

#22



Done 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.: <u>04DRB-01799 (SBP)</u>	Project # <u>1003791</u>
Project Name: <u>Meridian Business Park</u>	
Agent: <u>Claudio Vigil Architects</u>	Phone No.: <u>842-1113</u>

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/01/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: SIDEWALK WITH 6 METERS SIDEWALKS ? ✓  
 CITY STD DWG NRS ✓  
 DEFINITE MITIGATION FEE ✓

UTILITIES: Copy of Fire Flow Calculation sheet. Need to verify system capacity.

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 1003791



#22



# 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.

Project Number

1003791

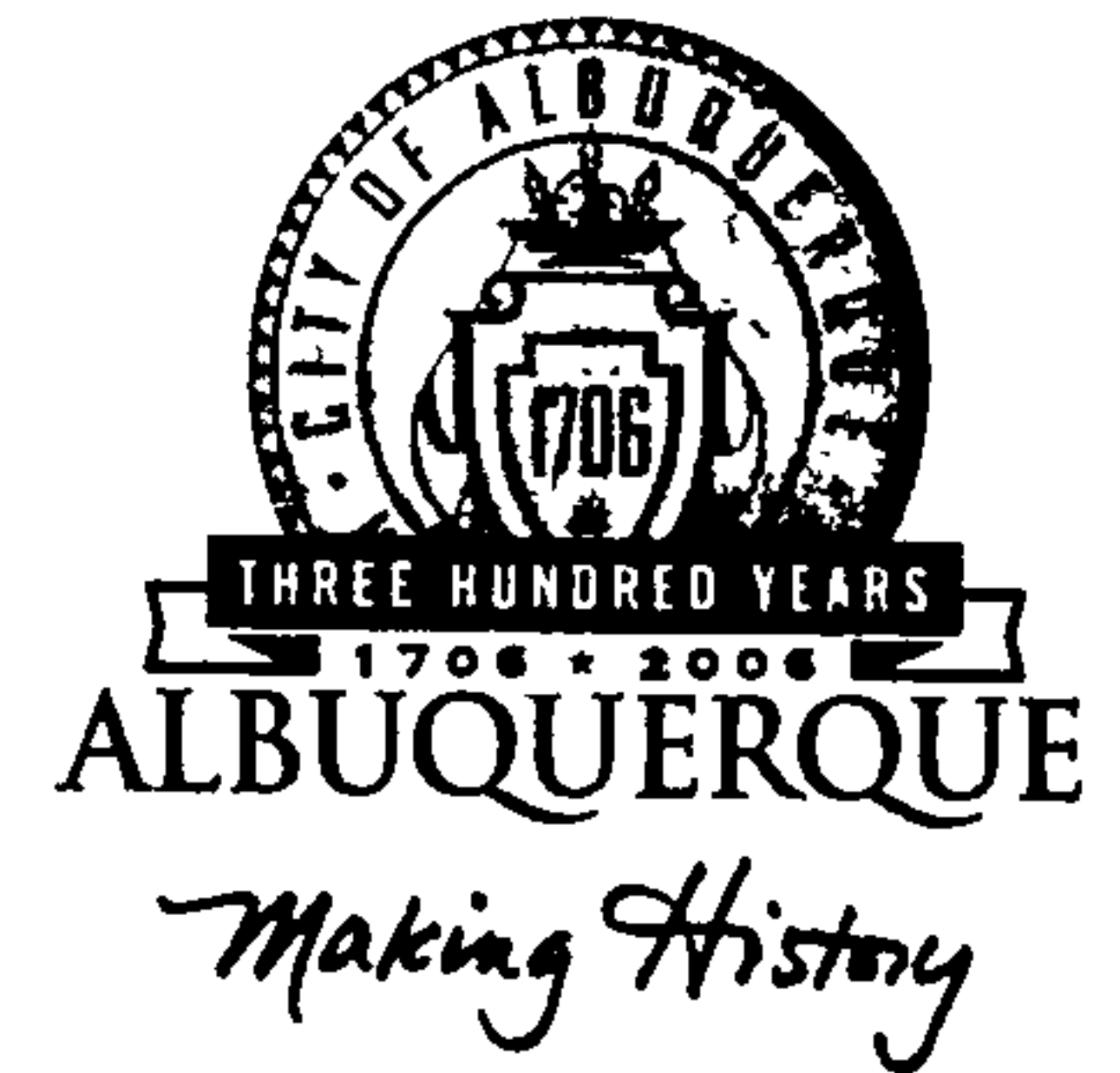
DRB Application No.: 04DRB-01799 (SBP) Project # 1003791  
 Project Name: Meridian Business Park  
 Agent: Claudio Vigil Architects Phone No.: 842-1113

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CITY STD DWG H & S  
OFFICE MITIGATION FEE
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to verify system capacity.
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
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- Copy of recorded plat for Planning.

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003791**

**AGENDA ITEM NO: 22**

**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:** December 1, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**December 1, 2004**

**DRB Comments**

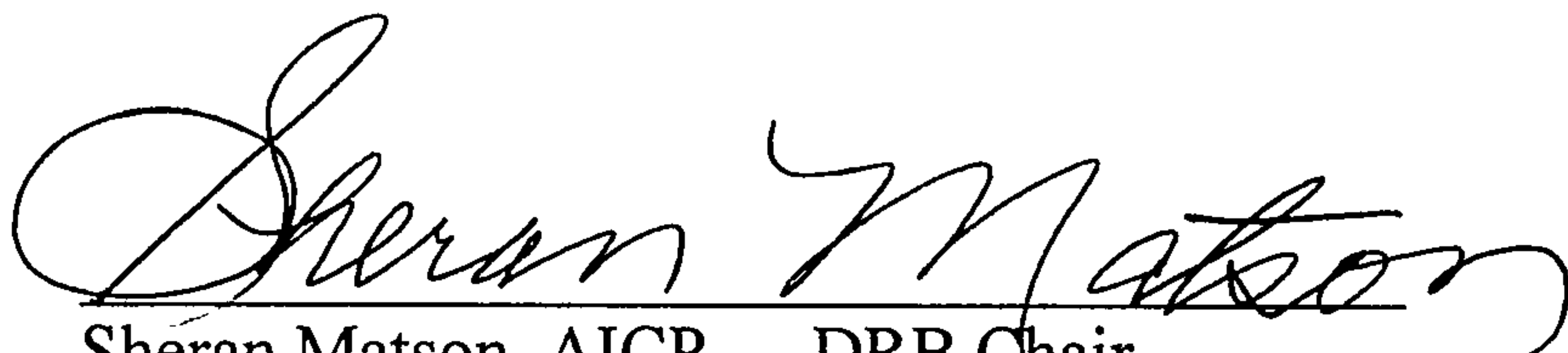
**ITEM # 22**

**PROJECT # 1003791**

**APPLICATION # 04-01799**

**RE: Lot 5, Meridian Business Park/SPBP**

- ✓ The Master Plan requires a 70/30 percent mix of deciduous/evergreen trees per the Admin. Amend. approved in 1997. The trees listed are all deciduous.
- ✓ The Landscape Plan should have the existing & proposed easements shown per the Checklist.
- ✓ The building mounted signs should have the colors listed.



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**

December 1, 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: 4:30 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 # 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 81<sup>ST</sup> 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] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05**

2. **Project # 1000464**  
04DRB-01729 Major-Preliminary Plat  
Approval
- TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17, 04DRB01226, 04AA01474] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS.**
3. **Project # 1002315**  
04DRB-01723 Major-Vacation of  
Public Easements
- BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS COMPOUND @ HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4. **Project # 1002702**  
04DRB-01664 Major-Vacation of  
Public Easements  
04DRB-01686 Minor-Prelim&Final Plat  
Approval
- ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s). [REF:03DRB00886] [*Deferred from 12/1/04*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

5. **Project # 1001445**  
04DRB-01681 Major-Bulk Land  
Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] *[Deferred from 12/1/04]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

04DRB-01634 Minor-SiteDev Plan  
Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] *[Was Indef Deferred 10/27/04]* *[Deferred from 12/1/04]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

04DRB-01633 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] *[Was Indef Deferred 10/27/04]* *[Deferred from 12/1/04]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**



6. **Project # 1002779**  
04DRB-01730 Major-Preliminary Plat Approval  
04DRB-01731 Major-Vacation of Public Easements  
04DRB-01732 Minor-Temp Defer SDWK
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] *[Deferred from 12/1/04]* (M-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**
7. **Project # 1003039**  
04DRB-01675 Major-Preliminary Plat Approval  
04DRB-01676 Major-Vacation of Pub Right-of-Way  
04DRB-01677 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for DAVID SOULE 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 RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] *[Deferred from 12/1/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**
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 SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/2005.**

9. **Project # 1003522**  
04DRB-01725 Major-Preliminary Plat  
Approval  
04DRB-01726 Major-SiteDev Plan  
Subd  
04DRB-01727 Minor-Subd Design  
(DPM) Variance  
04DRB-01728 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) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE**), zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/3/04 THE PRELIMINARY PLAT WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANDSCAPE PLANS FOR OPEN SPACE TRACTS. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR LOTS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1003606**  
04DRB-01689 Major-Vacation of Pub  
Right-of-Way  
04DRB-01690 Major-Preliminary Plat  
Approval  
04DRB-01691 Minor-Sidewalk Waiver  
04DRB-01692 Minor-Temp Defer  
SDWK  
04DRB-01693 Minor-Vacation of  
Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5**, zoned SU-2 RLT, located on LADERA DR NW, between 94<sup>TH</sup> ST NW and 90<sup>TH</sup> ST NW containing approximately 22 acre(s). [Deferred from 12/1/04](J-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

11. **Project # 1003752**  
04DRB-01679 Major-Vacation of  
Public Easements
- SURV-TEK INC agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Tract(s) F, **MENAU DEVELOPMENT AREA**, zoned C-3, located on MENAU BLVD NE, between PRINCETON NE and VASSAR NE containing approximately 2 acre(s). (H-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
12. **Project # 1003757**  
04DRB-01688 Major-Vacation of Pub  
Right-of-Way
- ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] [*Deferred from 12/1/04*] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**
13. **Project # 1003520**  
04DRB-01567 Major-Preliminary Plat  
Approval  
04DRB-01568 Minor-Temp Defer  
SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [*Deferred from 11/3/04 & 12/1/04*] 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**



14. **Project # 1001273**  
04DRB-01659 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] *[Deferred from 11/17/04]* (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

15. **Project # 1003696**  
04DRB-01654 Major-Vacation of Pub  
Right-of-Way  
04DRB-01655 Major-Preliminary Plat  
Approval  
04DRB-01656 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID 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 97<sup>TH</sup> ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] *[Deferred from 11/17/04]* (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT P-1 DESIGNATION ON LOTS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



16. **Project # 1003571**  
04DRB-01517 Major-Vacation of  
Public Easements  
04DRB-01518 Major-Preliminary Plat  
Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer  
SDWK

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 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04 & 11/10/04 & 11/17/04] (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/6/04 THE PRELIMINARY PLAT WAS APPROVED. 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.**

**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.**

17. **Project # 1003782**  
04DRB-01773 Minor-SiteDev Plan  
BldPermit
- DORMAN BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 12A, 12B, 13 and 14, JOURNAL CENTER 2, UNIT 2, (to be known as **MASTHEAD POINTE @ JOURNAL CENTER**, zoned IP, located on BARTLETT ST NE, between MASTHEAD ST NE and RUTLEDGE NE containing approximately 4 acre(s). [REF: DRB-95-268] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS, COMPACT SPACE LABELING, OFFSITE MITIGATION, ADA RAMPS AT BARTLETT AND MASTHEAD AND PLANNING FOR SCALED VICINITY MAP ON SITE PLAN, SHEET ELEVATION DRAWING OF REFUSE CONTAINER AND ENCLOSURE, REPLAT APPROVED AT DRB.**
18. **Project # 1002962**  
04DRB-01783 Minor-SiteDev Plan  
BldPermit/EPC
- BOHANNAN HUSTON INC agent(s) for NMUI request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS SUBDIVISION**, zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and RAINBOW BLVD NW containing approximately 1 acre(s). [REF: 04EPC00299, 04DRB001322, 04DRB01321, 04DRB01320, 04DRB01319, 04DRB00929, 03DRB01530, 03DRB01529, 03DRB01528, 03DRB01527] [Russell Brito, EPC Case Planner] (C-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

19. **Project # 1003775**  
04DRB-01745 Minor-SiteDev Plan  
BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] [*Deferred from 11/17/04*] (A-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS OFFSITE MITIGATION MEASURES.**

20. **Project # 1000676**  
04DRB-01798 Minor-SiteDev Plan  
Subd/EPC  
04DRB-01800 Minor-SiteDev Plan  
BldPermit/EPC

ED FITZGERALD ARCHITECTS agent(s) for MARK & JEAN BERNSTEIN request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1, IP, located on CORRALES RD NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD NW containing approximately 3 acre(s). [REF: ZA-97-274, 04EPC01353, 04EPC01354] [*Elvira Lopez, EPC Case Planner*] [*Deferred from 12/1/04*] (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

