

Conference: participants \_\_\_\_\_

Field: \_\_\_\_\_

Fax: \_\_\_\_\_

To File: \_\_\_\_\_ Distribution: \_\_\_\_\_

To: Claire Shora;

Re: Project # 1005550

Please include this project in the next  
DRB agenda.

Mark Baczek

792-8160

NEXT STEPS...

- ① \_\_\_\_\_
- ② \_\_\_\_\_
- ③ \_\_\_\_\_
- ④ \_\_\_\_\_
- ⑤ \_\_\_\_\_
- ⑥ \_\_\_\_\_



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

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

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Albuquerque Sign Print Co. PHONE: 294.7446  
 ADDRESS: 400 Juan Tabo Blvd NE FAX: 294.2312  
 CITY: ALB STATE NM ZIP 87123 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Business President List all owners: James Oliver  
 AGENT (if any): Dorman/Breen Architects PHONE: 792.8160  
 ADDRESS: 10305 Timan Pl. NW FAX: same  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: MBacruk@AOL.com

DESCRIPTION OF REQUEST: DRB APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT - FACILITY SHALL BE A SIGN PRINT COMPANY.

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

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

Lot or Tract No. LOT 2, TRACT A Block: BLOCK 30 Unit: UNIT B  
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES  
 Current Zoning: SU2-IP Proposed zoning: SAME  
 Zone Atlas page(s): C-18-2 No. of existing lots: ONE No. of proposed lots: SAME  
 Total area of site (acres): .8858 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101806428830110674 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: ON SIGNAL, BETWEEN SAN PEDRO & LOUISIANA BLVD NE  
 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.): NA

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 7/13/04  
 SIGNATURE Mark Bacruk DATE \_\_\_\_\_  
 (Print) Mark Bacruk \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

|   |  |                          |                        |
|---|--|--------------------------|------------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING                    | Application case numbers                       | Action                   | Fees                   |
| <input checked="" type="checkbox"/> All checklists are complete         | <u>04DRB</u> <u>01094</u>                      | <u>SPBP</u> <u>P(3)</u>  | \$ <u>385.00</u>       |
| <input checked="" type="checkbox"/> All fees have been collected        |  | <u>conf. mgmt fee</u>    | \$ <u>20.00</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 type="checkbox"/> E.H.D.P. density bonus                         |  |                          | \$ _____               |
| <input type="checkbox"/> E.H.D.B. fee rebate                            |  |                          | \$ _____               |
|   | Hearing date <u>JULY 21<sup>ST</sup> 04</u>    |                          | Total \$ <u>405.00</u> |
|   | Planner signature / date <u>Bacruk 7/13/04</u> | Project # <u>1003550</u> |                        |



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

**SKETCH PLAN REVIEW AND COMMENT**

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp **MYLAR ORIGINAL**
  - Fee (see schedule) **38500**
  - 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.

Mark Buczek  
Applicant name (print)

