



Complete 2-18-05
Bl.

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.: 05DRB-00114 (SBP)

Project # 1003646

Project Name: VIDAS SUBDIVISION

Agent: Paula Dal Santo

Phone No.: 259-3955

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 02/16/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1003646



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- _____
- _____

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- _____
- _____

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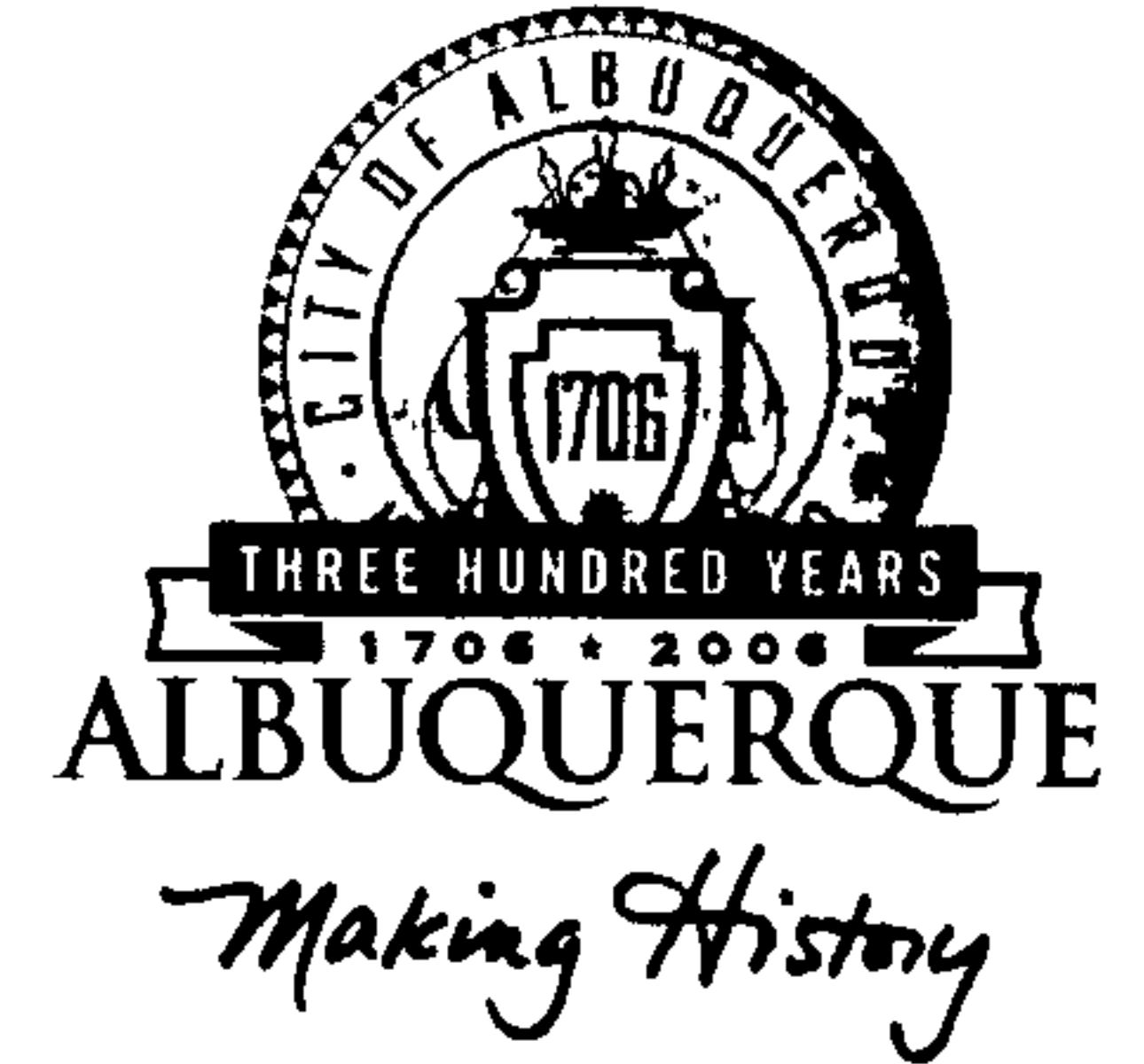
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Project Number

1003646

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003646

AGENDA ITEM NO: 13

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

No adverse comments.

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: February 16, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 16, 2005 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: 11:45 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 # 1000126**
05DRB-00099 Major-Two Year SIA
05DRB-00100 Minor-Ext of SIA for
Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 11, 12 and 13, **SAUVIGNON, UNIT 1**, zoned R-1, located on SAN ANTONIO NE, between SKY VALLEY WAY NE and LOWELL ST NE containing approximately 16 acre(s). [REF: 02DRB00032, 03DRB00016] (E-22) **THE TWO-YEAR SIA WAS WITHDRAWN AT THE AGENT'S REQUEST. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05*] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

3. **Project # 1000508**
05DRB-00093 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B1A, **TOWNE PARK PLAZA**, zoned SU-1, C-1, located on EUBANK BLVD NE, between I-40 and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00EPC01182, 02DRB01528, 02DRB01529, 02AA01605] (K-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION OF FINAL PLAT: RELOCATED WATER LINE MUST BE IN PLACE PRIOR TO FINAL PLAT APPROVAL.**

4. **Project # 1002960**
05DRB-00108 Major-Vacation of Pub
Right-of-Way
05DRB-00109 Major-Preliminary Plat
Approval
05DRB-00110 Minor-Sidewalk Waiver
05DRB-00111 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, SUNDORO SOUTH, UNIT 1, (to be known as SUNDORO SOUTH, UNIT 2, zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA DR NW and I-40 containing approximately 6 acre(s). [REF: 04DRB01006, 04DRB01007] (J-8/J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROPERTY SHALL BE EXCHANGED WITH NMDOT. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003285**
05DRB-00105 Major-Preliminary Plat Approval
05DRB-00106 Major-Vacation of Pub Right-of-Way
05DRB-00112 Minor-Sidewalk Waiver
05DRB-00107 Major-Vacation of Public Easements
05DRB-00113 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, TOWN OF ATRISCO GRANT UNIT 5 (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 RLT, located on ENDEE RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 23 acre(s). [REF: 04DRB01689, 04DRB01690, 04DRB01691, 04DRB01692, 04DRB01693] [Listed under Project #1003606 in error] (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: SILICA AVENUE SHALL BE DEDICATED AS A 44-FOOT RIGHT-OF-WAY TO THE WESTERN BOUNDARY. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C 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.**