21. **Project # 1002405**  
04DRB-01795 Minor-SiteDev Plan  
Subd/EPC  
04DRB-01797 Minor-SiteDev Plan  
BldPermit/EPC

RAINHART ARCHITECT & ASSOCIATES agent(s) for BLAUGRUND LEE ETAL request(s) the above action(s) for all or a portion of Block(s) F1, Tract(s) A28B1, **REDLANDS SHOPPING CENTER**, zoned SU-1, C-1, located on REDLANDS NW, between COORS BLVD NW and 57<sup>TH</sup> ST NW containing approximately 2 acre(s). [REF: 04DRB01703, 03DRB00879] [**Carmen Marrone, EPC Case Planner**] (G-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND CARMEN'S COMMENTS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND CARMEN'S COMMENTS.**

04DRB-01703 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] [*Deferred from 11/10/04*] (G-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PANNING FOR PNM SIGNED RELEASE OF EASEMENT.**



22. **Project # 1003791**  
04DRB-01799 Minor-SiteDev Plan,  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 5, **MERIDIAN BUSINESS PARK**, zoned IP industrial park zone, located on MERIDIAN PLACE NW, between SILVER CREEK RD NW and GALLATIN PL NW containing approximately 6 acre(s). [REF: Z-92-57] (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR COPY OF FIRE FLOW CALCULATION SHEET. NEED TO VERIFY SYSTEM CAPACITY AND TRANSPORTATION DEVELOPMENT FOR SIDEWALKS WIDTH AND MEANDERING SIDEWALKS CITY STANDARD DWG NO. 5 AND OFFSITE MITIGATION FEE.**

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

23. **Project # 1003781**  
04DRB-01768 Minor-Prelim&Final Plat  
Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1001347**  
04DRB-01792 Minor-Prelim&Final Plat  
Approval
- ALDRICH LAND SURVEYING INC agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) L, **EL RANCHO GRANDE, UNIT 8A**, zoned R-LT, located on EL PATRON RD SW, between DEL REY RD SW and SALIZA DR SW containing approximately 1 acre(s). [REF: 04DRB00057] (M-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
25. **Project # 1000635**  
04DRB-01764 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 FOR C-1, located on MONTANO RD NW, between COORS RD NW and MONTANO RD NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455, 04DRB01698] (E-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**
26. **Project # 1003497**  
04DRB-01759 Minor-Prelim&Final Plat  
Approval
- GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION**, zoned C-3, located on DOMINGO NE, between SAN PEDRO NE and CALIFORNIA NE containing approximately 1 acre(s). [REF: 04DRB00936] (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

27. **Project # 1002632**  
04DRB-01761 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT CO OF NM request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, PARAGON RESOURCES INC, (to be known as **SUNDANCE ESTATES**) zoned RD FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). [REF: 03DRB01306, 03EPC006901, 04DRB00760, 04DRB00761] (B-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR GRANTING OF PUBLIC EASEMENT ON LOT 6 TO CITY OF ALBUQUERQUE, CORRECT SOUTH BOUNDARY TRACT 6, TRACT 1 ACREAGE.**

28. **Project # 1002250**  
04DRB-01770 Minor-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and VENTANA RD NW containing approximately 7 acre(s). [REF: 04DRB01314] (B-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

29. **Project # 1001222**  
04DRB-01772 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for NICKOLSON FAMILY LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 3-A-2, **SHELL SUBDIVISION NO. 2**, zoned C-2 community commercial zone, located on COORS BLVD NW, between ILIFF RD NW and HANOVER RD NW containing approximately 2 acre(s). [REF: 03DRB01769, 01DRB00587, 03DRB01769] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A COPY OF PRIVATE UTILITY EASEMENT (NOTE 4d) AND CALL OUT NOTE 4d ON THE PLAT AND TRANSPORTATION DEVELOPMENT FOR TIS AND CLOSURE OF DRIVE ONTO COORS (NORTH).**

30. **Project # 1003786**  
04DRB-01778 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) 64 & 66, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 PRD,C-1, SC, located on WENONAH AVE SE, between SHAFFER CT SE and KAYLYN DR SE containing approximately 1 acre(s). [REF: Z-91-5, Z-70-60-1, DRB-98-45] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**



31. **Project # 1001289**  
04DRB-01701 Minor-Ext of SIA for  
Temp Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94<sup>TH</sup> STREET SW and 98<sup>TH</sup> STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT] (L-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

32. **Project # 1003688**  
04DRB-01463 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [Deferred from 11/17/04] (C-9) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

33. **Project # 1003604**  
04DRB-01794 Minor-Final Plat  
Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68<sup>TH</sup> ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] [Deferred from 12/1/04] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

34. **Project # 1002506**  
04DRB-01791 Minor-Subd Design  
(DPM) Variance

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A and 12B, **PARTITION OF BLACK RANCH**, zoned RA-1 residential and agricultural zone, semi-urban area, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC00300, 03EPC00301, 04DRB00217, 04DRB00360] (C-13) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

35. **Project # 1002856**  
04DRB-01793 Minor-Amnd Prelim Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, **MEADOWS @ ANDERSON HILLS, UNIT 3B**, zoned R-LT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 18 acre(s). [REF: Z-99-58,04DRB00230] (P-9) **THE AMENDED INFRASTRUCTURE LIST DATED 12/1/04 AND THE AMENDED GRADING PLAN DATED 9/23/04 WERE APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT (4-7-04).**

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

36. **Project # 1002590**  
04DRB-01769 Minor-Sketch Plat or Plan  
GND, LLC agent(s) for MICHAEL WACHOCKI request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF BRACKSON A COURSON**, zoned R-D, located on 64<sup>TH</sup> ST NW, between WAYNE NW and CLEGHORN NW containing approximately 4 acre(s). [REF: Z-85-138, DRB-93-389] (G-10) **COMMENTS RECEIVED.**
37. **Project # 1003788**  
04DRB-01787 Minor-Sketch Plat or Plan  
CARLOS J TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL TRACK ADDITION**, zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW. (J-12) **COMMENTS RECEIVED.**
38. **Project # 1003790**  
04DRB-01790 Minor-Sketch Plat or Plan  
BOHANNAN HUSTON INC request(s) the above action(s) for all or a portion of Tract(s) H1C, **GURULE-FILBERTO**, zoned IP, located on I-25 NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE [REF: ZA-96-97] (B-18) **COMMENTS RECEIVED.**

39. **Project # 1001386**  
04DRB-01796 Minor-Sketch Plat or  
Plan

BERNARD LOEFFLER agent(s) for EMILIANO SAIZ request(s) the above action(s) for all or a portion of Tract(s) 22B1, **CORONA DEL SOL SUBDIVISION**, zoned SU-1 special use zone, located on SEQUOIA RD NW, between COORS BLVD NW and REDLANDS RD NW containing approximately 6 acre(s). [REF: DRB-94-68, AA-01236, 01109, AA-0300279] (G-11) **COMMENTS RECEIVED.**

40. Approval of the Development Review Board Minutes for November 10 and November 17, 2004.  
**THE DRB MINUTES FOR NOVEMBER 10 AND NOVEMBER 17, 2004 WERE APPROVED.**

ADJOURNED: 4:30 P.M.



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input checked="" type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<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 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: BRUNASINI DEVELOPMENT PHONE: 833-2928  
 ADDRESS: 7400 MERIDIAN PLACE NW SUITE D FAX: 833-2925  
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): Claudio Vigil Architects PHONE: 505.842.1113  
 ADDRESS: 1801 Rio Grande Blvd. N.W FAX: 505.842.1330  
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: cvarch@aol.com

DESCRIPTION OF REQUEST: 100480 SF CONCRETE OFFICE / WAREHOUSE WITH ASSOCIATED PARKING AND LANDSCAPING.

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 5 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. MERIDIAN BUSINESS PARK  
 Current Zoning: IP INDUSTRIAL PARK ZONE Proposed zoning: IP INDUSTRIAL PARK  
 Zone Atlas page(s): K-10-2 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 5.813 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. 101005719047820502 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 7501 MERIDIAN PLACE NW  
 Between: Silver Creek Rd NW and Gallatin place NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 2-92-57

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

SIGNATURE J. Arthur Blessen DATE 11-23-04  
 (Print) J. Arthur Blessen Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01799</u>	<u>SBP</u>		\$ <u>385.00</u>
<input checked="" type="checkbox"/> All fees have been collected			<u>CMF</u>	\$ <u>20.00</u>
<input 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"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>12-1-04</u>			Total \$ <u>40500</u>

1003791



**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.

J. Arthur Blessen  
Applicant name (print)

[Signature]  
Applicant signature / date



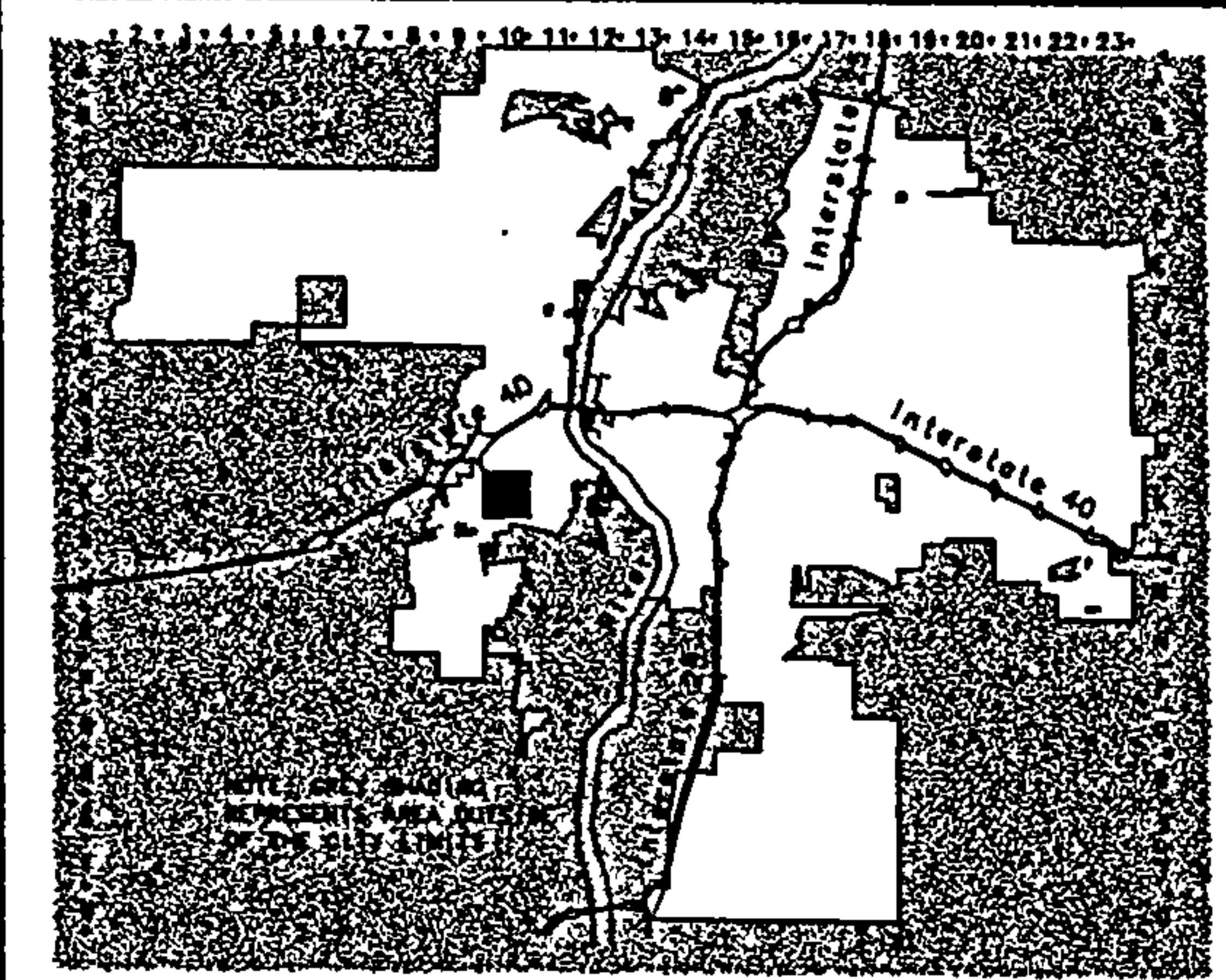
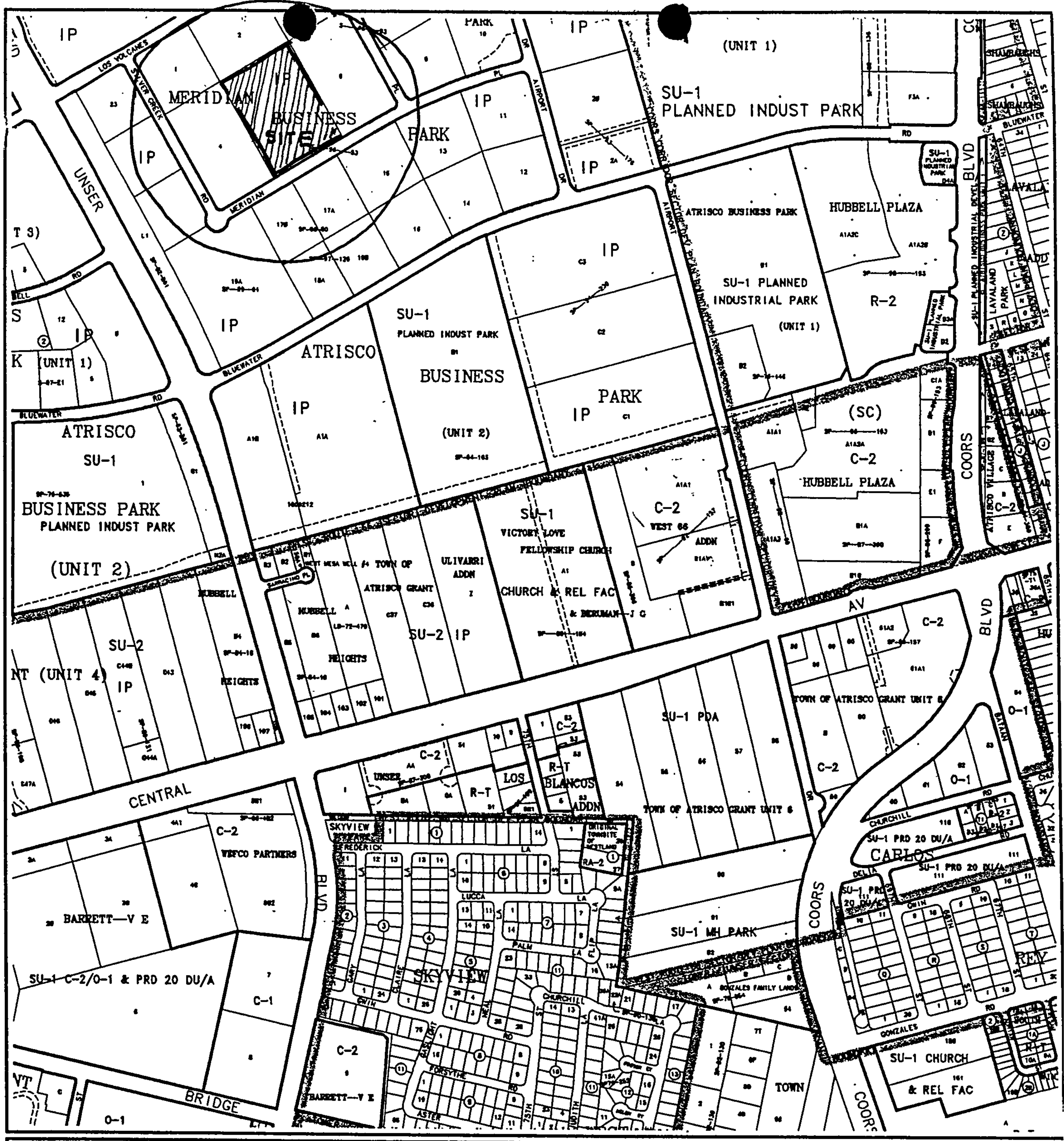
Form revised October 2004