[Signature] 7/13/04  
Applicant signature / date



Form revised September 2001

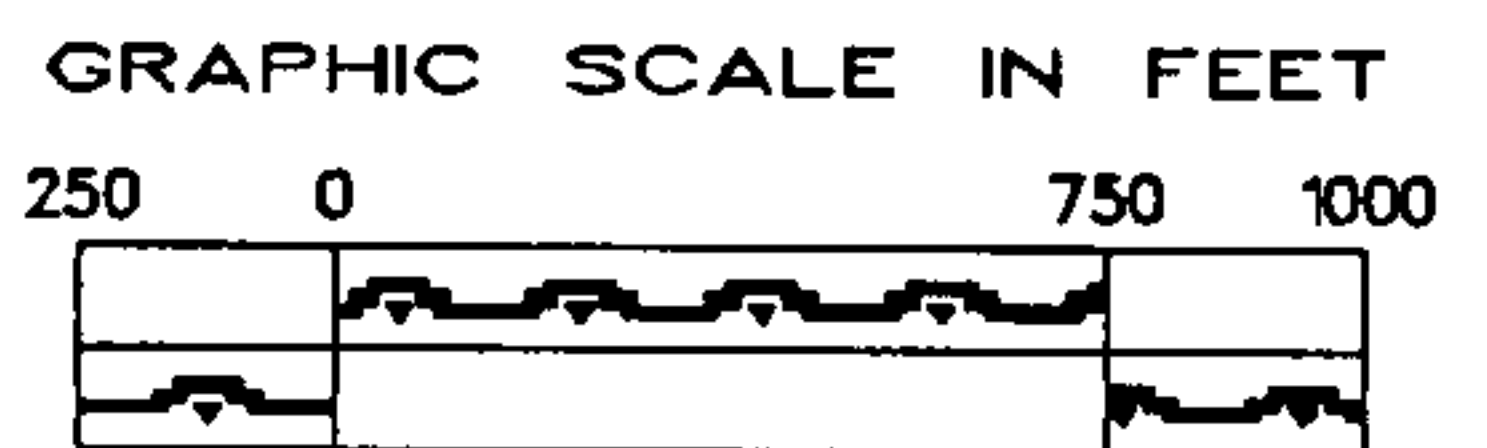
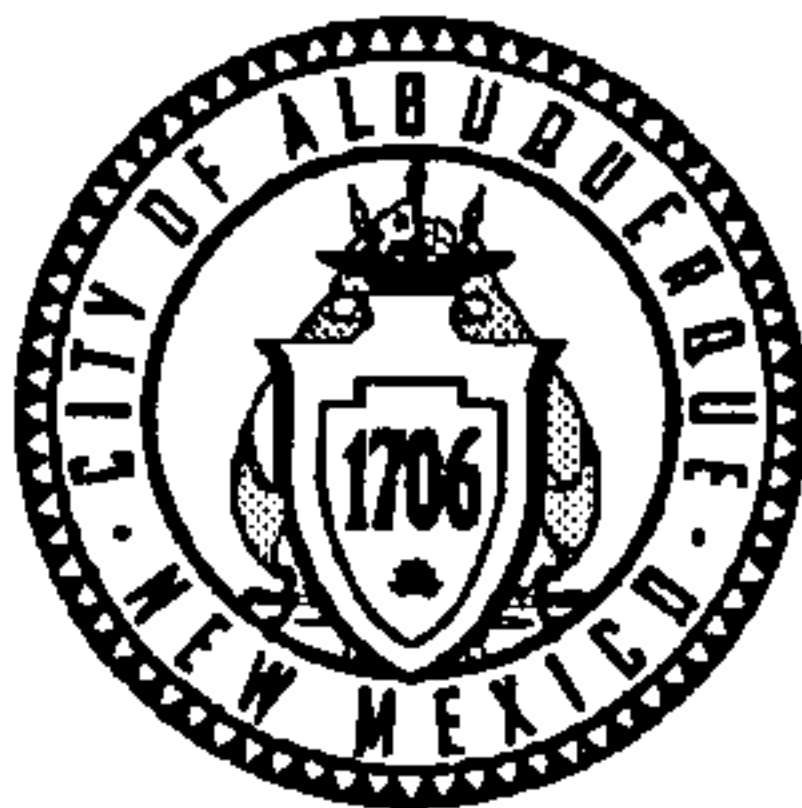
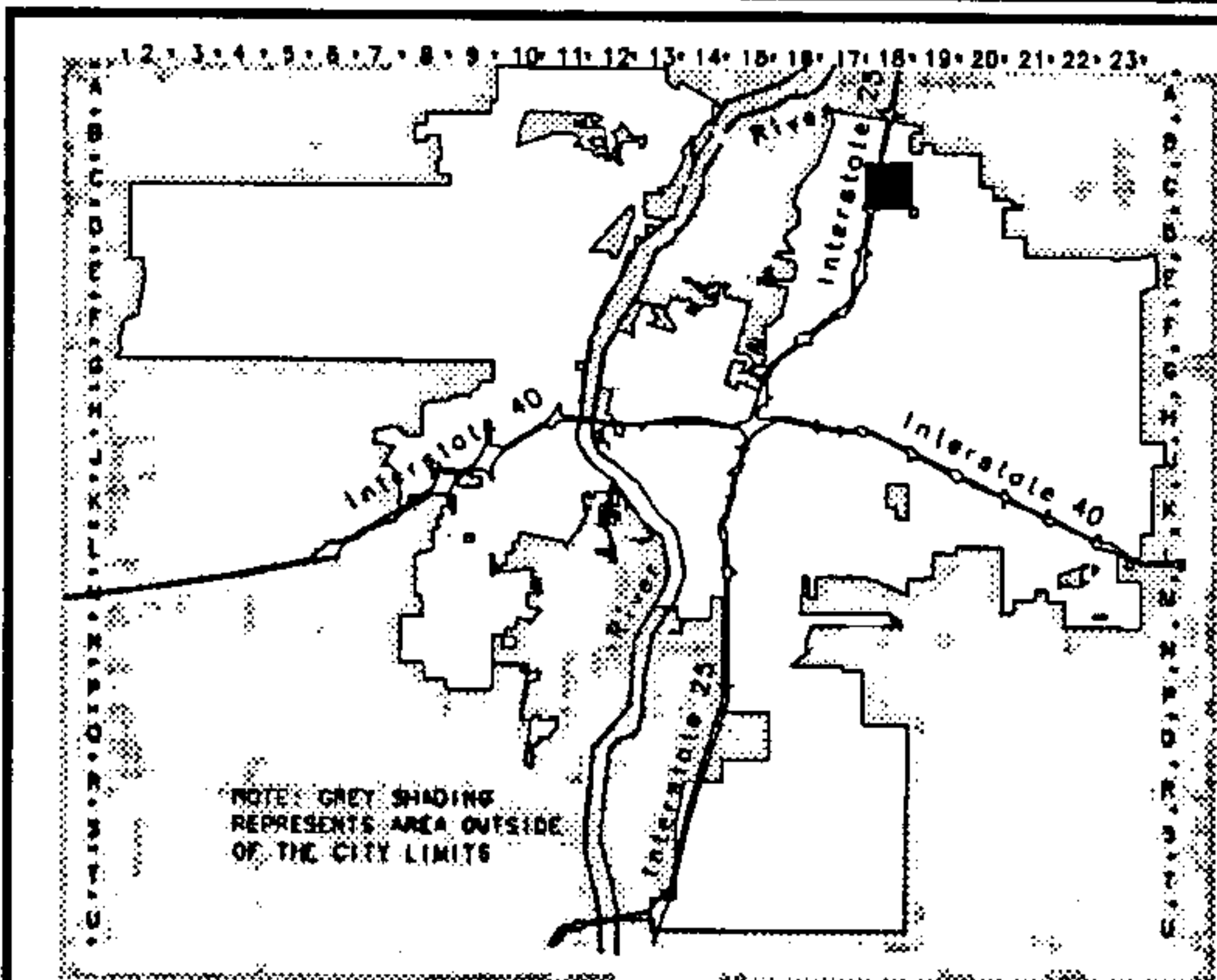
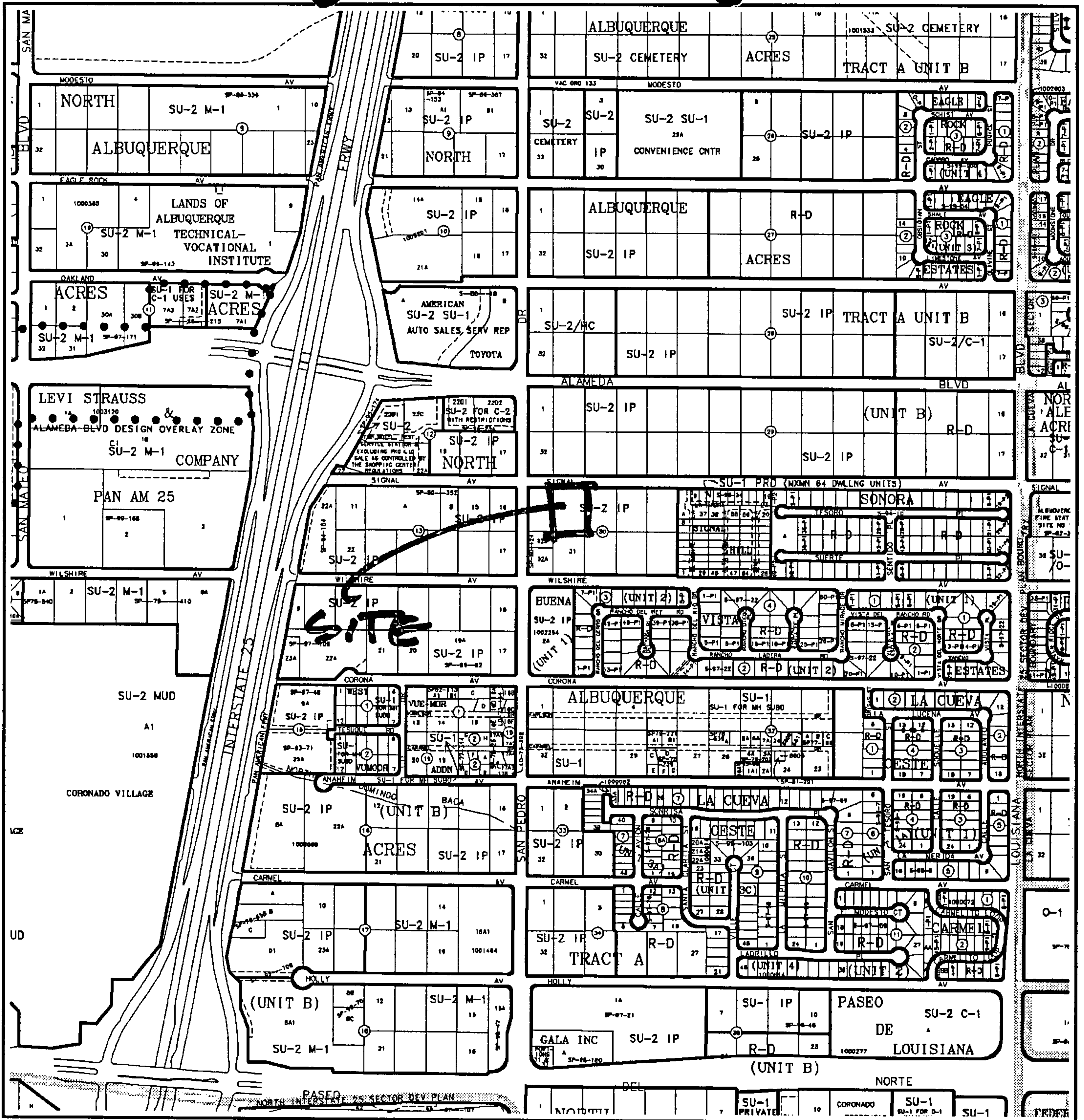
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04DRB - 01094  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 7/13/04  
Planner signature / date