6. **Project # 1003360**
05DRB-00115 Major-Vacation of Public Easements
05DRB-00116 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 special use zone, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: ZA-77-179] (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD.**

7. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub
Right-of-Way
05DRB-00121 Major-Preliminary Plat
Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub
Right-of-Way
04DRB-01695 Major-Preliminary Plat
Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [*Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

9. **Project # 1001440**
05DRB-00026 Major-SiteDev Plan
BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA**, zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [*Deferred from 2/2/05*] (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CORRECT WATER AND SEWER SERVICE LINE SIZES AND SHOW METER LOCATION AND SIZE AND PLANNING FOR 15-DAY APPEAL PERIOD AND COMMENTS IN FILE.**

10. **Project # 1003790**
05DRB-00085 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF:04DRB01790] [Deferred from 2/9/05 & 2/16/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05 & 2/16/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00165 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [Deferred from 2/9/05 & 2/16/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

11. **Project # 1003929**
05DRB-00205 Minor-SiteDev Plan
BldPermit

SANDERS AND ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 42, **ALAMEDA BUSINESS PARK**, zoned SU-2 FOR IP-EP USES, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, PROJ-1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON COMMENT SHEET AND TO PLANNING TO ADD ROOF LANGUAGE ON 2/11/05 LETTER ONTO SITE PLAN FOR BUILDING PERMIT AS A NOTE.**

12. **Project # 1002529**
05DRB-00212 Minor-SiteDev Plan
Subd/EPC
05DRB-00213 Minor-SiteDev Plan
BldPermit/EPC
05DRB-00214 Minor-Amnd Prelim Plat
Approval

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, a partition of BLACK RANCH (to be known as **CAS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC01840, 04EPC01841, 04EPC01843, 04DRB01060, 04DRB01059, 04DRB01374] [Makita Hill, EPC Case Planner] (B-13/B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK NEEDS TO BE ADDED. THE AMENDED INFRASTRUCTURE LIST DATED 2/16/05 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. ~~Project # 1003646~~
05DRB-00114 Minor-SiteDev Plan
BldPermit

PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION**, zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] [Elvira Lopez, EPC Case Planner] [Deferred from 2/2/05] (H-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan
BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan
Subd/EPC
05DRB-00163 Minor-SiteDev Plan
BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05 & 2/16/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

- 05DRB-00160 Minor-Prelim&Final Plat
Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05 & 2/16/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

15. **Project # 1003764**
05DRB-00208 Minor-SiteDev Plan
BldPermit/EPC

SMPC ARCHITECTS agent(s) for HOPE EVANGELICAL FREE CHURCH request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **HOLIDAY PARK SUBDIVISION**, zoned SU-1 Church & Related, located on JUAN TABO BLVD NE, between MANITOBA ST NE and BAJA DR NE containing approximately 4.6 acre(s). [**Stephanie Shumsky, EPC Case Planner**] (F-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND TRANSPORTATION DEVELOPMENT FOR PARKING BUMPERS, RESCIND TCL AND 3 COPIES OF SITE PLAN FOR BUILDING PERMIT.**

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

16. **Project # 1003874**
05DRB-00199 Minor-Subd Design (DPM)
Variance
- ISAACSON & ARFMAN, PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-00717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126] (N-8) **A SUBDIVISION DESIGN VARIANCE FOR BLOCK LENGTH WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
17. **Project # 1003932**
05DRB-00215 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for TRICOR REFERENCE LABS request(s) the above action(s) for all or a portion of Tract(s) D-1-A, **GATEWAY SUBDIVISION**, zoned SU-2 FOR C-3, located on WOODWARD PL NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 10 acre(s). [REF: 02DRB01516] (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND CHECK FOR LINEOUT NOTE.**
18. **Project # 1000849**
05DRB-00211 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) 61, 62 and 63, **BREEZE AT MOUNTAIN GATE**, zoned SU-1, PRD,C-1, SC, located on FOUR HILLS RD SE, between WENONAH AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003761**
05DRB-00210 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF:Z-03-01007, 03DRB00989][*Final Plat was Indef Deferred for SIA 6/16/04*] *[Deferred from 2/9/05 & 2/16/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

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

21. **Project # 1003931**
05DRB-00209 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for THOMAS AND BETTS request(s) the above action(s) for all or a portion of Tract(s) A, **ATRISCO BUSINESS PARK, UNIT 1**, zoned SU-1 Planned Industrial Park, located on BLUEWATER RD NW, between AIRPORT DR NW and COORS BLVD NW containing approximately 40 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003928**
05DRB-00203 Minor-Sketch Plat or Plan
- SURVEY'S SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 16-D, **TOHATCHI ADDITION** and Lot(s) 12, Block(s) C, **J. M. MOORE REALTY CO'S 3RD ADDITION**, zoned R-1, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 2 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1003930**
05DRB-00206 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LANDS OF BRACKSON A. COURSON**, zoned RD, located on 64TH ST NW, between MILNE RD NE and containing approximately 4 acre(s). [REF: 03DRB-02074] (G-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. Approval of the Development Review Board Minutes for January 26, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 26, 2004 WERE APPROVED.**

ADJOURNED: 11:45 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 2, 2005 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: Noon
- 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 # 1001932**
04DRB-01995 Major-One Year SIA MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES OF NEW MEXICO INC request(s) the above action(s) for, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1 RD, located on UNSER BLVD NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 40 acre(s). [REF: 03DRB00220, 03DRB00353, 02DRB01810] (G-9/G-10, H-9/H-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002250**
05DRB-00009 Major-One Year SIA
- ISAACSON & ARFMAN PA agent(s) for VENTANA RANCH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-C, **VENTANA RANCH APARTMENTS**, zoned SU-1 FOR R-2, located on IRVING BLVD NW at UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 02DRB01890, 02EPC01480, 02EPC01481] (B-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
3. **Project # 1003874**
05DRB-00032 Major-Preliminary Plat Approval
05DRB-00033 Major-Vacation of Public Easements
05DRB-00034 Minor-Sidewalk Waiver
05DRB-00035 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717] *[Deferred from 2/2/05]* (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
- 05DRB-00126 Minor-SiteDev Plan Subd
- ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16**, zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032,05DRB00033,05DRB00034, 05DRB00035] *[Deferred from 2/2/05]* (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
4. **Project # 1000045**
05DRB-00030 Major-Vacation of Public Easements
- TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, **RENAISSANCE CENTER**, zoned SU-1 C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 13 acre(s). [REF: DRB-98-227, Z-98-22, Z-99-3, 04DRB01978] (F-16) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003673**
05DRB-00028 Major-Vacation of Pub
Right-of-Way
05DRB-00029 Major-Vacation of Public
Easements