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

Application case numbers  
04DRB - - 01799  
 - - -  
 - - -

[Signature] 11/23/04  
 Planner signature / date  
**Project # 1003791**



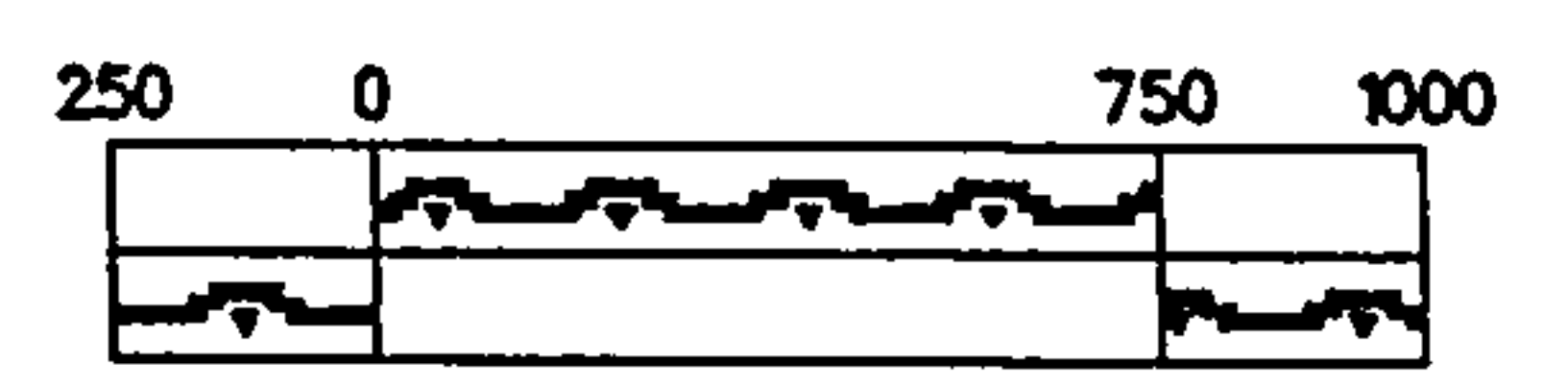


CITY OF  
Albuquerque

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

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GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**K-10-Z**

Map Amended through July 28, 2000





CLAUDIO VIGIL ARCHITECTS

November 16, 2004  
Ms. Sheran Matson, DRB Chair  
Design Review Board, Planning Department  
City of Albuquerque  
PO Box 1293

RE: Lot 5 Meridian Business Park  
Site Development Plan for Building Permit

Dear Ms. Matson and Review Board Members:

This is a Site Development Plan for Building Permit application for an unadvertised Design Review Meeting. The proposed project will provide office and warehouse storage space for potential tenants in the business of local distribution of goods.

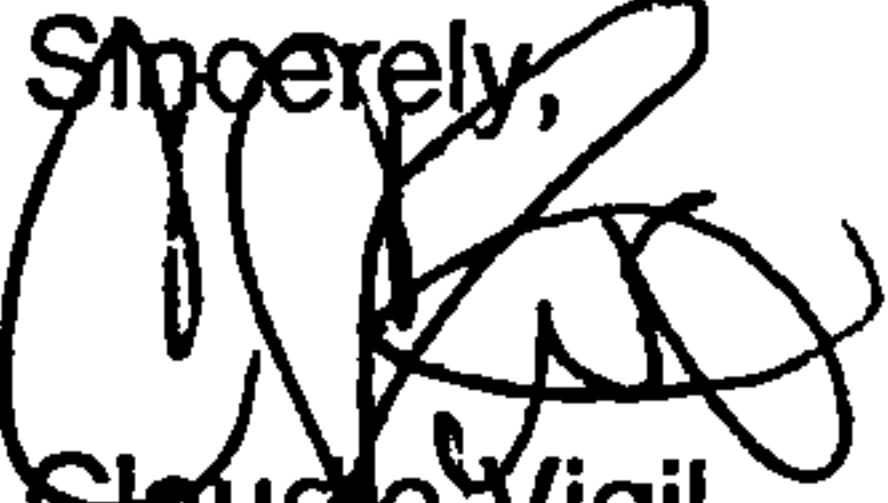
The proposed building, zoned for Industrial Park, will provide a total of 100,480 gross usable square feet of which 10% or 10,048 square feet would be used for the administrative and clerical aspects of distribution. The remaining 90,432 square feet would provide space for receiving, temporarily storing, and redistributing goods within the local metropolitan area. Such spaces are a necessary and vital part of a growing city infrastructure, and provide a large job base for the local residents. Similar uses within the vicinity include Zanios Foods distribution and Coca-Cola bottling and distribution.

The proposed buildings' exterior architecture incorporates tilt-up concrete building technology with elegant cast-in recessed shadow reveals patterned along the four elevations. The buildings' fenestration breaks the elevations into two scales. A larger public scale identifies the building use and its entrances from the street. A smaller pedestrian scale is given to the building with low human scaled office windows along the main entrance sidewalks and street elevation. A multi-toned paint scheme using a darker toned corner elements and contrasting lighter tone would serve to destroy monotony that could be overwhelming by the scale of the building. The proposed building site of 5.81 acres would be heavily landscaped to provide erosion control for both wind and water, as well as provide a beautiful southwestern desert garden both water efficient and self-sustaining. The parking layout would provide more spaces than necessary for future accommodations, and would incorporate almost twice the parking to landscape area ratio required. The traffic circulation layout would be conducive to large truck circulation. The site will share the existing drive entrance at the southwest corner of the site with the existing warehouse facility on Lot 4 to the west. A new full-service access point will be added at the southeast corner of the site this would allow site access to the business without impeding local traffic patterns on Meridian Place.



We believe the proposed architecture of the building, its landscaping, and traffic circulation serve to maintain the continuity and unity as set by the original Atrisco Business Park Master Development Plan approved in 1992 including the landscape standards, plant palette, building setbacks, sidewalk and bikeways, parking, lighting, street-scape and signage. If approved, the proposed project would provide an attractive environment within the context of the Business Park and the West Side developing community, as well as provide a useful and necessary addition to the infrastructure of the Albuquerque metropolitan area for the present and for future growth.

Sincerely,



Claudio Vigil,  
Claudio Vigil Architects  
Agent for G & A LTD. CO.

November 16, 2004

Re: Lot 5 Meridian Business Park

To Whom It May Concern:

As the developer/owner by contract, I hereby grant Claudio Vigil and Associates to act as agent on behalf of **Brunacinni Development** existing owner on matters pertaining to the development of Lot 5 Meridian Business Park.

Signature: 

Printed Name: Angelo Brunacinni

Date: 11-16-04

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

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

## 4. Utilities

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

## 5. Phasing

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

## SHEET #2 - LANDSCAPING PLAN

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

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

## SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

## A. General Information

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

## B. Grading Information

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

# SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

## A. General Information

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

## B. Signage

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

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





## 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: 97 provided: 119  
Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 8  
provided: 8
  - NA 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.