**Project # 1003550**





**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

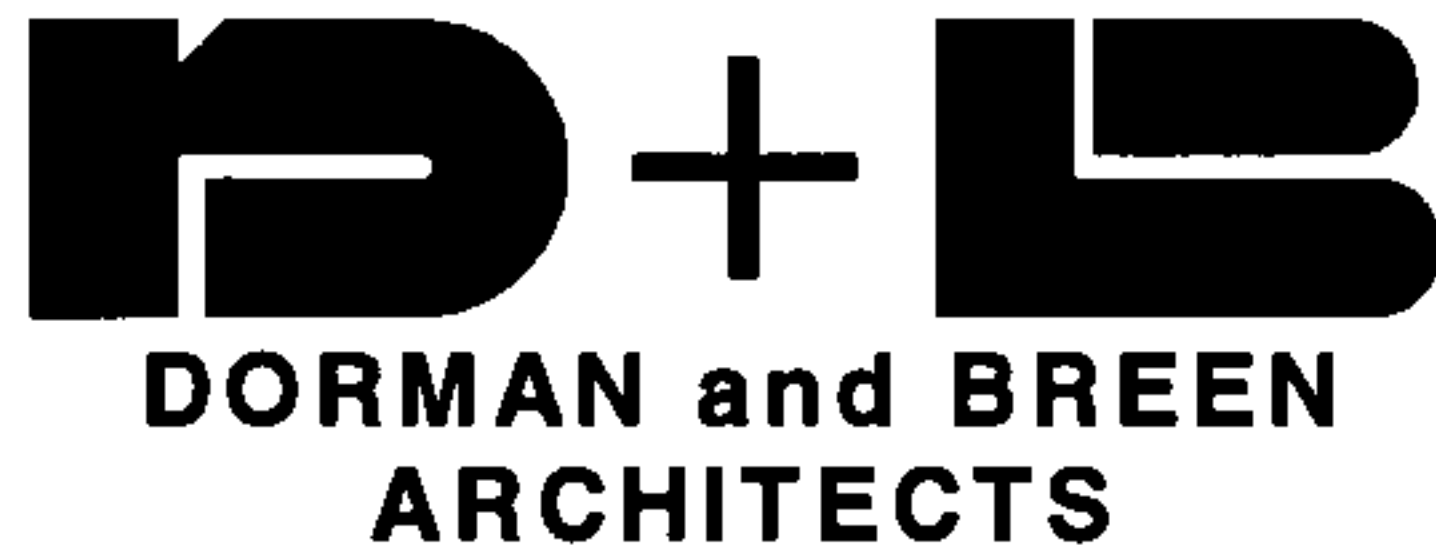
**Zone Atlas Page**

**C-18-Z**

Map Amended through July 06, 2004

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**REQUEST FOR D.R.B. APPROVAL:**  
**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**Regarding a new facility for:**

Albuquerque Sign Print, LTD

6010 Signal Ave. NE

Albuquerque, New Mexico, 87113

Legal Description: Lot 2, Block 30 of Tract A, Unit B, North Albuquerque Acres,  
City of Albuquerque, Bernalillo County, New Mexico

Location: Located on the south side of Signal Ave. NE  
Between San Pedro & Louisiana

**ACTION REQUESTED OF THE Development Review Board (DRB):**

**Approval of Site Development Plan for building permit.**

Justification for DRB approval: \_

— The new facility is to be built on a property located within the North I-25 Sector Development Plan boundaries in an area designated for "Light Industrial" uses. The property is zoned SU-2 / IP; a printing facility is a "Permissive Use" as per the zoning code for an Industrial Park zone.

DRB Public Hearing Date: July 20, 2004

Agent for the owner:

Dorman/Breen Architects

Contact person: Mark Baczek, AIA @ ofc:792-8160, fax: 792-8160



To: The City of Albuquerque Development Review Board (DRB)

Assignment of Dorman Breen Architects as Owner's Agent

**Project Architect:**

Ron James  
Ofc: 505-982-9196  
Fax: 505-982-5344

**Property:**

6010 Signal Ave. NE  
Albuquerque, New Mexico, 87113  
Legal Description: Lot 2, Block 30 of Tract A, Unit B, North Albuquerque Acres, Bernalillo  
County, City of Albuquerque, New Mexico  
Location: Located on the south side of Signal Ave. NE  
Between San Pedro & Louisiana

**Current Property Owner:**

Albuquerque Sign Print, LTD.  
James Oliver, President  
400 Juan Tabo Blvd. NE  
Albuquerque, New Mexico 87123

I hereby designate Dorman Breen Architects as Owner's Agent for purposes relating to  
the acquisition of a Site Development Plan for Building Permit Approval.