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). *[Deferred from 2/2/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

6. **Project # 1001440**
05DRB-00026 Major-SiteDev Plan
BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA**, zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). *[Deferred from 2/2/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

7. **Project # 1002632**
04DRB-01991 Major-Preliminary Plat
Approval
04DRB-01992 Major-Vacation of Pub
Right-of-Way
04DRB-01993 Major-Vacation of Public
Easements
04DRB-01994 Minor-Temp Defer
SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 1/26/05 & 2/2/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

8. **Project # 1002134**
04DRB-01804 Major-Preliminary
Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199][*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/18/05 THE PRELIMINARY PLAT WAS APPROVED.**

04DRB-01967 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16) **THE SITE PLAN FOR SUBDIVISION WS APPROVED AND SIGNED OFF BY THE BOARD.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

9. **Project # 1000965**
05DRB-00124 Minor-Amended
SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 1A, E, F, G, J, L, M, N and P, LANDS OF RAY A GRAHAM III, OVENWEST AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 FOR PRD, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 46 acre(s). [REF: 04EPC00855, 04EPC00857, 03EPC01103, 03DRB01714] **[Juanita Garcia, EPC Case Planner]** (F-11) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 05DRB-00129 Major-Final Plat
Approval

BOHANNAN-HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL. NW containing approximately 85 acre(s). [REF: 03DRB01559,03DRB01565] (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003646**
05DRB-00114 Minor-SiteDev Plan
BldPermit

PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION**, zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 2/2/05]* (H-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

11. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan
Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

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

12. **Project # 1003871**
05DRB-00019 Minor-Prelim&Final Plat
Approval

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] [Was Indef. Deferred on a no show 1/19/05] [Deferred from 1/26/05] (K-22) **WITHDRAWN AT THE AGENT'S REQUEST.**

05DRB-00125 Minor-Vacation of
Private Easements

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36, 05DRB00019]. (K-22) **WITHDRAWN AT THE AGENT'S REQUEST WITH THE FOLLOWING FINDING: IT HAS ALREADY BEEN VACATED AT THE COUNTY CLERK'S OFFICE.**

13. **Project # 1003685**
05DRB-00127 Major-Final Plat
Approval
05DRB-00128- Minor-Subd Design
(DPM) Variance
- BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304,04DRB01814] *[Deferred from 2/2/05]* (B-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
14. **Project # 1003696**
05DRB-00096 Major-Final Plat
Approval
- RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
15. **Project # 1001899**
04DRB-01239 Minor-Final Plat
Approval
- BRASHER & LORENZ agent(s) for TIPTON & ASSOCIATES, INC request(s) the above action(s) for all or a portion of Tract(s) 7, LA VILLITA, (to be known as **VILLAS TUSCANO**) zoned SU-1 FOR PRD, located on LA VILLITA RD NE, between CANDELARIA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). [REF: 04EPC00697, 04DRB 00248, DRB 98-84, DRB-99-233] [Carmen Marrone, EPC Case Planner] *[Final Plat was indefinitely deferred for the SIA]* (H-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING INFORMATION ON THE PLAT REGARDING MAINTENANCE AND BENEFICIARIES OF PRIVATE ROADS.**

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

16. **Project # 1003801**
05DRB-00101 Minor-Sketch Plat or Plan
- SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION**, zoned O-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] (J-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1003902**
05DRB-00102 Minor-Sketch Plat or Plan
- SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 41, **TIJERAS PLACE ADDITION**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and CAGUA DR SE. (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board Minutes for January 19, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 19, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON



City of Albuquerque

Development Review

Martin Chavez, Mayor
Interoffice Memorandum

February 1, 2005

To: Sheran Matson, Development Review Board

CC: Claire Senova

From: Elvira Lopez, Planner, Development Review

Subject: Project 1003646, Site Development Plan for Building Permit

The following Conditions have been met in the following manner:

Condition 1: satisfied

Condition 2: satisfied

Condition 3: Notes regarding the free-standing sign are consistent with the C-3 zone. However, contrary to the applicant letter to the DRB, the building mounted signage is limited to ½ of 20% of the front façade according to Section 14-16-2-17 (9)(c)(2)(b). In this case, the building mounted signage cannot be more than 10% of the front façade. The current submittal proposes building mounted signage greater than 10% of the front façade. The elevation drawings should indicate the building mounted signage as a percentage of the front façade.

Condition 4: The bar scale indicates the plan is at a 1" equals 10" scale. Dimensions of the ~~building~~ building footprint do not appear to be consistent with this scale.

Condition 5: satisfied.

Condition 6: The right-of-way dimension is provided, but the pavement width is not indicated. At the time of EPC review, staff believed that the 40'-4" wide dimension that was provided then was the pavement width of the road. Please provide both the pavement width and verify that 40'-4" dimension is the right-of-way width.

Condition 7: It is unclear how the 6' wide pedestrian walkways function. These walkways are located along the south and north facades.

Condition 8: satisfied.

Condition 9: The submitted information regarding lighting makes it difficult to determine if Section 14-16-3-9 (A), Area Lighting Regulations of the Zoning Code is met. This regulation states that, “The location of the lighting fixture together with its cut-off angle shall be such that it does not directly shine on any public right-of-way or any other residential premises”.