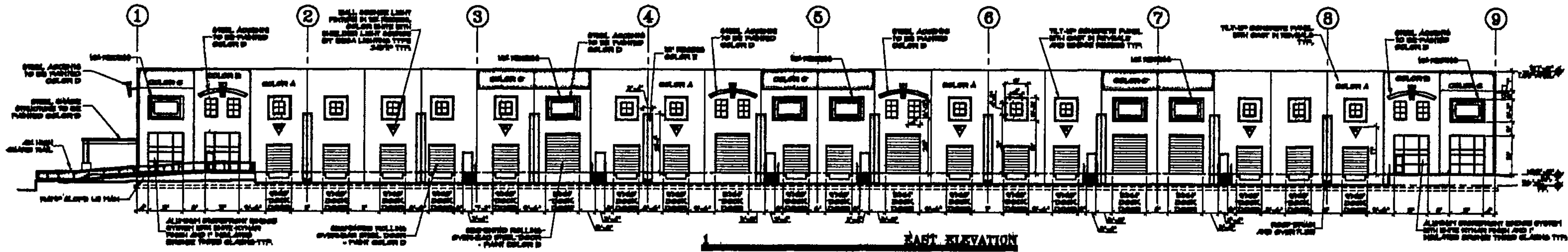
### 3. Streets and Circulation

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

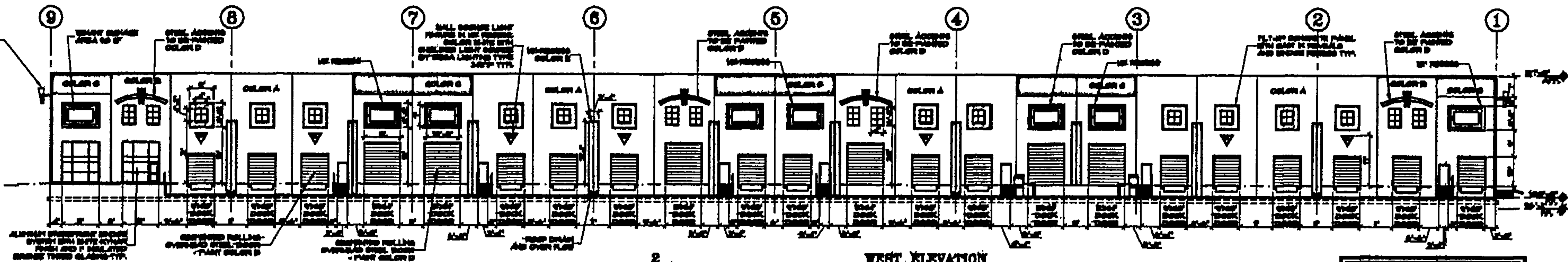




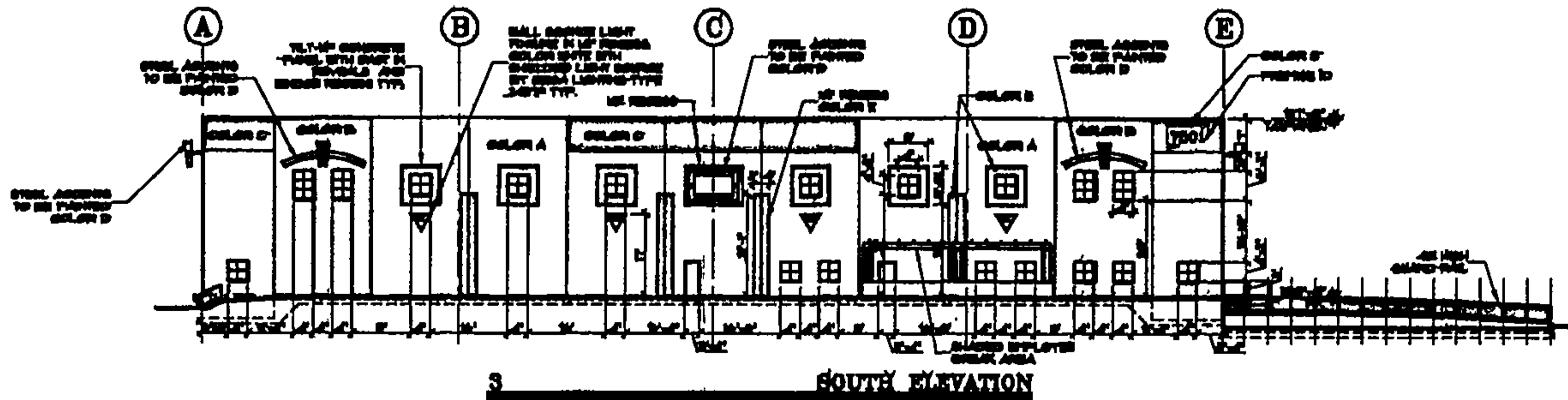




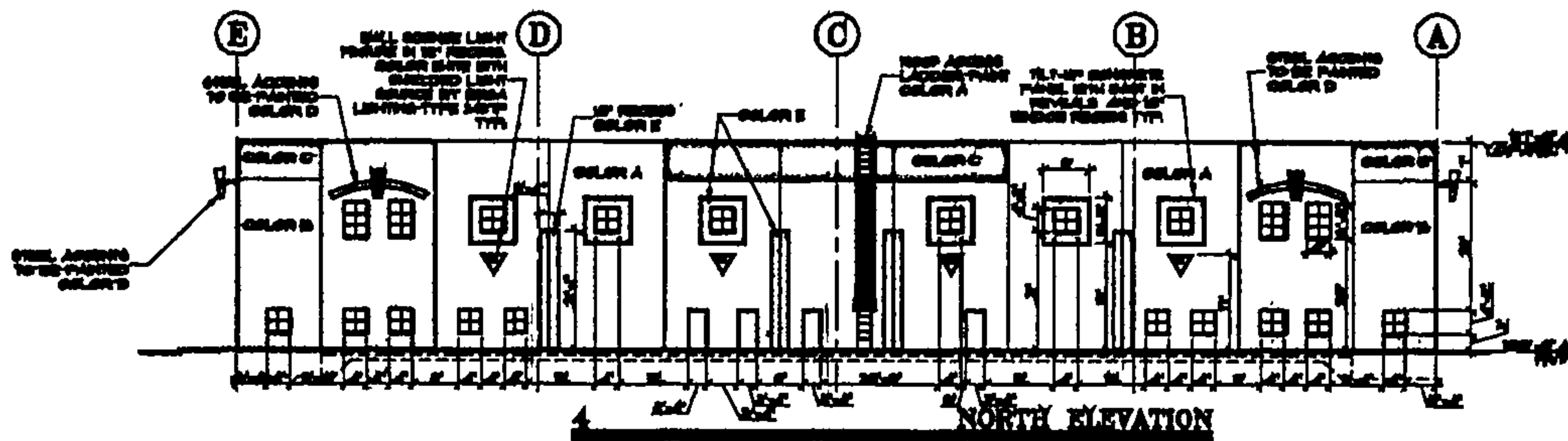
**EAST ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**

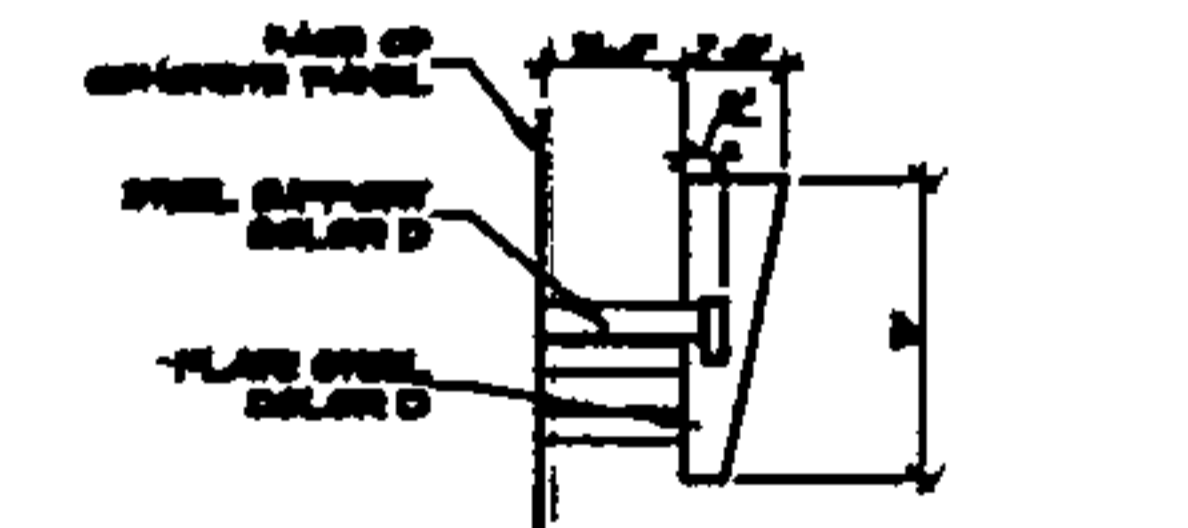


**NORTH ELEVATION**

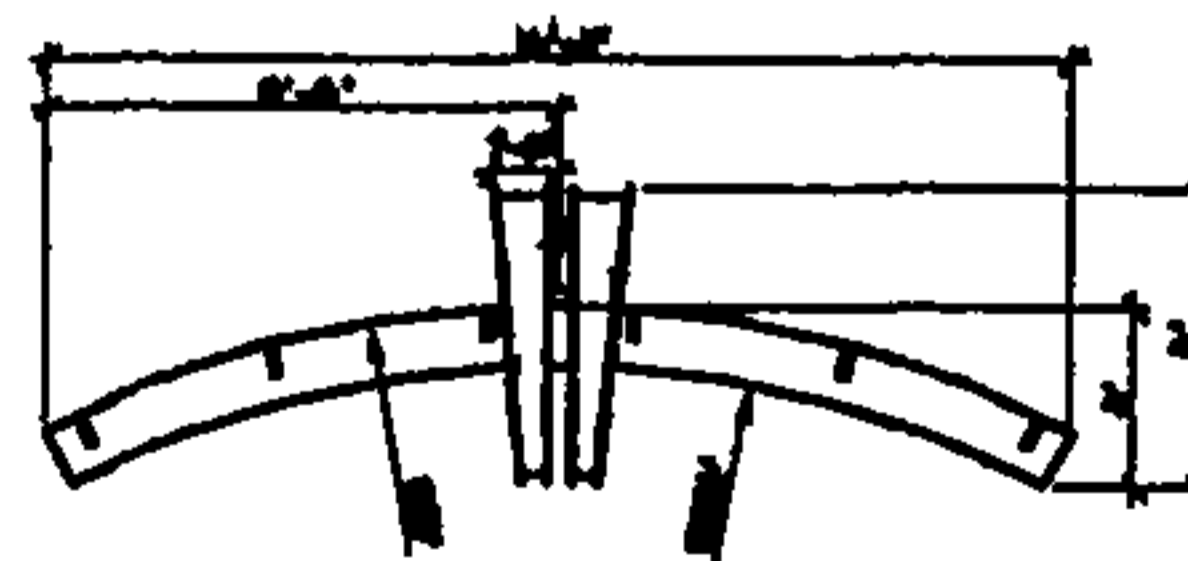
COLORS	
COLOR A	GREEN - WOODWORK
COLOR B	BROWN - ARCHITECTURE
COLOR C	GRAY - CONCRETE
COLOR D	WHITE
COLOR E	BLACK - DOOR GRILLS

**ELEVATIONS**

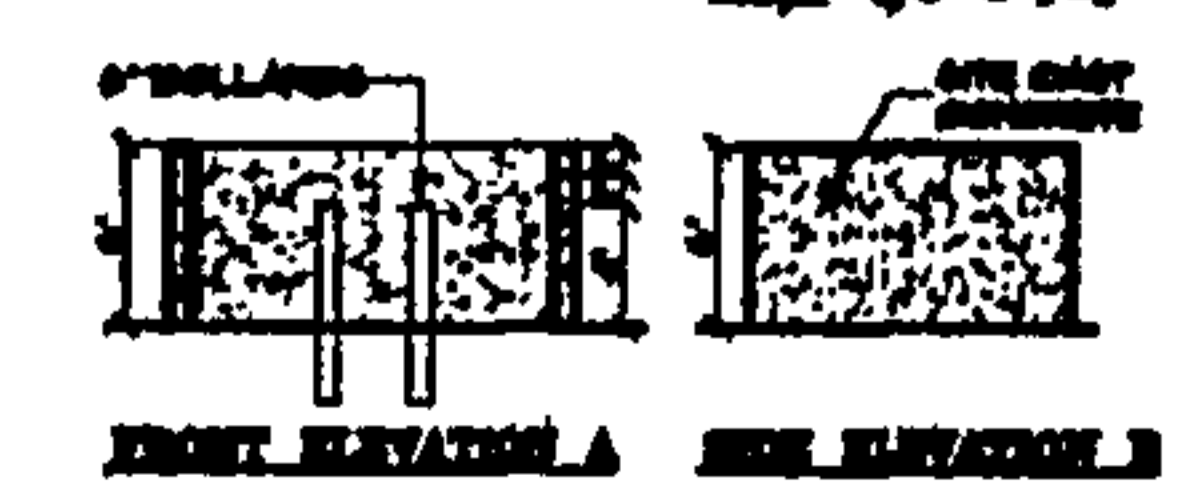
NOVEMBER 14, 2007 1/15-1-3



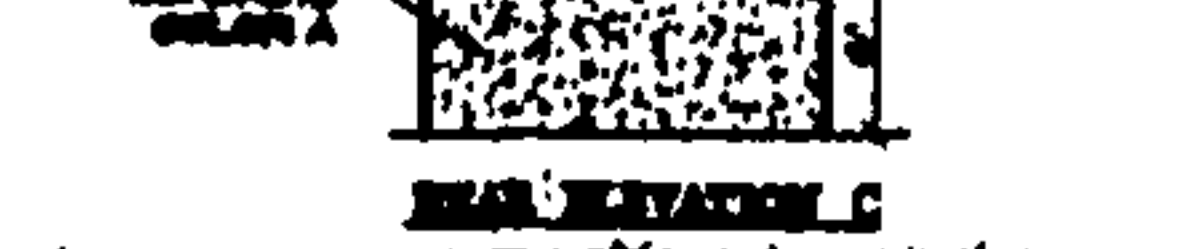
**SHADE STRUCTURE SECTION**



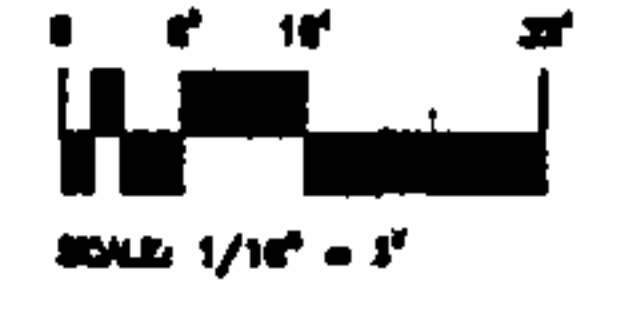
**SHADE STRUCTURE**



**FRONT ELEVATION A SIDE ELEVATION B**



**REAR ELEVATION C TRASH ENCLOSURE**



**CLAUDIO VIGIL ARCHITECTS**

**OFFICE / WAREHOUSE**  
 MERIDIAN LOT 5  
 7501 MERIDIAN PLACE NW  
 ALBUQUERQUE, NEW MEXICO

**SHEET**  
**DRB**  
**A-2**

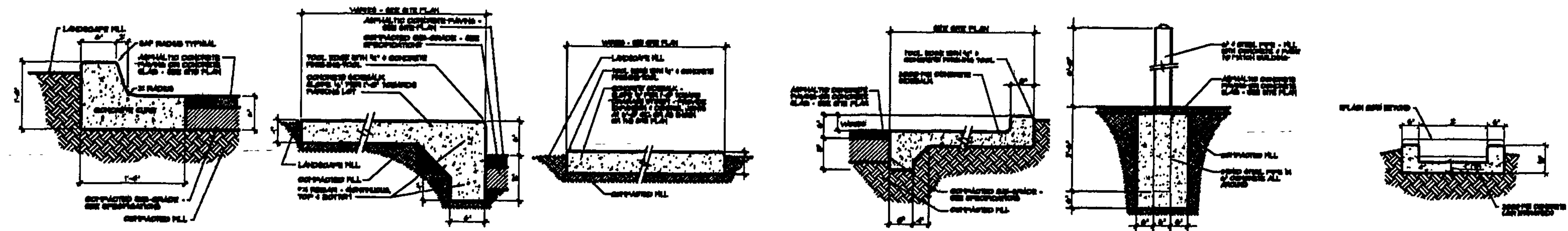
GOVERNMENT OF INSTRUMENTS OF SERVICE  
 I, Claudio Vigil, Architect, do hereby certify that I am duly licensed and qualified to practice architecture in the State of New Mexico, and that I am the author of the design and construction of the above described project. My commission expires on 12/31/2010. My registration number is 10000. My office address is 7501 Meridian Place NW, Albuquerque, NM 87104. My phone number is 505/843-1113. My fax number is 505/843-1896.