Owner: James F. Oliver Date: 7-12-04

Albuquerque Sign Print, LTD.  
James Oliver, President

permissive, except as follows:

1. Such activities which are conditional in this zone category (reference the C-3 zone) or in the M-1 zone or activities which are permissive or conditional in the M-2 zone are not permissive uses.
2. Such activities shall be conducted only inside a completely enclosed building.
3. Conditional uses in addition to those in the C-3 zone:
  - a. Automotive engine manufacturing, wholesaling or rebuilding of automotive vehicles or parts;
  - b. Such manufacturing activities which are conditional in the IP zone.
4. Tire recapping or retreading is not allowed.
  - c. Construction contractor's equipment storage or contractor's plant must be conducted in a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high, which must be solid. However, such uses which are existing at the time this zone category is imposed need not abide by the requirements for being within a building or wall/fence which is solid for so long as the property opposite the fence is non-conforming to the zone category which controls that adjacent land; these non-conforming contractor uses are, however, required to immediately undertake a street tree planting which meets normal arterial street tree standards along all edges of the premise which abut a street.
  - d. Signs: On-premise signs are as regulated in the IP zone; off-premise signs are not allowed.
  - e. Automobile dismantling yards are not allowed.
  - f. Machine shops are permissive.
  - g. Vehicle storage outdoors as a principal use, where vehicles are typically not moved for one week or more, is not allowed.

**E. Industrial Uses:**

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

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

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

c. Conditional uses shall be limited to:

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

2. Automotive sales, include 1ng related service and repair provided that the premises are developed consistent with an approved, attractive site development plan.

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

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

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

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

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

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



# 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.

  
Applicant or Agent Signature / Date

7/13/04

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.

## HEET #1 - SITE PLAN

### A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less      1" = 10'  
1.0 - 5.0 acres              1" = 20'  
Over 5 acres                  1" = 50'  
Over 20 acres                1" = 100'                      [Other scales as approved by staff]

3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines (clearly identify)
8. Existing and proposed easements (identify each)

## B. Proposed Development

### 1. Structural

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

### 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: 10 provided: 10  
Handicapped spaces required: 1 provided: 1
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 2  
provided: 2
  - 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
  - 1. Bikeways and bike-related facilities

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

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

## 4. Utilities

- ~~NA~~ 1. Fire hydrant locations, existing and proposed.
- ~~7~~ 2. Distribution lines
- ~~7~~ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ~~7~~ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ~~7~~ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

## 5. Phasing

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

## SHEET #2 - LANDSCAPING PLAN

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

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

## 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 discuss submittal requirements with Planning Department staff.

### B. Signage

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

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





**Written Project Summary:**

**Regarding a new facility for:**

Albuquerque Sign Print, LTD

6010 Signal Ave. NE

Albuquerque, New Mexico, 87113

Legal Description: Lot 2, Block 30 of Tract A, Unit B, North Albuquerque Acres,  
City of Albuquerque, Bernalillo County, New Mexico

Location: Located on the south side of Signal Ave. NE  
Between San Pedro & Louisiana

**ACTION REQUESTED OF THE Development Review Board (DRB):**

**Approval of Site Development Plan for building permit.**

Justification for DRB approval:

The new facility is to be built on a property located within the North I-25 Sector Development Plan boundaries in an area designated for "Light Industrial" uses. The property is zoned SU-2 / IP; a printing facility is a "Permissive Use" as per the zoning code for an Industrial Park zone. The new building shall be a pre-engineered metal building. Existing buildings across the street are also metal buildings as well as concrete block construction.