Condition 10: satisfied

Condition 11: satisfied

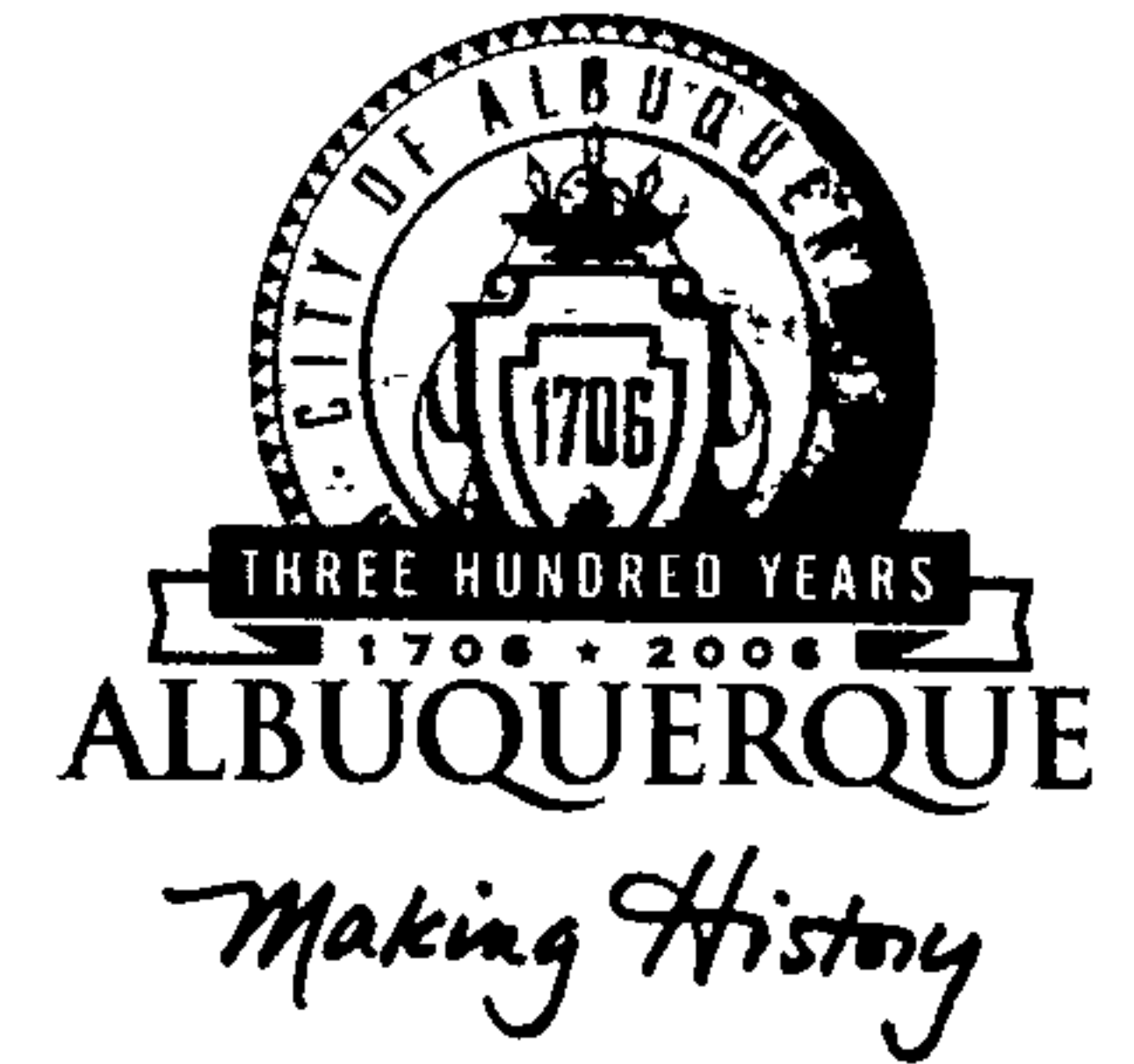
Condition 12: the Fire Department Inspector has signed an approved Fire Hydrant and Instantaneous Fire Flow Requirements form. Please verify approval of fire flow requirements from Utility Development.

Condition 13: Hydrology should verify that an approved conceptual grading and drainage plan has been provided.

Condition 14: satisfied

Condition 15: The Transportation Engineer will verify that these conditions are met.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003646

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

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: February 2, 2005

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

PAID RECEIPT

APPLICANT NAME Paula Dal Santo
AGENT Same
ADDRESS 1200 Washington NE.
PROJECT & APP# 1003646 / 05 DRB 00114
PROJECT NAME Vidas Subd.

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions (Temp. deferral)

\$ _____ 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

\$ 50.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

2/16/2005 6:48AM LOC: ANNX
RECEIPT# 00035565 WSH 006 TRANSH 0004
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$50.00
J24 Misc \$50.00
MC \$50.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

Supplemental form

- | | | |
|--------------------------|--------------------------|---------------------------------------------------------------------------------------|
| S | Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| P | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| D | <input type="checkbox"/> | 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: Paula Dal Santo PHONE: 505-259-3955
 ADDRESS: 1200 Washington NE FAX: 505-883-8264
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: dalsantoarch@aol.com
 Proprietary interest in site: owner List all owners: Paula Dal Santo + Ed Anthony
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Renovation of existing 2510 sq ft Annual Clinic to offices, Plus 1530 sq ft of new office space **SITE PLAN FOR BLDG PERMIT**
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. 1-B-5 Block: 1 Unit: _____
 Subdiv. / Adn. VIDAS SUBDIVISION
 Current Zoning: SU-1 C-3 Proposed zoning: same
 Zone Atlas page(s): H-17-2 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 18,195 # 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. 101705948320341503 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Prospect
 Between: San Mateo and Washington

CASE HISTORY: Elvira Lopez, EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
EPC - AEPC 01336

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 8-17-04

SIGNATURE Paula Dal Santo DATE 1-18-05
 (Print) Paula Dal Santo Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB .00114</u>	<u>SBP</u>	<u>PC3)</u>	<u>\$ 0</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>2-2-05</u>			Total <u>\$ 20.00</u>

[Signature] 1-20-05
 Planner signature / date

Project # 1003646

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
 - ___ 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
 - ___ 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
 - ___ 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.

Paula Dal Santo
 Applicant name (print)
[Signature]
 Applicant signature / date
 1/19/05