1801 Elia Grande NW, #2, Albuquerque, NM 87104  
 Phone: 505/843-1113 Fax: 505/843-1896

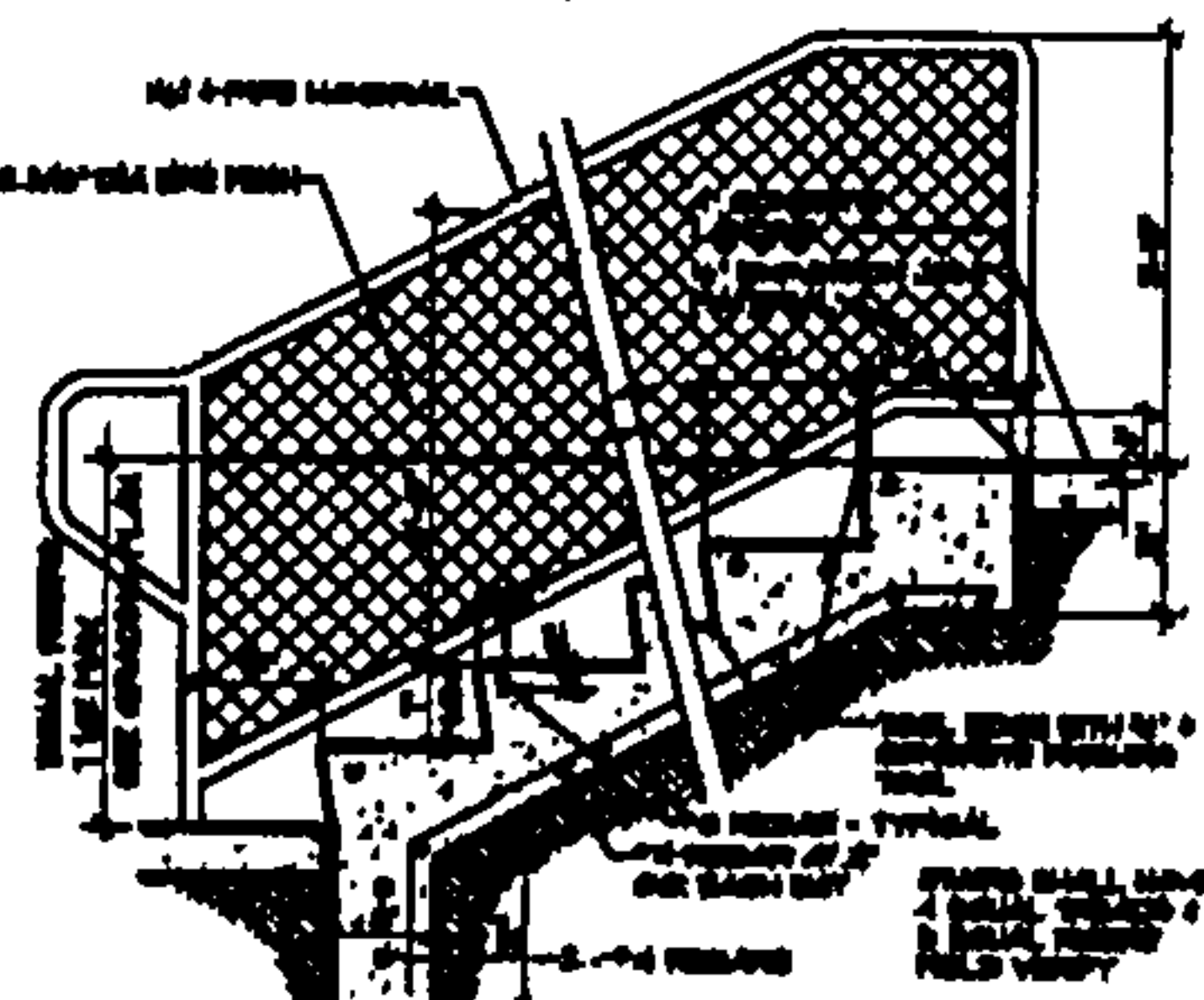
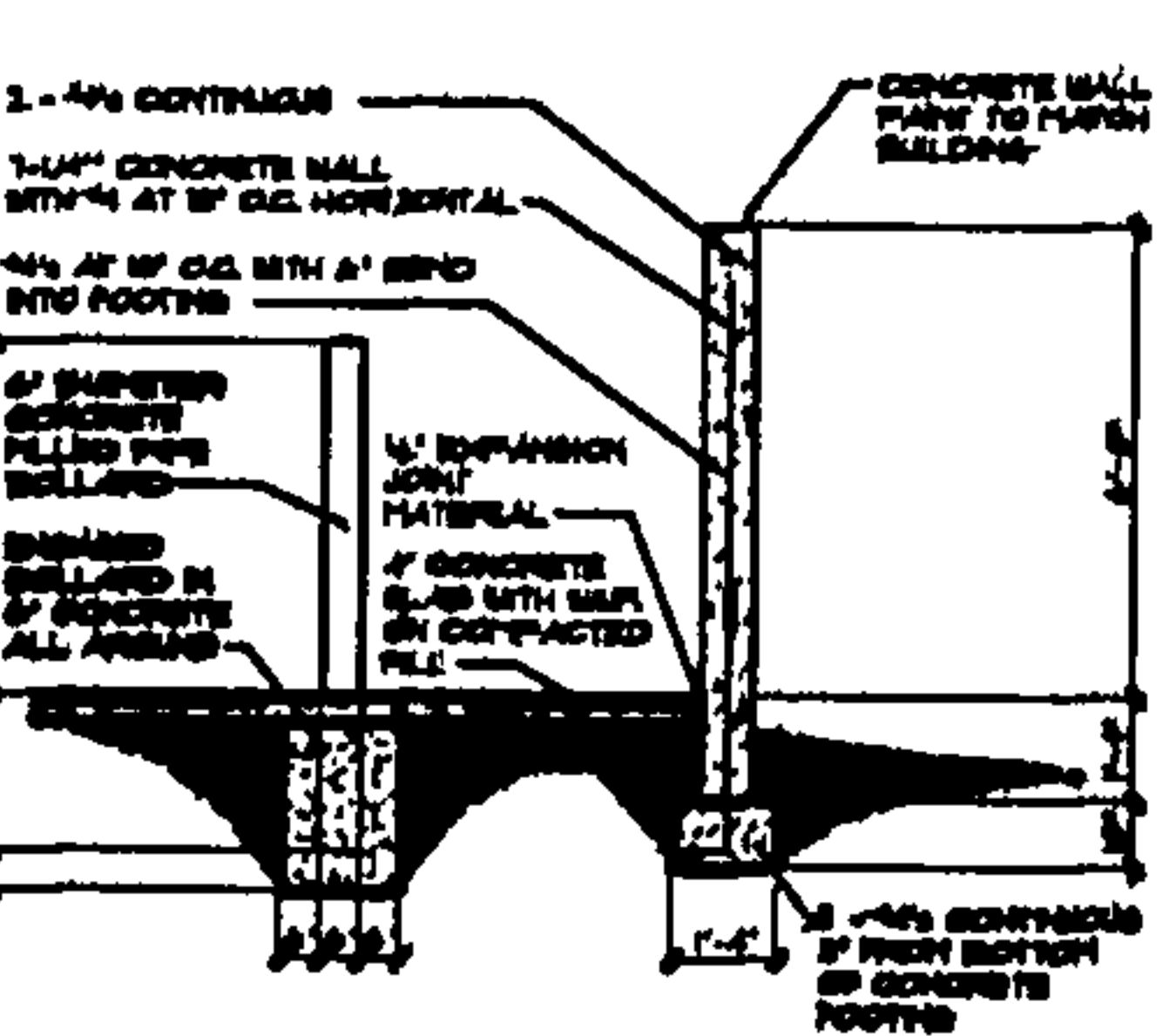
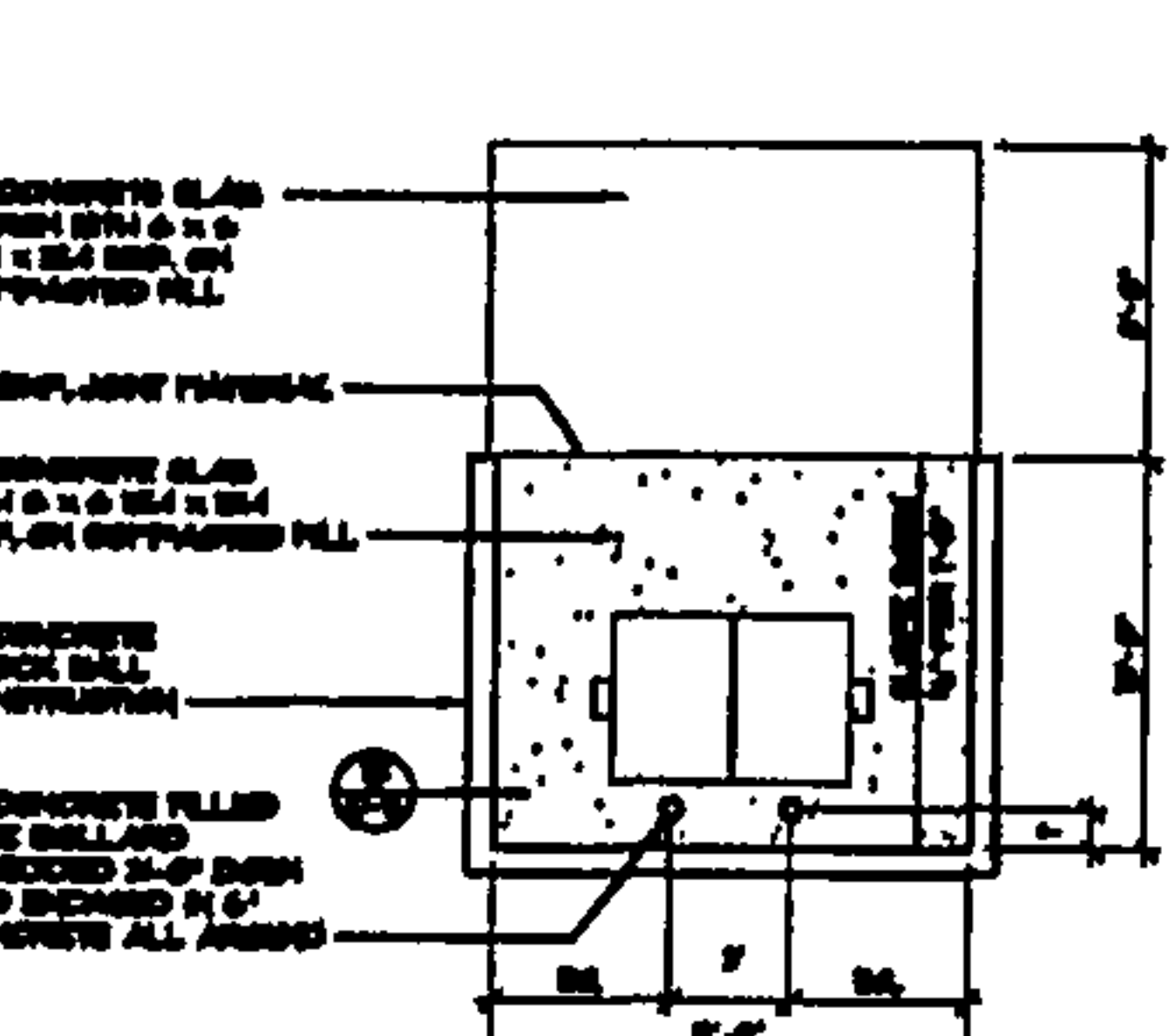
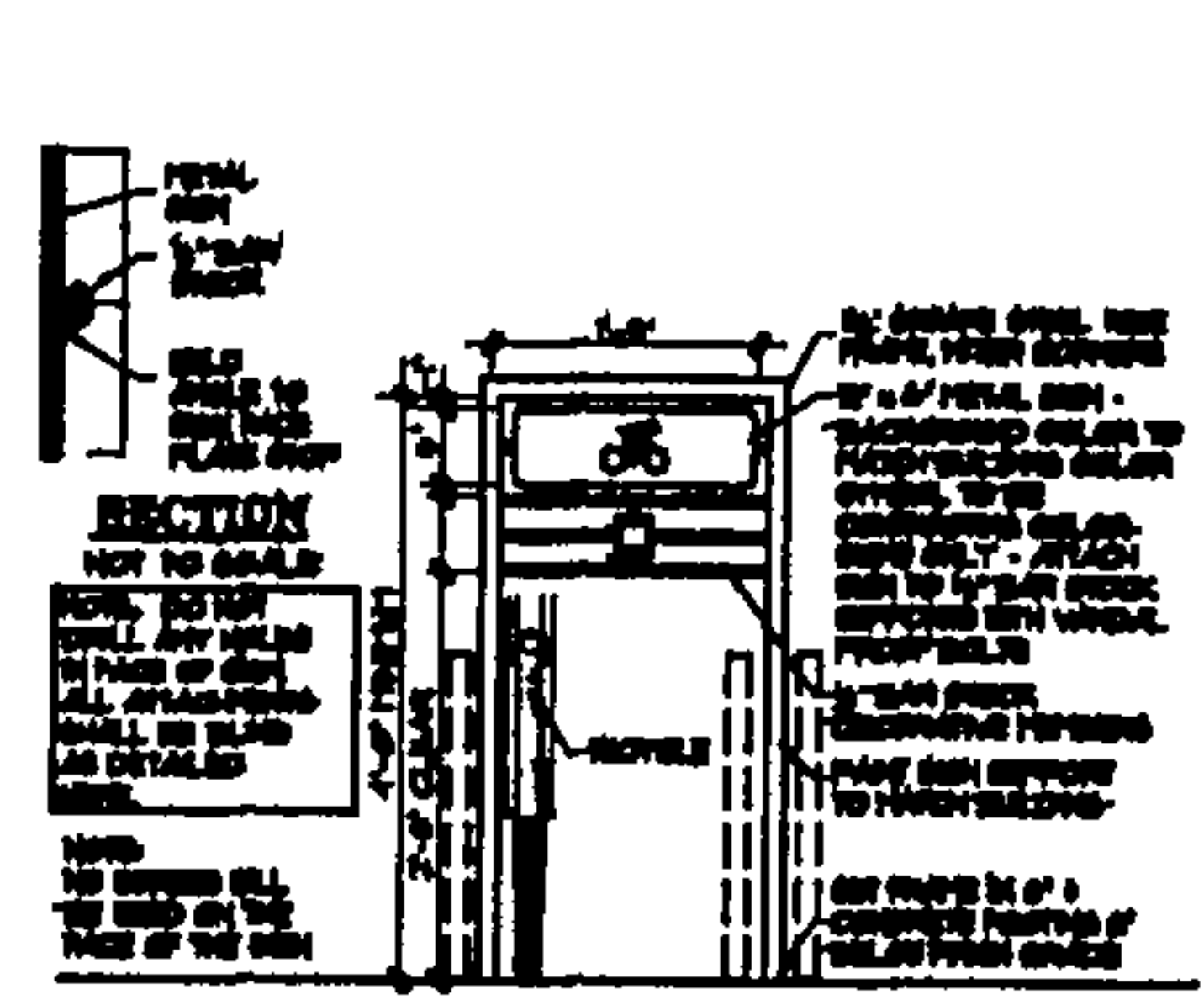
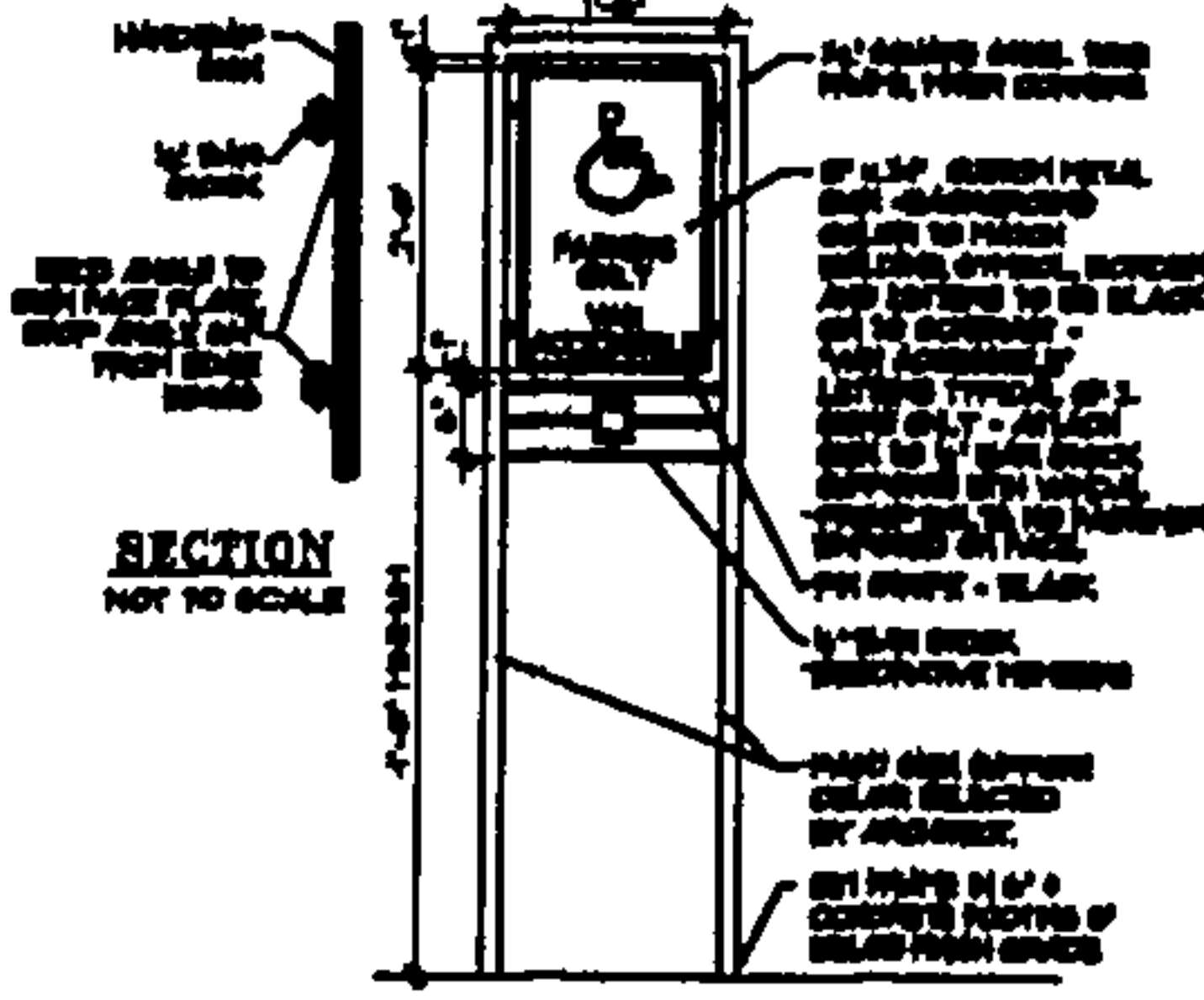