SEE ATTACHED PHOTOS OF NEIGHBORING BUILDINGS





Dscf0007.jpg



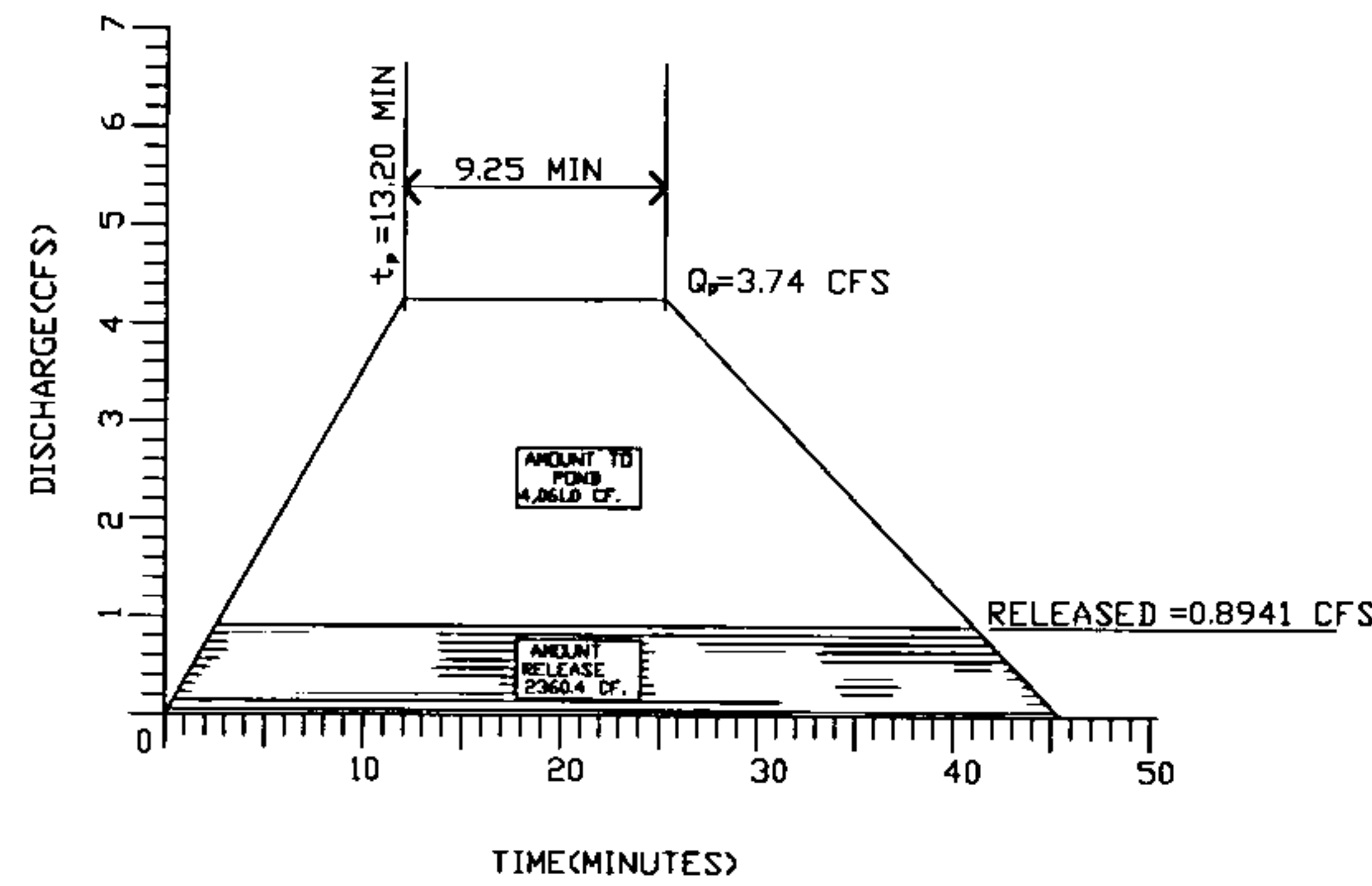
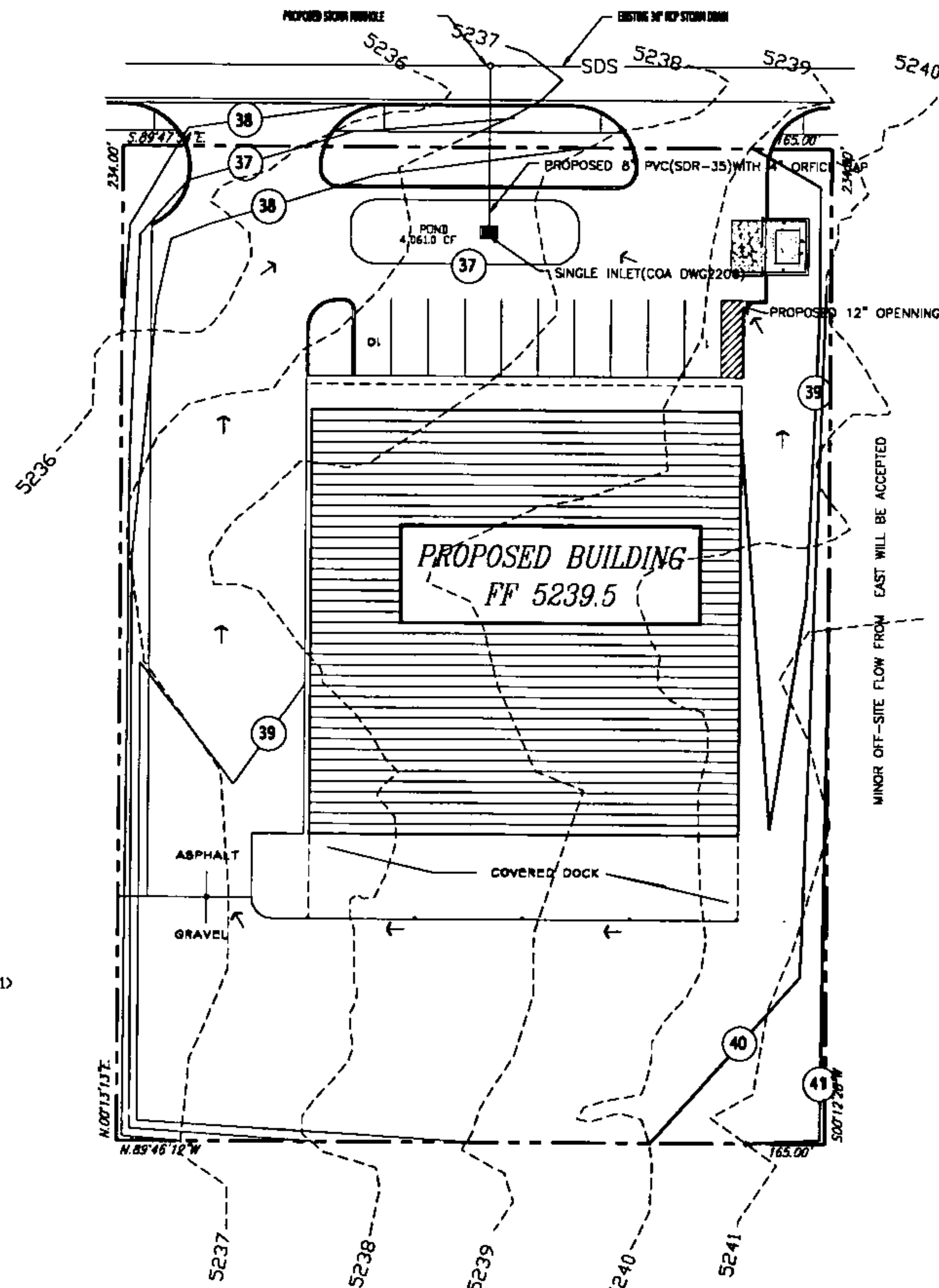


Dscf0005.jpg





SIGNAL AVENUE N. E.  
60.00' RIGHT OF WAY



HYDROGRAPH CALCULATIONS

GIVEN  
 $Q_p = 3.74$  CFS  $E = 1.93$  IN  
 $A_p = 0.546$  AC  $t_p = 0.2$  HRS  
 $A = 0.88521$  AC

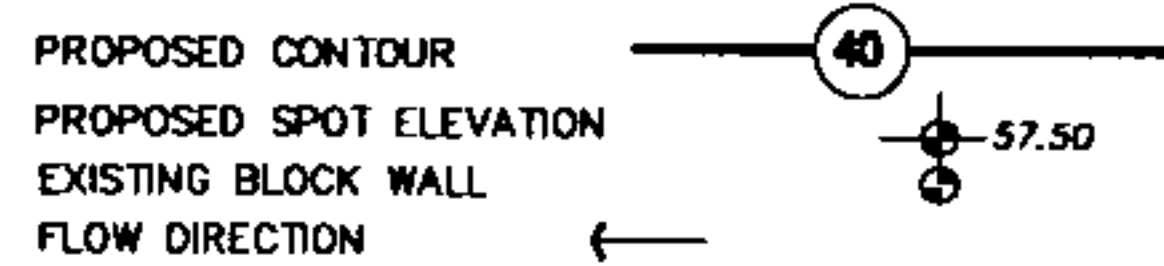
TIME TO PEAK  
 $t_p = (0.7 \times 0.2) + 1.6 - A_p / A_s \times 12$   
 $t_p = (0.7 \times 0.2) + 1.6 - (0.546 / 0.88521) \times 12$   
 $t_p = (0.22 \times 60)$   
 $t_p = 13.20$  MIN