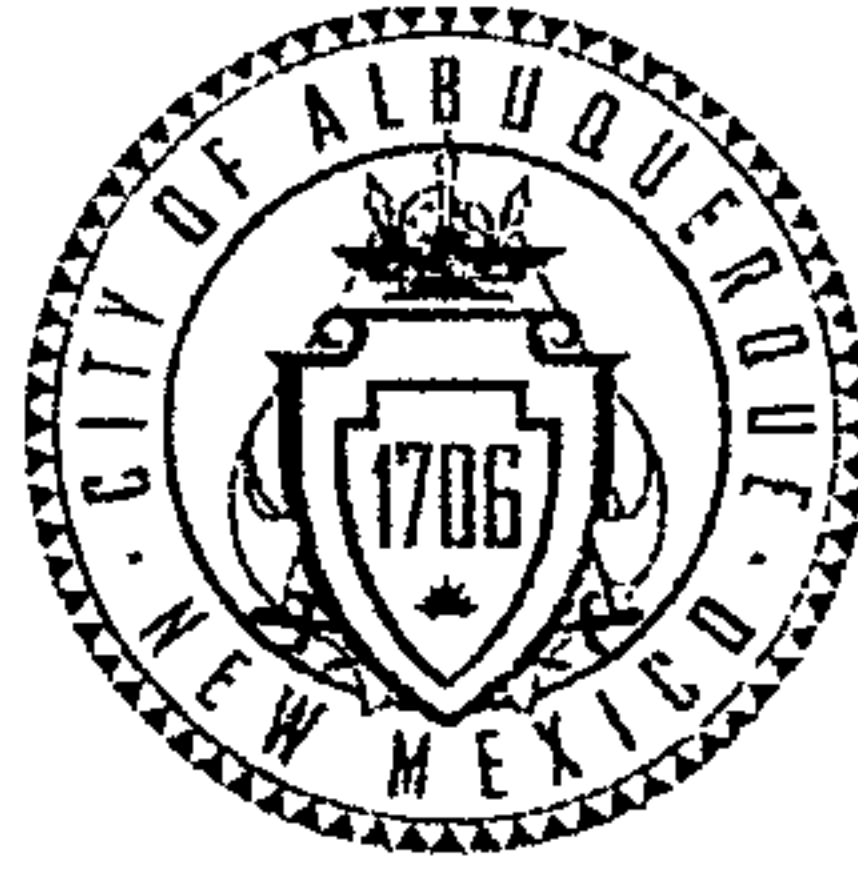


Form revised October 2004

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

Application case numbers
 05DRB - 00114

[Signature] 1-20-05
 Planner signature / date
Project # 1003646



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: October 22, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003646***
04EPC-01336 EPC Site Development Plan-
Amendment to Building Permit

Paula Dal Santo
1200 Washington NE
Albuq. NM 87110

LEGAL DESCRIPTION: for Lot 1B5, Block 1, Vidas Subdivision, (comprising a portion of lot B-2 Block), , zoned SU-1 C-3 Uses, located on PROSPECT AVE. NE, between SAN MATEO BLVD. NE and QUINCY ST. NE, containing approximately 1 acre. (H-17) Elvira Lopez, Staff Planner

On October 21, 2004 the Environmental Planning Commission voted to approve Project 1003646/04EPC-01336, a request for approval a site development plan for building permit, for Lot 1-B-5, Vidas Subdivision, zoned SU-1 Uses Permissive in the C-3 Zone, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to an existing site development plan for building permit for an approximately 18,295 SF (0.42-acre) site, zoned SU-1 C-3 Uses, located on Prospect Avenue NE, between San Mateo Boulevard NE and Quincy Street NE.
2. A 2,510 SF building exists on the subject site. The applicant proposes to build a 1,530 SF addition. Existing and proposed structures are for office uses.
3. The plan complies with the Zoning Code requirements of a site development plan for building permit (Section 14-16-1-5, Definitions).
4. The subject request furthers Policies 5d, and 5o for Established Urban Areas of the *Comprehensive Plan*. The location, intensity, and design of the proposed renovations and additions on the subject site will respect existing neighborhood, environmental, and social values (Established Urban Area, Policy 5d). The subject request promotes redevelopment and rehabilitation of older neighborhoods in the Established Urban Area (Established Urban Area, Policy 5o).

5. There are no Recognized Neighborhood Associations affected by this request. There is no known opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The lot size shall be corrected to reflect the actual size prior to DRB approval (18, 195 SF). Landscaping calculations shall be updated to reflect the correct lot size.
3. Signage details including colors, materials, lighting, shall be indicated on the site plan. Signage shall comply with the C-3 zone.
4. The dimensions of the existing building footprint shall be indicated on the site plan.
5. The height of the existing and proposed chain link fences should be identified on the site plan.
6. Dimensions of end aisles and existing curb cuts shall be indicated on the site plan. Right-of-way dimensions for Prospect shall be indicated.
7. The plan should demonstrate compliance with the pedestrian connection requirements of the Zoning Code (Section 14-16-3-1). More specifically, pedestrian walkways within a site shall be a minimum of six feet in width, unobstructed and clearly demarcated by the use of techniques such as special paving, or pavement marking of a permanent nature, except that clear width may be reduced to 4 feet 6 inches at planting areas for a maximum distance of 10 feet. Where building facades abut parking areas, pedestrian sidewalks, no less than eight (8) feet in width shall be provided adjacent to and along the full length of the building. A minimum width of 6 feet shall remain clear and unobstructed at all times for pedestrian use. The dimensions and paving treatment of the proposed pedestrian path should be indicated on the plan. In addition, dimensions should be provided for the proposed walkway adjacent to the front façade.
8. The following information pertaining to building elevations shall be indicated on the plan prior to DRB approval: 1) dimensions, including length and width, of all major façade elements for doors, windows, shade structure clearances, etc., 2) window materials.

9. The plan shall include a note describing the building mounted-lighting that will remain and that it be consistent with the requirements of the Zoning Code (Section 14-16-3-9, Lighting). The applicant shall relocate lighting so that it does not conflict with the proposed landscaping per CPTED agency comments. Lighting shall comply with the requirements of the Zoning Code (Section 14-16-3-9, Lighting).
10. The applicant shall address the following landscaping requirements prior to DRB approval:
 - a. A plant list summarizing the proposed plants shall be included on the site plan. Also, to comply with landscaping plan requirements of the Zoning Code, Section 14-16-3-10, the following shall be provided on the plan: 1) a plant list indicating the quantity of each plant type, 2) the mature height and spread of each plant, 3) the dimensions of each landscaping area, and 3) the percentage of landscaping provided. This additional information shall indicate that the plan complies with all landscape regulations of the zoning code Section 14-16-3-10.
 - b. The landscaping plan shall provide a 6-foot landscape buffer along the southern boundary line fronting Prospect Avenue and a 4 ½ -foot wide landscape buffer along the northern property line (Zoning Code, Section 14-16-3-10 (E) (3)).
 - c. The applicant shall provide vegetative ground cover in compliance with Section 14-16-3-10 (G) (3) of the Zoning Code. As such, all required landscape areas 36 square feet in size or larger shall be covered with living, vegetative materials, such as grasses, vines, spreading shrubs, or flowers, over at least 75% of the required landscape area. (Note that trees are not considered a vegetative ground cover.) Coverage shall be calculated based on the mature spread of the plants.
 - d. Pursuant to 14-16-3-10 (C) (2) of the Zoning Code, the existence of underground utility lines shall be verified. Planting must be located so as to not interfere with the function of such underground lines; trees an shrubs should be planted no less than three feet from existing gas mains or gas service lines.
11. Refuse enclosure dimensions on the site plan do not reflect the dimensions shown on elevation drawings; refuse enclosure dimensions shall be consistent throughout the submittal.
12. Fire flow requirements must be verified through both the Fire Marshal's office and Utility Development prior to sign-off at DRB.
13. An approved conceptual grading and drainage plan is required prior to DRB approval.
14. The site plan shall comply with al SWMD ordinances and requirements prior to DRB approval.
15. The applicant shall comply with the recommended conditions of approval from City Engineer, Municipal Development, Public Works and NMDOT:

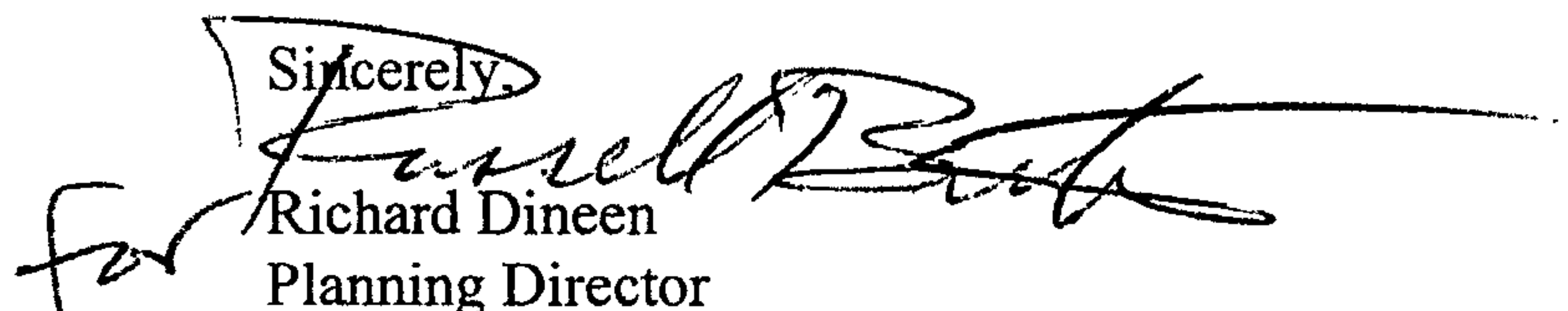
1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
2. Provide 15' outside radius on end aisles.
3. Provide cross access between tracts (if applicable).
4. Site plan shall comply and be designed per DPM Standards

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 5, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Richard Dineen
Planning Director

RD/EL/ac
cc:

RESPONSE TO EPC CONDITIONS FOR DRB

Project #1003646

Number: 04EPC 01336

Paula Dal Santo Architect 259-3955

Building Location: 5005 Prospect NE

Conditions:

1. This letter will list how the site plan has been modified to meet each of the EPC conditions.
2. The site plan has been modified to reflect lot size as 18,195 sq.ft.
3. I am unable to submit signage colors other than any metal trim used in the structure of the signs. The units have not been leased out. The site sign structure will be painted to match the aluminum storefront, Antique Bronze. Signage shall comply with C-3 zoning. The site sign will be limited to 75 sq.ft. and the building signs will be ½ of the 25% of the front façade. The limits and location are dashed on the elevations.
4. The dimensions of the building are indicated on the site plan.
5. The height of the fencing is indicated on the site plan. New 6' high chain link on the west end behind the building and existing 6' high chain link on the north and east side.
6. End aisles and existing curbs and Prospect right-of-way dimensions are indicated on the site plan.
7. The site plan indicates and complies with the pedestrian connection requirements of the zoning code (section 14-16-3-1).
8. The building elevations indicate all dimensions of all major façade elements for doors, window, shade structures and window materials.

9. **Site Lighting:** existing North (back) parking has 2 fixtures with 500 watt halogen lamps, the South (front) parking has 2 fixtures with 250 watt High Pressure Sodium Lamps. Both areas are well lit. New lighting will include 2 sensor detection fixtures on the East Elevation and 1 on the North Elevation.

The landscape has been changed due to a gas line and no longer conflicts with the lighting. The lighting existing and new will conform to section 14-16-3-9.

10. **Landscaping:**

a) The site plan has a plant list with the quantity, type, and the mature height and spread. And the landscape will comply with all landscape regulations of section 14-16-3-10.

b) The site plan indicates a 6 foot landscape buffer in front and a 4 ½' landscape buffer in the back.

c) The landscape list shows the calculations for the 75% coverage.

d) The gas line has been indicated on the plan the landscaping has been changed so all plants will be planted 3' from the gas line.

11. The refuse dimensions are consistent on the submittal.

12. Please see the fire flow requirements attached.

13. The approved grading and drainage plan is submitted.

14. Solid waste has reviewed the dumpster location and the dumpster enclosure will be built per city specs.

15. The developer will be responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalks and ADA accessible ramps that have not already been provided for. All public infrastructures constructed within the public right-of-way or public easements shall be to City Standards. Those Standards will

include but are not limited to sidewalks, driveways, private entrances and wheel chair ramps.

15' outside radius on end aisles have been provided.

There is no cross access between tracts.

The site plan complies to DPM standards.