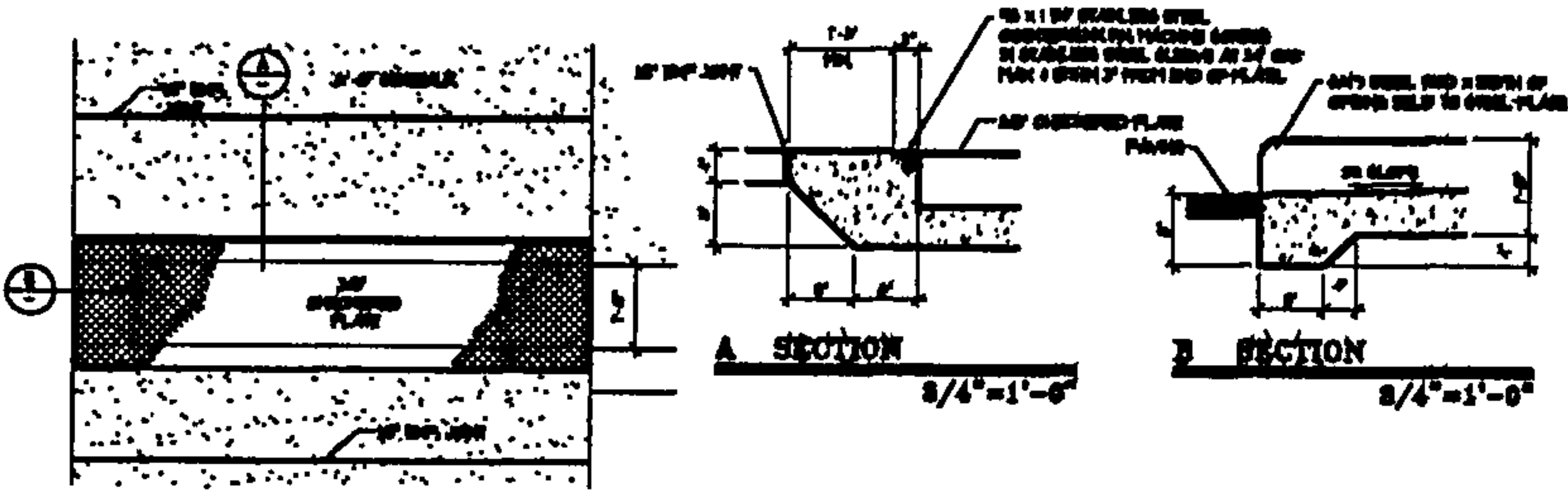
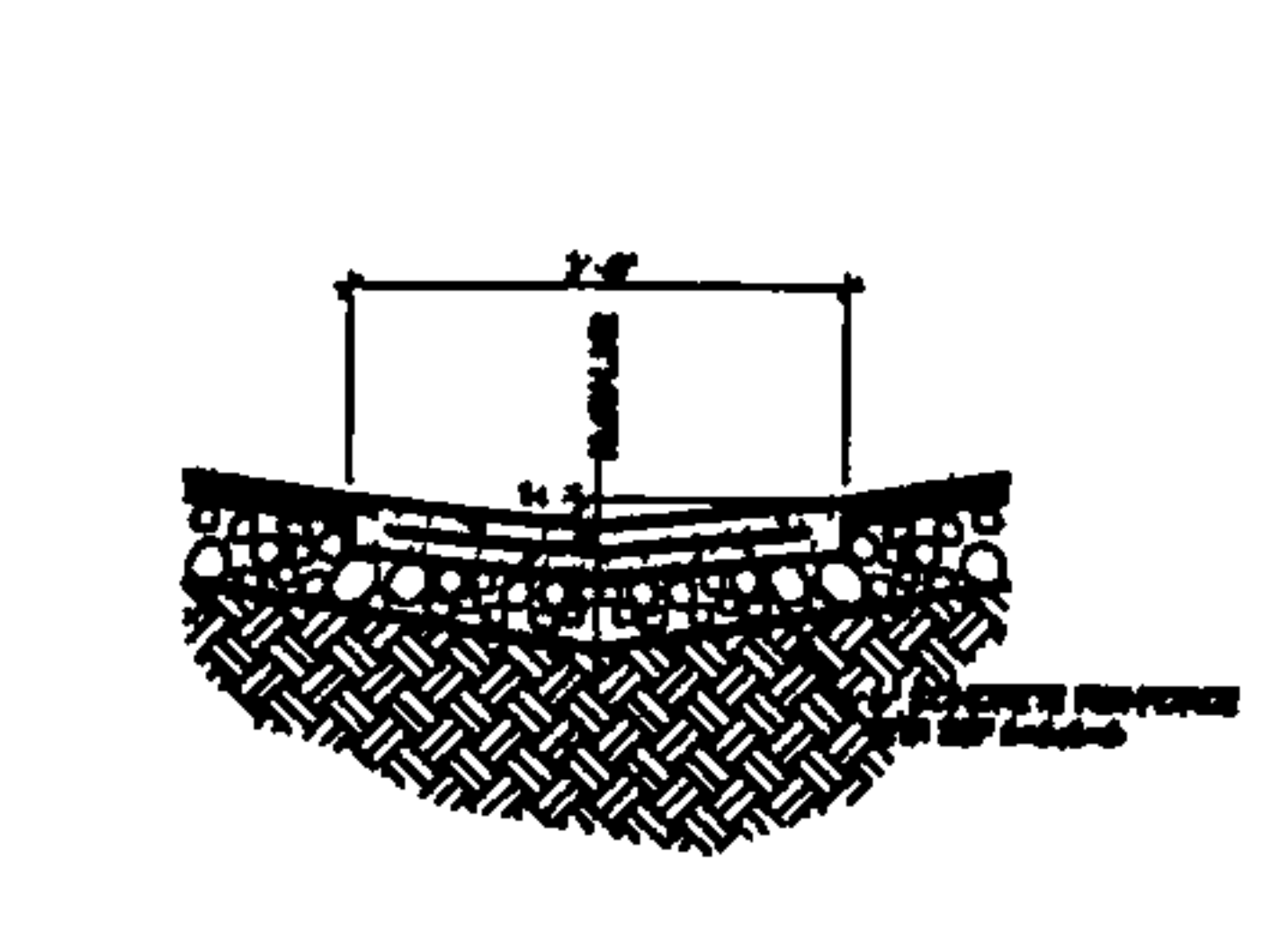