CONTINUE THE PEAK CALCULATION

$0.25 \times A_p / A_s$   
 $0.25 \times 0.546 / 0.88521$   
 $0.154(60)$   
 $9.25$  MIN

DURATION OF PEAK  
 $2.107 \times 1.93 \times 0.88521 / 3.74 - (0.25 \times 0.546 / 0.88521)$   
 $2.107 \times 1.93 \times 0.88521 / 3.74 - (0.154)$   
 $48.54$  MIN

SYMBOL LEGEND



ABBREVIATION LEGEND

TOP OF CURB - TC = 57.25  
 FLOWLINE - FL = 56.57  
 TOP OF WALL - TW = 59.00  
 EXISTING OR PROPOSED CONCRETE SURF

EROSION CONTROL MEASURES:

- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN:
  - ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
  - ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THEREON.

PROJECT AREA = 0.88581 ac.  
 ALBUQUERQUE SIGN PRINT  
 ZONE 3

PRECIPITATION: 360 = 2.60 in.  
 1440 = 3.1 in.  
 10day = 4.9 in.

| EXISTING CONDITIONS: | PEAK DISCHARGE: |
|----------------------|-----------------|
| TREATMENT A 0.66 in. | 1.87 cfs/ac.    |
| TREATMENT B 0.92 in. | 2.6 cfs/ac.     |
| TREATMENT C 1.29 in. | 3.45 cfs/ac.    |
| TREATMENT D 2.36 in. | 5.02 cfs/ac.    |

| EXISTING CONDITIONS:    | PROPOSED CONDITIONS: |
|-------------------------|----------------------|
| TREATMENT A 0 ac.       | 0 ac.                |
| TREATMENT B 0 ac.       | 0.051 ac.            |
| TREATMENT C 0.88581 ac. | 0.299 ac.            |
| TREATMENT D 0 ac.       | 0.5458 ac.           |

EXISTING EXCESS PRECIPITATION:  
 Weighted E = (0.66)(0.00) + (0.92)(0.00) + (1.29)(0.89) + (2.36)(0.00) / 0.89 ac.  
 = 1.29 in.

V100-360 = (1.29)(0.89) / 12 = 0.095225 ac-ft = 4148 CF

EXISTING PEAK DISCHARGE:  
 $Q_{100} = (1.87)(0.00) + (2.6)(0.00) + (3.45)(0.89) + (5.02)(0.00) = 3.06$  CFS

PROPOSED EXCESS PRECIPITATION:  
 Weighted E = (0.66)(0.00) + (0.92)(0.05) + (1.29)(0.29) + (2.36)(0.55) / 0.89 ac.  
 = 1.93 in.

V100-360 = (1.93)(0.89) / 12.0 = 0.142318 ac-ft = 6199 CF

V100-1440 = (0.14)(0.55)(3.10 - 2.80) / 12 = 0.165080 ac-ft = 7190 CF

V100-10day = (0.14)(0.55)(4.90 - 2.80) / 12 = 0.246930 ac-ft = 10758 CF

PROPOSED PEAK DISCHARGE:  
 $Q_{100} = (1.87)(0.00) + (2.6)(0.05) + (3.45)(0.29) + (5.02)(0.55) = 3.74$  CFS

INCREASE 3.74 CFS - 3.06 CFS = 0.68 CFS

SD 19 APPROVAL BLOCK

| APPROVALS | NAME | DATE |
|-----------|------|------|
| HYDROLOGY |      |      |

NOTE TO CONTRACTOR:

- An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
- All work detailed in this plan to be performed, except as otherwise stated or provided herein, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
- Two working days prior to any excavation, contractor must contact line locating Services (760-1990) for locating existing sub-surface utilities.
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential constructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay to the subject project.
- Backfill compaction shall be according to commercial use or soils report(s) recommendations.
- All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.
- Maintenance of this facilities shall be the responsibility of the owner of the property it serves

SITE LOCATION

VICINITY MAP C-18 FIRM PANEL 0137D

GRADING/DRAINAGE PLAN

THE PURPOSE OF THIS GRADING/DRAINAGE PLAN IS TO OBTAIN A BUILDING PERMIT AND SD 19 APPROVALS FOR LOT 2, BLOCK 30, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED ON THE SOUTH SIDE OF SIGNAL AVENUE N.E. AND IS THE SECOND LOT EAST OF SAN PEDRO DRIVE N.E. THE SITE IS CURRENTLY ZONED SU-2 IP AND IS THEREFORE NOT SUBJECT TO SITE PLAN CONTROL AT PRESENT. THE RUN-OFF GENERATED BY THIS SITE DRAINS FROM EAST TO WEST VIA SURFACE FLOW. THE SITE IS CURRENTLY UNDEVELOPED.