AFD PLANS CHECKING OFFICE

924-3611

**APPROVED/DISAPPROVED
HYDRANT(S) ONLY**

**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

[Signature] 11.4.04
SIGNATURE & DATE

1330 Gpm ~~at~~ *at* 2 Hydrants

ZONE MAP NUMBER _____

REFERRAL # _____

SITE ADDRESS 5005 Prospect NE

LEGAL DESCRIPTION: SUBJECT TRACT _____

Lot 1-B-5 Block 1 Vidas Subdivision

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING _____

INSTANTANEOUS FLOW REQUIRED 1352

SQUARE FOOTAGE - LARGEST BUILDING _____

TYPE CONSTRUCTION T B

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 2

DATE: 11.4.04

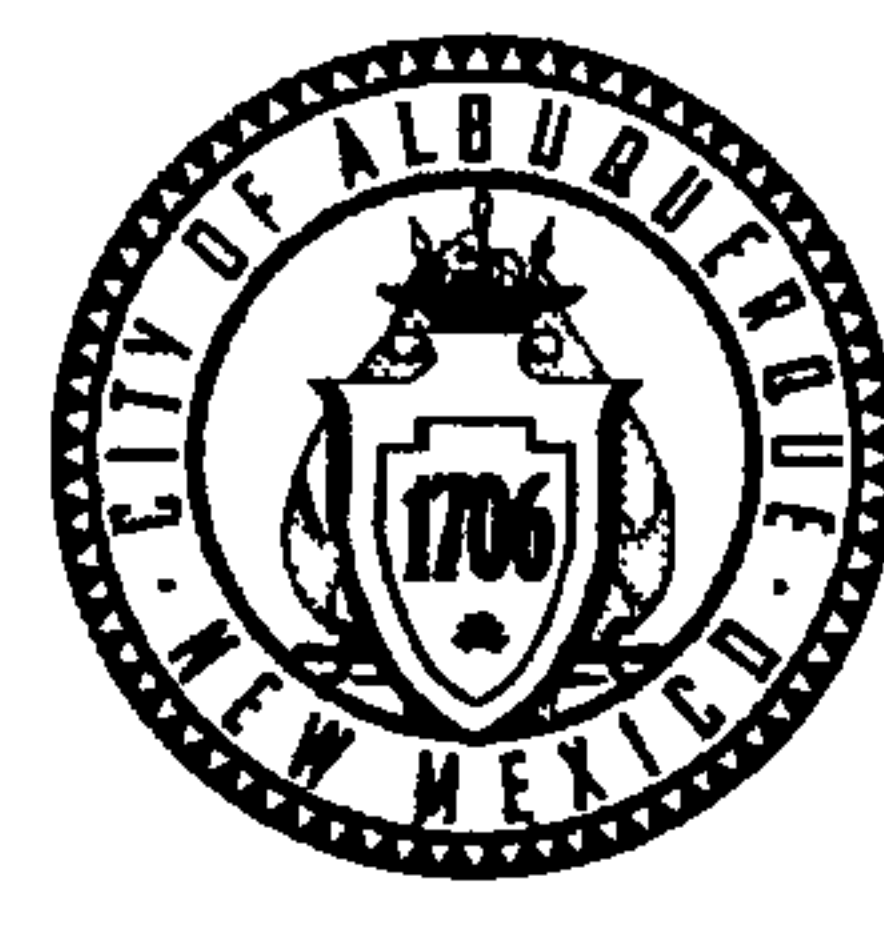
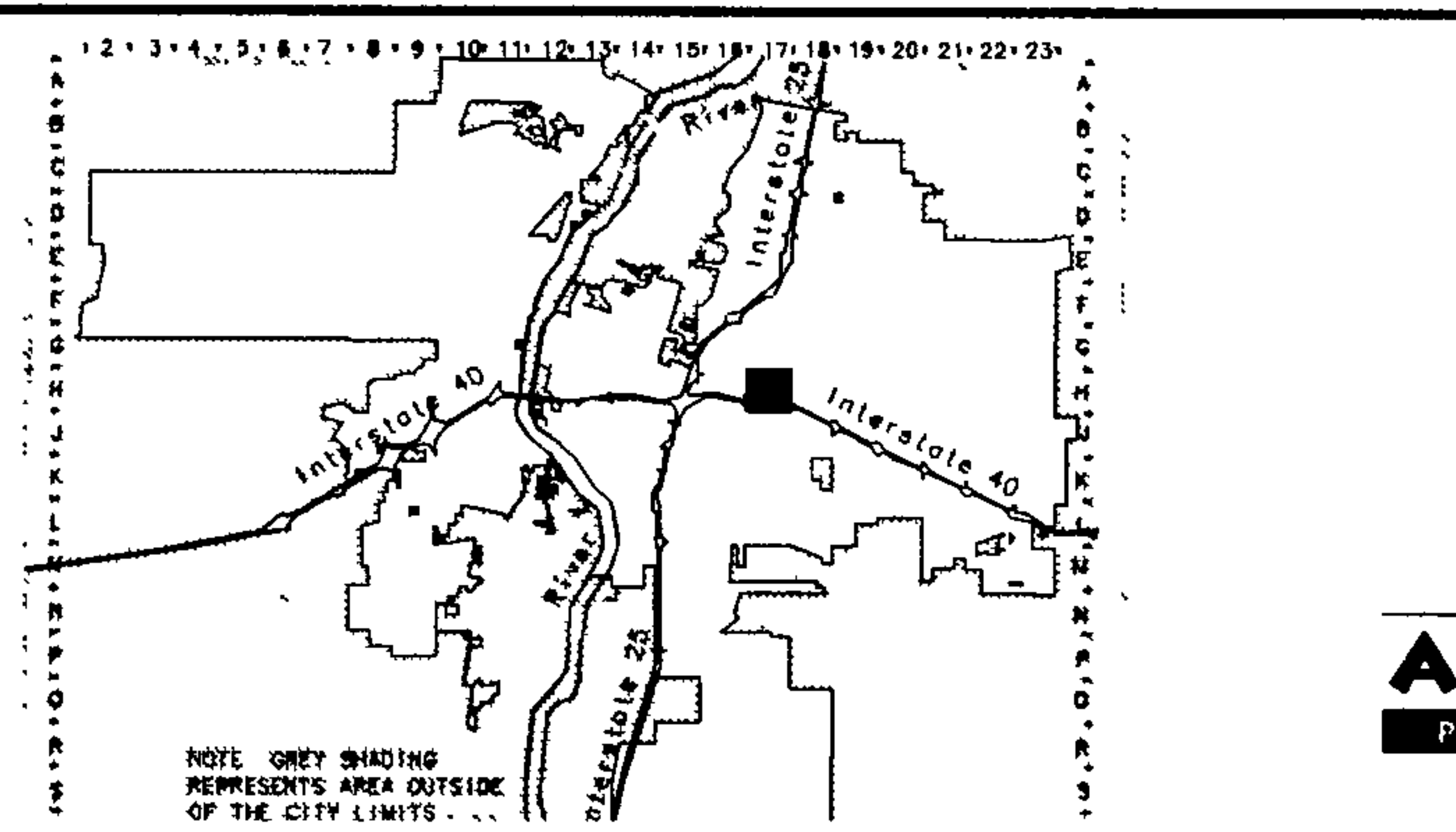
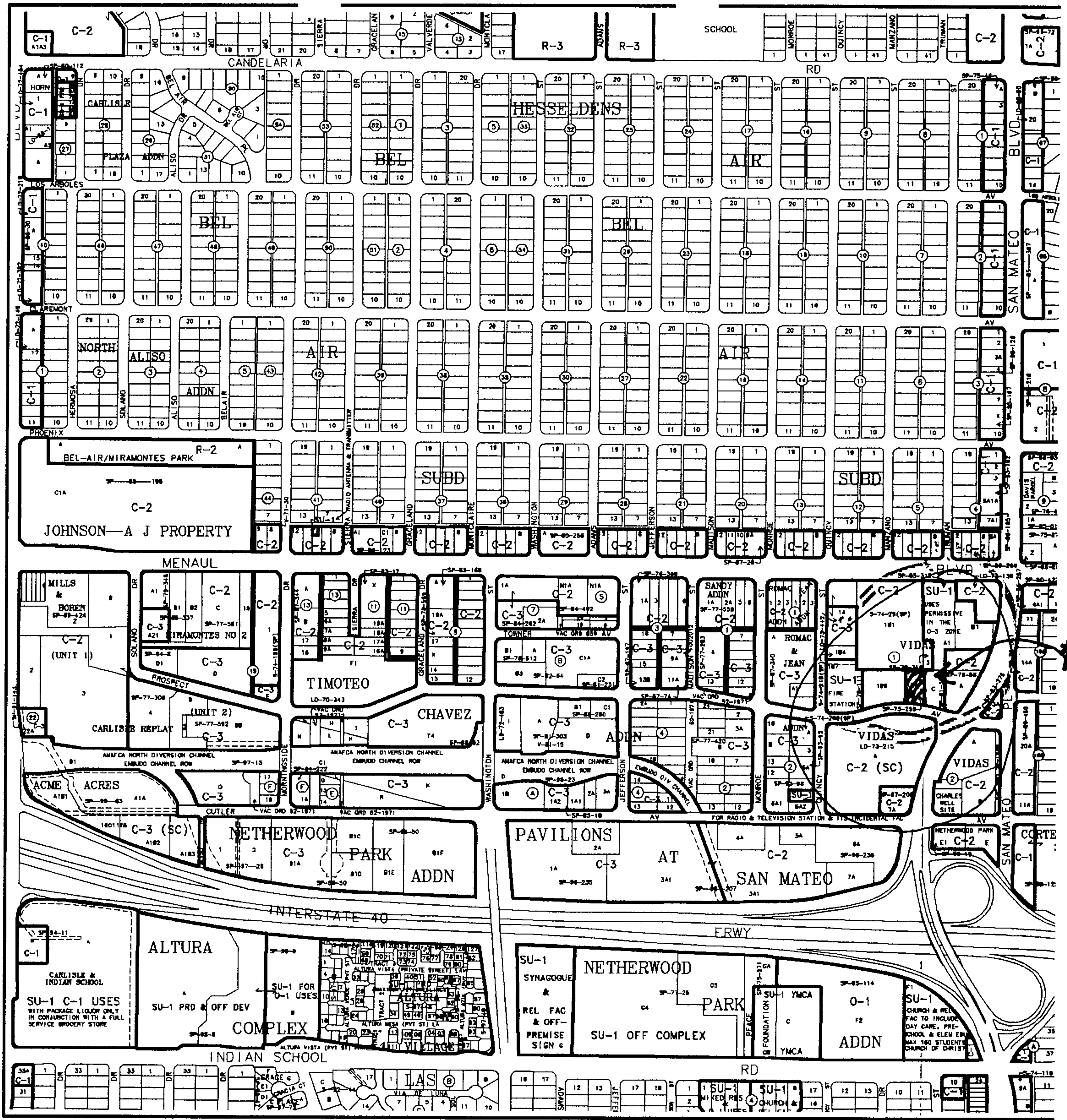
FIRE DEPARTMENT INSPECTOR: *[Signature]*