1. TYPICAL CURB SCALE: 1/4" = 1'-0"  
 2. TURNDOWN SIDEWALK SCALE: 3/4" = 1'-0"  
 3. TYPICAL SIDEWALK SCALE: 1/4" = 1'-0"  
 4. SIDEWALK CURB SCALE: 3/4" = 1'-0"  
 5. EXTERIOR POLLARD DETAIL SCALE: 3/4" = 1'-0"  
 6. CONCRETE BOUNDARY SCALE: 3/4" = 1'-0"

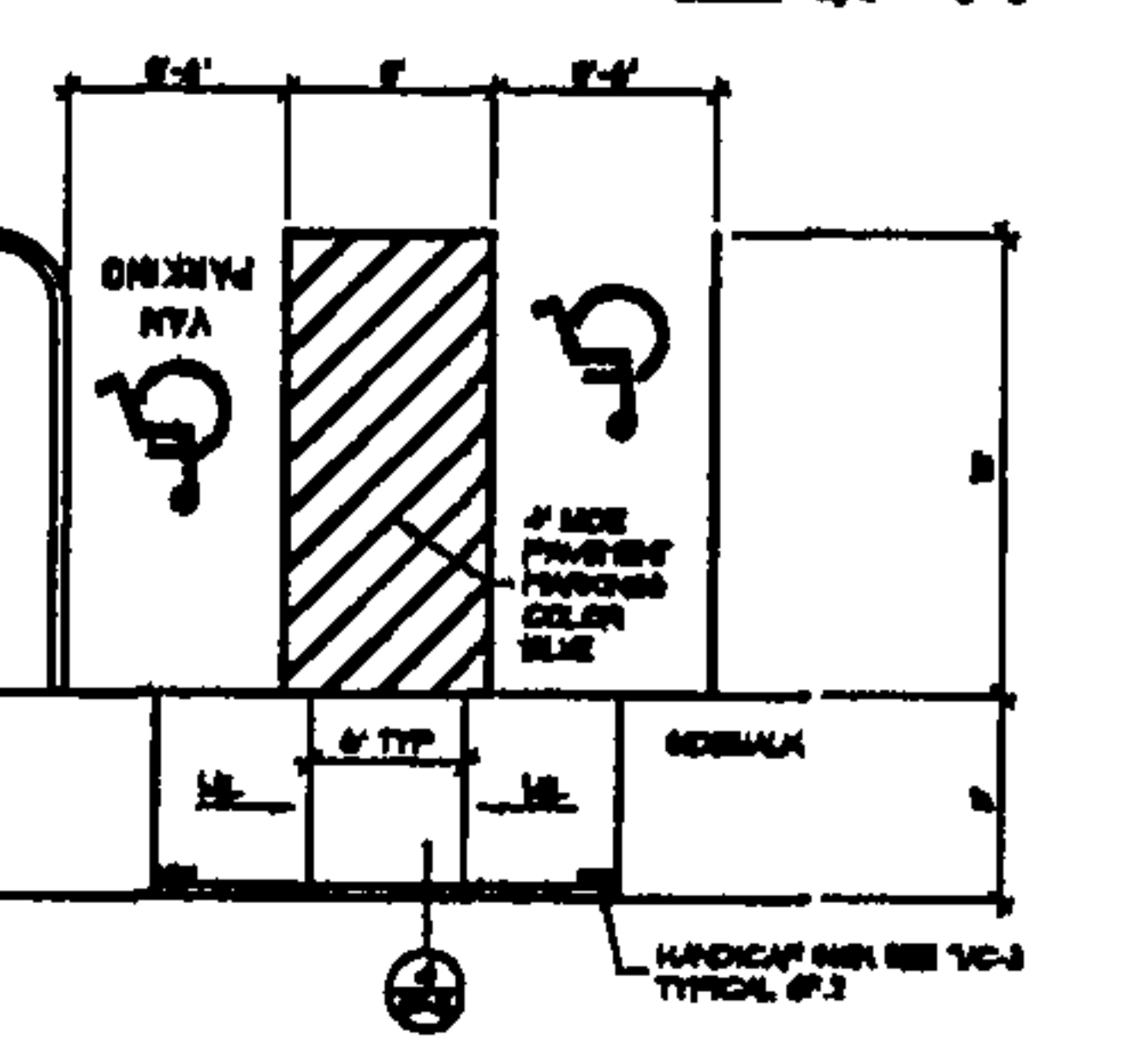
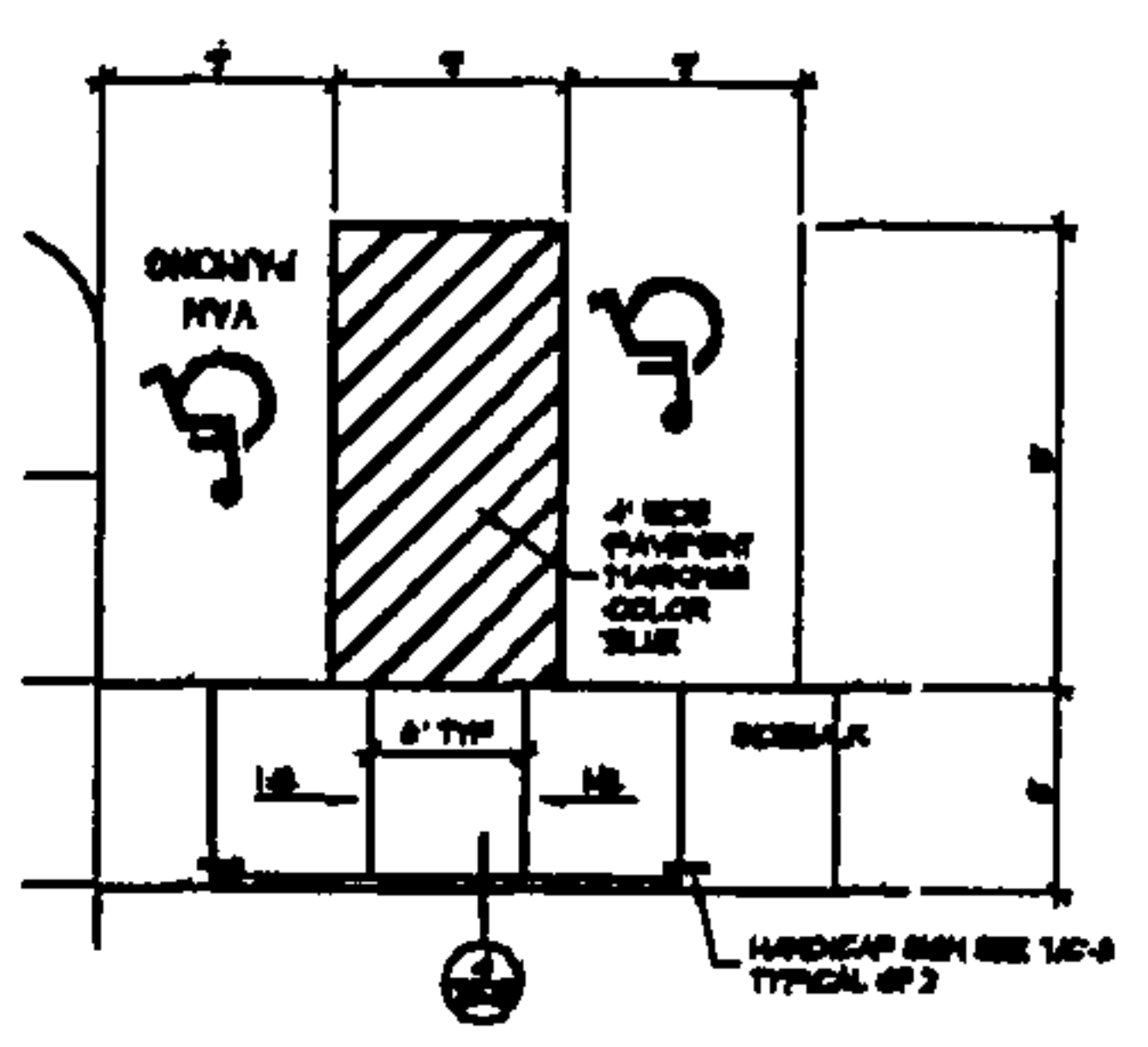
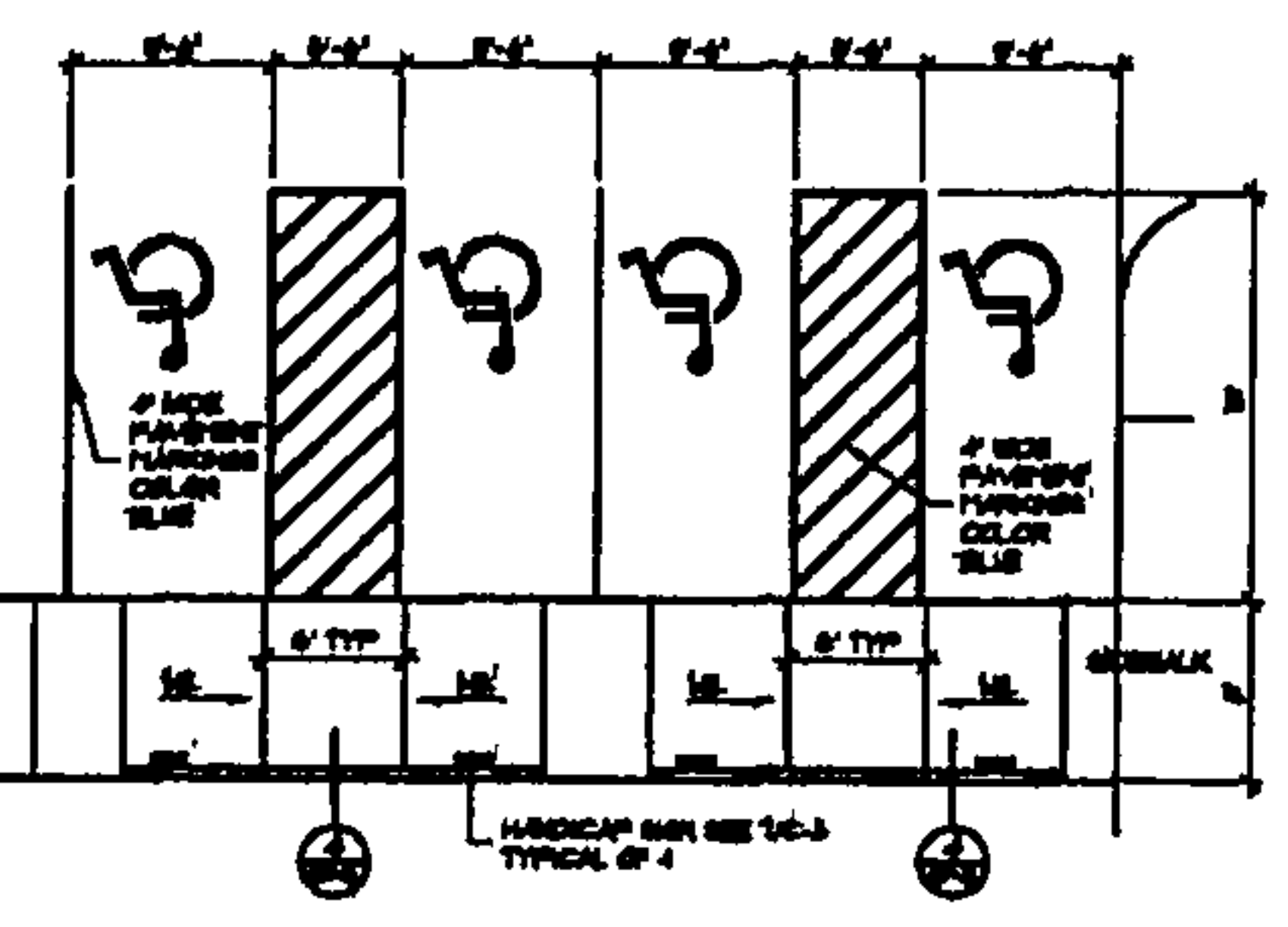