DEVELOPED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF AN OFFICE/WAREHOUSE TYPE BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. THERE EXISTS NO PREVIOUSLY APPROVED DRAINAGE PLAN FOR THIS SITE. HOWEVER, REVIEW OF THE ADJACENT SITE TO THE EAST (GRADING/DRAINAGE PLAN FOR EARTHGRAIN BAKERY PARKING LOT) INDICATES THE ALLOWABLE DESIGN CRITERIA FOR THIS AREA AS SET FORTH IN THE DRAINAGE REPORT FOR SIGNAL HILLS SUBDIVISION (BY AWD ENGINEERING DATED 9/27/1998) OF 1.41 CFS/ACRE. FURTHERMORE, THE DISCHARGE RATE FOR SIGNAL AVENUE FRONTAGE SHOULD BE CALCULATED AND THEN SUBTRACTED FROM THE 1.41 CFS/ACRE IN ORDER TO DETERMINE THE NET ALLOWABLE DISCHARGE RATE FOR THIS SITE. THIS SITE WILL BE GRADED SO AS TO POND THE REQUIRED VOLUME AFTER THE ALLOWABLE RELEASE FLOWRATE HAS BEEN ACCOUNTED FOR. THE CALCULATIONS CONTAINED HEREIN ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME GENERATED. ALSO CONTAINED HEREIN ARE CALCULATIONS FOR THE HYDROGRAPH PER SECTION A-B, HYDROGRAPH FOR SMALL WATERSHEDS, AS DEMONSTRATED BY THESE CALCULATIONS AS WELL AS THOSE FOR INLET, ORATE AND DISCHARGE CAPACITY. THE INCREASE IN RUN-OFF GENERATED BY THE PROPOSED IMPROVEMENTS WILL BE HANDLED THROUGH THE USE OF AN ADEQUATELY SIZED PONDING AREA WITHIN THE PAVED PARKING AREA TO THE NORTH. IN ADDITION, THE FLOWS EXITING THE SITE WILL BE REGULATED THROUGH THE USE OF A 4" ORFICE PLATE THAT RESULTS IN FLOWS WELL BELOW THE ALLOWABLE DISCHARGE RATE.

CONCLUSION

THIS PROPOSED GRADING/DRAINAGE PLAN IS CONSISTENT WITH OTHERS IN THE AREA AND HAS FOLLOWED REQUIREMENTS SET FORTH BY THE HYDROLOGY DEPARTMENT.

ALLOWABLE DISCHARGE

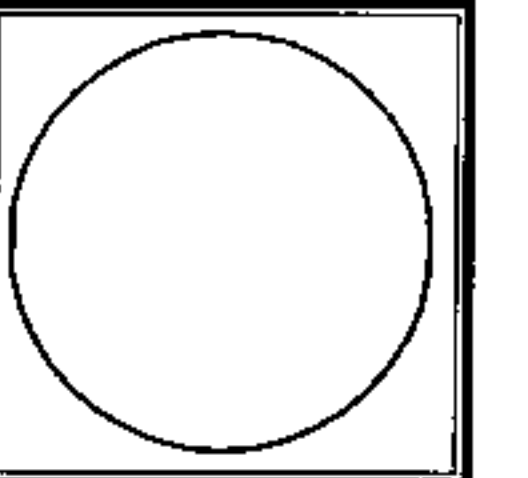
1.41 CFS/ACRE - ROAD FRONTAGE RUN-OFF  
 1.41 CFS/ACRE - 0.40 CFS X 0.88521 ACRES = 0.8841 CFS

DETENTION PONDING CALCULATIONS

A. INLET CONDITION (MAX W.S.L. = ?)  
 $Q = CA(2gh)^{1/2}$   
 $C = 0.80$   $g = 32.2$   $h = 2.0'$   $A = 2.28$  (half clogged)  
 $Q = (0.80)(2.28)(2 \times 32.2 \times 2.0)^{1/2}$   
 $Q = 15.71$  CFS >>  $Q_{100} = 3.74$  CFS

B. ENTRANCE CONDITION (4" ORFICE)  
 $Q = CA(2gh)^{1/2}$   
 $C = 0.80$   $g = 32.2$   $h = 2.75'$   $A = 0.09$  sq ft  
 $Q = (0.80)(0.09)(2 \times 32.2 \times 2.75)^{1/2}$   
 $Q = 0.72$  CFS = Q RELEASE << Q ALLOWABLE 0.8841 CFS

C. POND VOLUME



|           |               |
|-----------|---------------|
| JOB NO.   |               |
| DATE      | JULY 11, 2004 |
| REVISIONS |               |

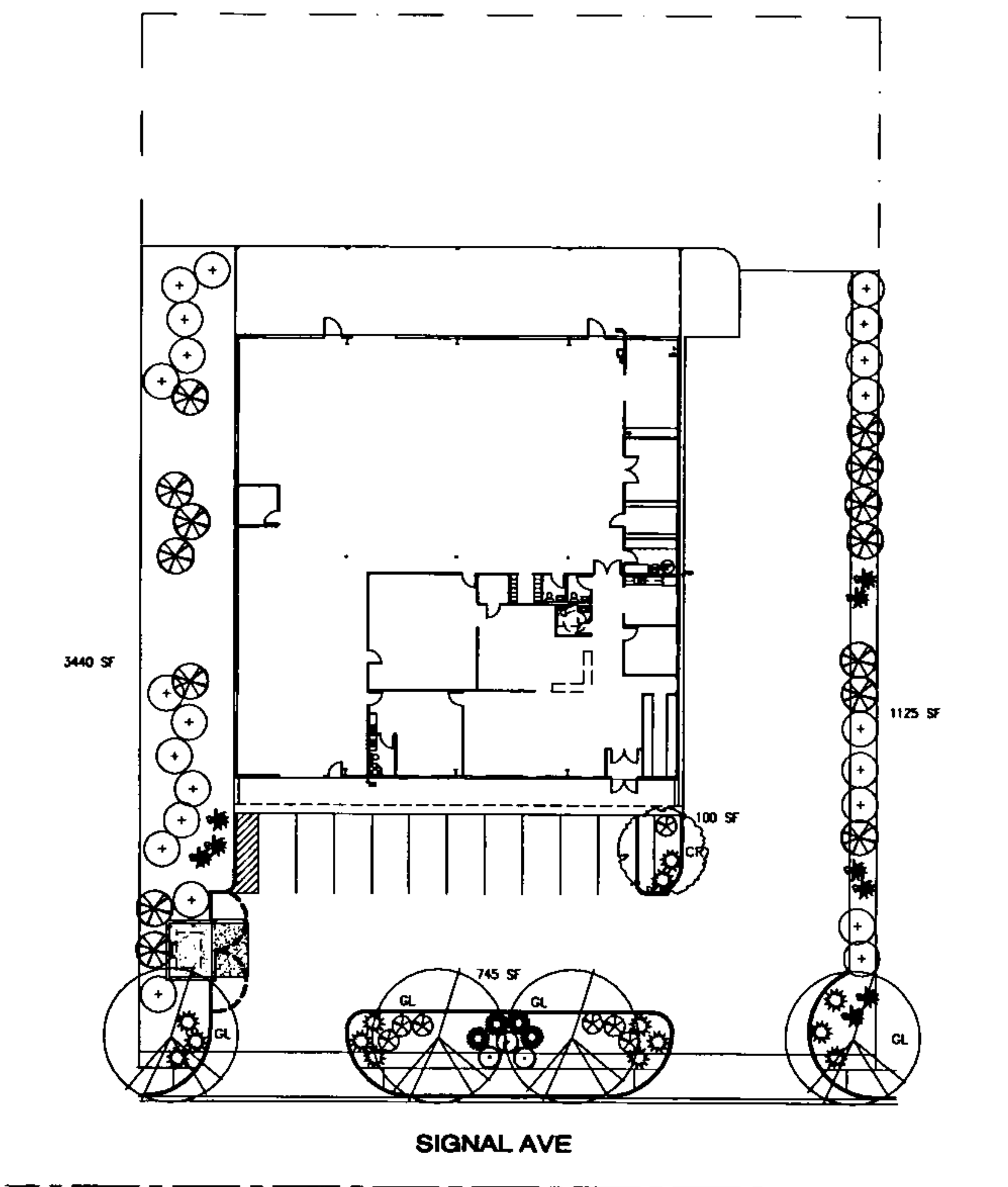
Sheet Title  
**GRADING/DRAINAGE PLAN**  
 Checked By:  
 Drawn By: BMM/WH