RECEIVED BY: *[Signature]* TELEPHONE: _____

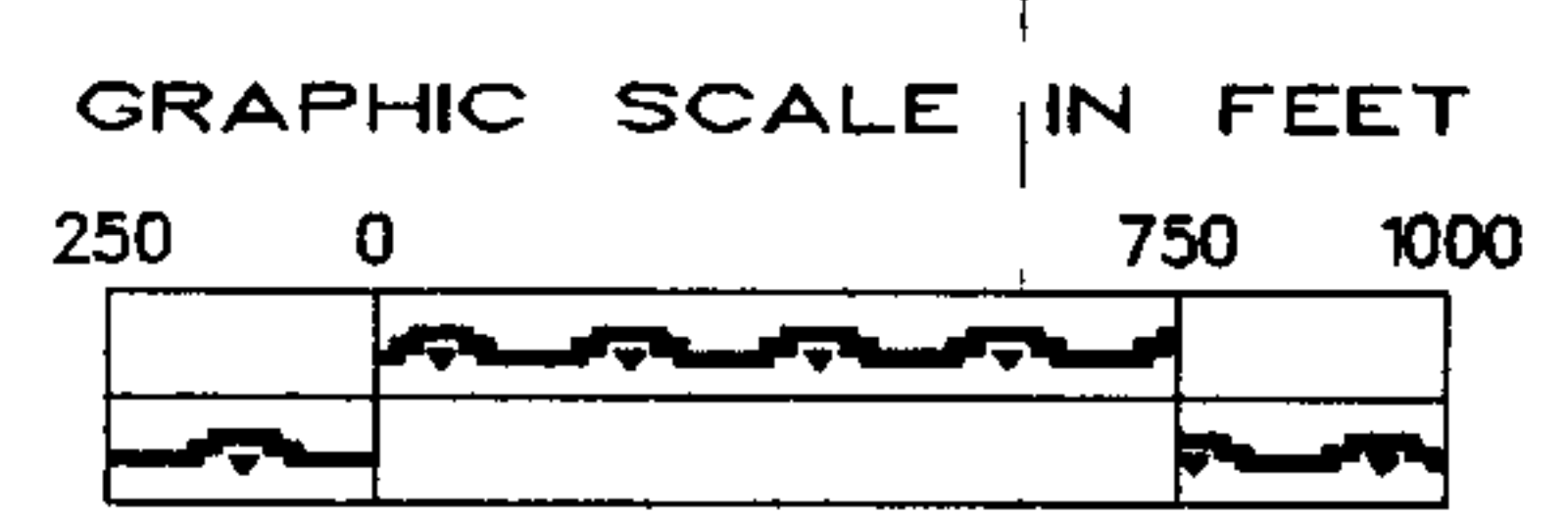
NOTES:

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



A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
H-17-Z

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME 5005 Prospect NE Office Center

AGIS MAP # H-17

LEGAL DESCRIPTION Lot 1-B-5 Block 1 Vidas Subdivision

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 12-1-04 [date].

Paula Da/Santo

Applicant / Agent

1-18-05

Date

Bradley B. Byle

Hydrology Division Representative

1-18-05

Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on N/A - addition [date].

Bradley B. Byle

Applicant / Agent

Date

Utilities Division Representative

Date

DRB# _____

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

PAID RECEIPT

APPLICANT NAME Paula Dal Santo
AGENT Same
ADDRESS 1200 Washington NE
PROJECT & APP # 1003646/05 DRB 00114
PROJECT NAME VIDAS Subd.

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 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

\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

1/20/2005 8:39AM LCC: ANNX
RECEIPT# 00033977 WS# 006 TRANS# 0002
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$20.00
J24 Misc \$20.00
MC \$20.00
CHANGE \$0.00