CONCEPTUAL  
 Albuquerque, New Mexico

Project Name:  
 ALBUQUERQUE SIGN PRINT  
 SIGNAL AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO 87111

SHEET NO.  
**C2.1**  
 2 OF 5

LEGAL DESCRIPTION  
 LOT NUMBERED TWO (2) IN BLOCK NUMBERED THIRTY (30) OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES BERNALILLO COUNTY, ALBUQUERQUE NEW MEXICO.  
 BENCHMARK:  
 AN ACS ALUMINUM CAP STAMPED "9-C18" LOCATED IN THE S.W. QUADRANT OF THE INTERSECTION OF WILSHIRE AVE. AND SAN PEDRO N.E. ELEVATION 5229.79  
 I.B.M.  
 STORM DRAIN MANHOLE RIM LOCATED WITHIN SIGNAL AVE. APPROX. 45' FEET NORTHEAST OF THE NORTHEAST PROPERTY CORNER OF LOT 2 ELEVATION: 5237.49'



**PLANT LEGEND**

| SYMBOL | QTY. | BOTANICAL NAME         | COMMON NAME     | SIZE   | WATER USE |
|--------|------|------------------------|-----------------|--------|-----------|
| GL     | 4    | GLEDITSIA              | HONEY LOCUST    | 2" CAL | H         |
| CR     | 1    | CRATAEGUS              | HAWTHORN        | 15 GAL | M         |
| +      | 22   | ELAEAGNUS PUNGENS      | SILVERBERRY     | 5 GAL  | M         |
| ⊗      | 14   | JUNIPERUS SABINA       | BUFFALO JUNIPER | 5 GAL  | M         |
| ⊗      | 7    | RAPHIOLEPIS INDICA     | INDIA HAWTHORN  | 5 GAL  | M         |
| ⊗      | 14   | BUDDLEIA DAVIDII       | BUTTERFLY BUSH  | 5 GAL  | M         |
| ⊗      | 3    | ROSMARINUS OFFICINALIS | ROSEMARY        | 5 GAL  | M         |
| ⊗      | 4    | MISCANTHUS SINENSIS    | MAIDEN GRASS    | 5 GAL  | M         |
| ⊗      | 9    | HESPERALOE PARVIFLORA  | RED YUCCA       | 5 GAL  | M         |

**SITE DATA**

|                         |           |
|-------------------------|-----------|
| GROSS LOT AREA          | 30,585 SF |
| LESS BUILDING           | 10,000 SF |
| NET LOT AREA            | 20,585 SF |
| REQUIRED LANDSCAPE      | 4,287 SF  |
| 15% OF NET LOT AREA     |           |
| PROPOSED LANDSCAPE      | 5,410 SF  |
| PERCENT OF NET LOT AREA | 18.9%     |

**PLANTING RESTRICTIONS APPROACH**

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS  
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

**NOTE**

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE  
 PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN CRUSHER FINES AT 2"-3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

**HeadUp**  
 LANDSCAPE CONTRACTORS  
 7525 SECOND ST. NW  
 ALBUQUERQUE, NM  
 (505) 898-9615  
 LICENSE 18890  
 www.headuplandscape.com

**LANDSCAPE PLAN**

SCALE: 1" = 20' - 0"



**DORMAN and BREEN**  
 LAURENCE BREEN A.L.A.  
 SANTA FE, NM 806-982-9196

**R + B**  
 RICHARD DORMAN F.A.L.A.  
 ALBUQUERQUE, NM 505-299-8940

Albuquerque Sign Print

6010 Signal Ave NE  
 ALBUQUERQUE, NM 87113



SHEET TITLE  
**LANDSCAPE PLAN**

JOB NUMBER  
**0330**

DATE  
**7/13/04**

| REVISIONS | DATE |
|-----------|------|
|           |      |
|           |      |
|           |      |
|           |      |

SHEET  
**L-1.1**  
 3 OF 5



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

**PAID RECEIPT**

APPLICANT NAME ALBA SIGN PRINT Co.  
 AGENT DORMAN GREEN ARCH.  
 ADDRESS 10305 TUMAN PL. NW 87114  
 PROJECT & APP # 1003550 / OADR-01094  
 PROJECT NAME ALBA SIGN PRINT.

\$ 20<sup>00</sup> 441032/3424000 Conflict Management Fee  
 \$ 385<sup>00</sup> 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<sup>00</sup> TOTAL AMOUNT DUE

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

7/13/2004 12:08PM LOC: ANNX  
 RECEIPT# 00028602 WSH# 007 TRANSH# 0014  
 Account 441006 Fund 0110  
 Activity 4983000 TRSLJS  
 Trans Amt \$405.00  
 J24 Misc \$85.00  
 VI \$05.00  
 CHANGE \$0.00

City Of Albuquerque  
 Treasury Division

City Of Albuquerque  
 Treasury Division

7/13/2004 12:08PM LOC: ANNX  
 RECEIPT# 00028601 WSH# 007 TRANSH# 0014  
 Account 441032 Fund 0110  
 Activity 3424000 TRSLJS  
 Trans Amt \$405.00  
 J24 Misc \$20.00

Thank You

Thank You