7. HANDICAP SIGN SCALE: 3/4" = 1'-0"  
 8. BICYCLE RACK SCALE: 3/4" = 1'-0"  
 9. TRASH ENCLOSURE SCALE: 3/4" = 1'-0"  
 10. TRASH ENCLOSURE SCALE: 3/4" = 1'-0"  
 11. CONCRETE STAIR SCALE: 3/4" = 1'-0"

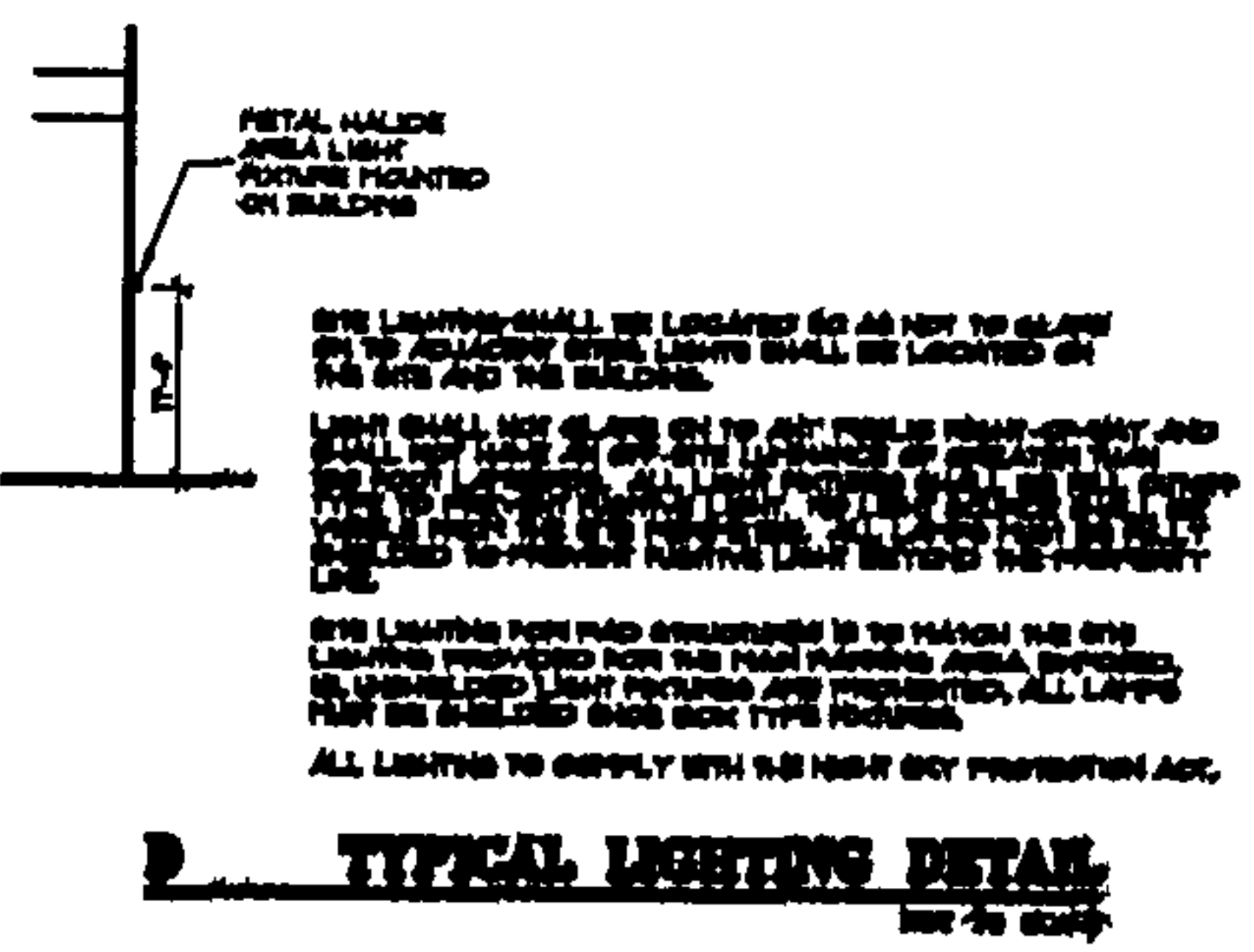


12. CONCRETE VALLEY  
SCALE: 3/4" = 1'-0"

13. SIDEWALK CURB  
SCALE: 3/4" = 1'-0"



A. HANDICAP PARKING SCALE: 1/4" = 1'-0"  
 B. HANDICAP PARKING SCALE: 1/4" = 1'-0"  
 C. HANDICAP PARKING SCALE: 1/4" = 1'-0"



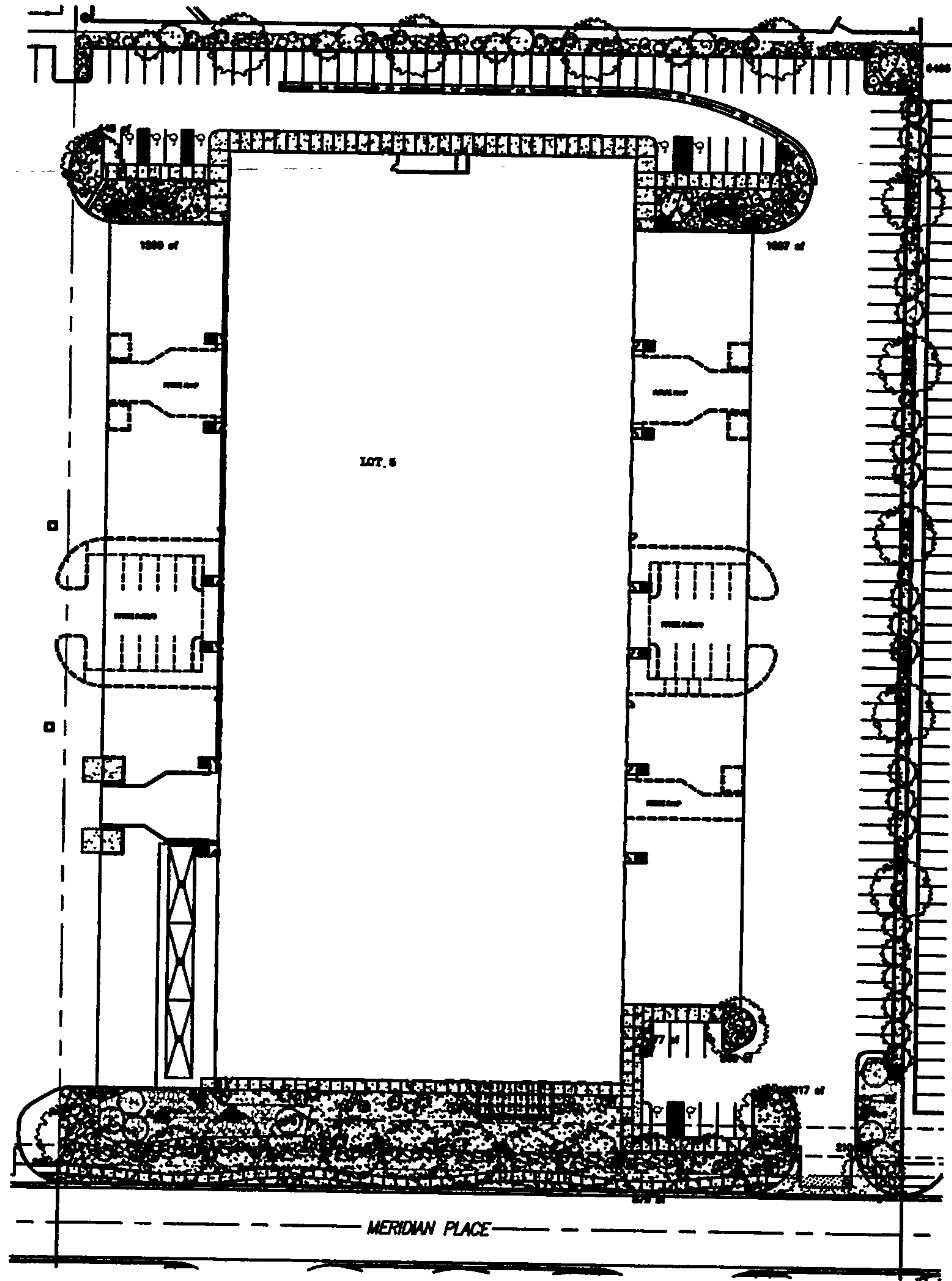
**SITE DETAILS**  
 NOVEMBER 18, 2004

CLAUDIO VIGIL ARCHITECTS  
 OFFICE / WAREHOUSE  
 MERIDIAN LOT 5  
 7601 MERIDIAN PLACE NW  
 ALBUQUERQUE, NEW MEXICO

SHEET  
 DRB  
 C-3

OWNER'S OBLIGATIONS OF SERVICE  
 All contract documents, including plans, specifications and schedules, shall be submitted to the architect for review and approval. The architect shall not be responsible for the accuracy of any information provided by the owner. The architect shall not be responsible for the accuracy of any information provided by the owner.

1801 Rio Grande NW, St. Albuquerque, NM 87104  
 Phone: 505/842-1113 Fax: 505/842-1330



**PLANT LEGEND**

- ASPEN (4) OR HONEY LOCUST (4) 35  
Picea canadensis  
Liquidambar styraciflua  
1" Cal.
- FLOWERING PEAR (4) 4  
Euphrasia  
1" Cal.
- BIRCH YELLOW (4) 35  
Betula papyrifera  
1" Cal.
- REDBARK HAWTHORN (4) 42  
Crataegus mollis  
1" Cal.
- REDBARK SHAW (4) 27  
Crataegus mollis  
1" Cal.
- SPANISH PLUM (4) 16  
Prunus virginiana  
1" Cal.
- NATURAL EDGE
- SANTA FE BROWN GRAVEL  
OVER FILTER FABRIC
- RED TOP  
OVER FILTER FABRIC
- NEW MEXICO OLIVE (1) 8  
Percaria nemoralis  
16 Cal.
- MADRAGON (4) 63  
Echinops  
1" Cal.
- HONEYBUCKLE 25  
Lonicera  
1" Cal.
- AUTUMN SHAW (4) 14  
Crataegus mollis  
1" Cal.
- CHAMA (1) 28  
Corydalis  
1" Cal.
- WILDFLOWER 62  
1" Cal.
- OVERSEED GRAVEL  
& 6 Boulders

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	25328	square feet
TOTAL BUILDINGS AREA	100180	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	153108	square feet
LANDSCAPE REQUIREMENT	138	square feet
TOTAL LANDSCAPE REQUIREMENT	22814	square feet
TOTAL BED PROVIDED	22455	square feet
GROUNDCOVER REQ.	736	square feet
TOTAL GROUNDCOVER REQUIREMENT	13641	square feet
TOTAL GROUNDCOVER PROVIDED	17771	square feet
TOTAL PONDING AREA	2773	square feet
TOTAL NON-PUBLIC SIDEWALK	6388	square feet
TOTAL NON-PUBLIC SIDEWALK, TO COUNT AS LANDSCAPING (max. 33% of landscape required)	2128	square feet
TOTAL LANDSCAPE PROVIDED	24627	square feet

**LANDSCAPE NOTES:**

Landscape maintenance shall be the responsibility of the Property Owner.

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

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

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

Plant beds shall achieve 70% tree ground cover of maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

**STREET TREE REQUIREMENTS**

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

Meridian Ave. NW  
Required § 12      Provided § 12

**IRRIGATION NOTES:**

Irrigation shall be a complete underground system with Trees to receive (X) 1.0 GPH Drip Emitters and Shrubs to receive (X) 1.0 GPH Drip Emitters. Drip and Subler systems to be tied to 1/2" pipe with flush caps at each end.

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

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

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



**LANDSCAPE PLAN**

NOVEMBER 14, 2004      1"=20'-0"

**CLAUDIO VIGIL ARCHITECTS**

**OFFICE / WAREHOUSE**

**MERIDIAN LOT 5**

**7501 MERIDIAN PLACE NW**

**ALBUQUERQUE, NEW MEXICO**

---

**SHEET**

**L-1**

---

STATEMENT OF INSTRUMENTS OF SERVICE  
I, Claudio Vigil, Architect, do hereby certify that I am the author of the design and construction documents for the project described above. I am a duly licensed and registered professional architect in the State of New Mexico. My license number is 10000. I am the principal architect for the project described above. I have prepared and sealed the instruments of service for the project described above. I have prepared and sealed the instruments of service for the project described above. I have prepared and sealed the instruments of service for the project described above.

7501 Meridian NW, NE, Albuquerque, NM 87104  
Phone 505/262-1115 Fax 505/262-1000

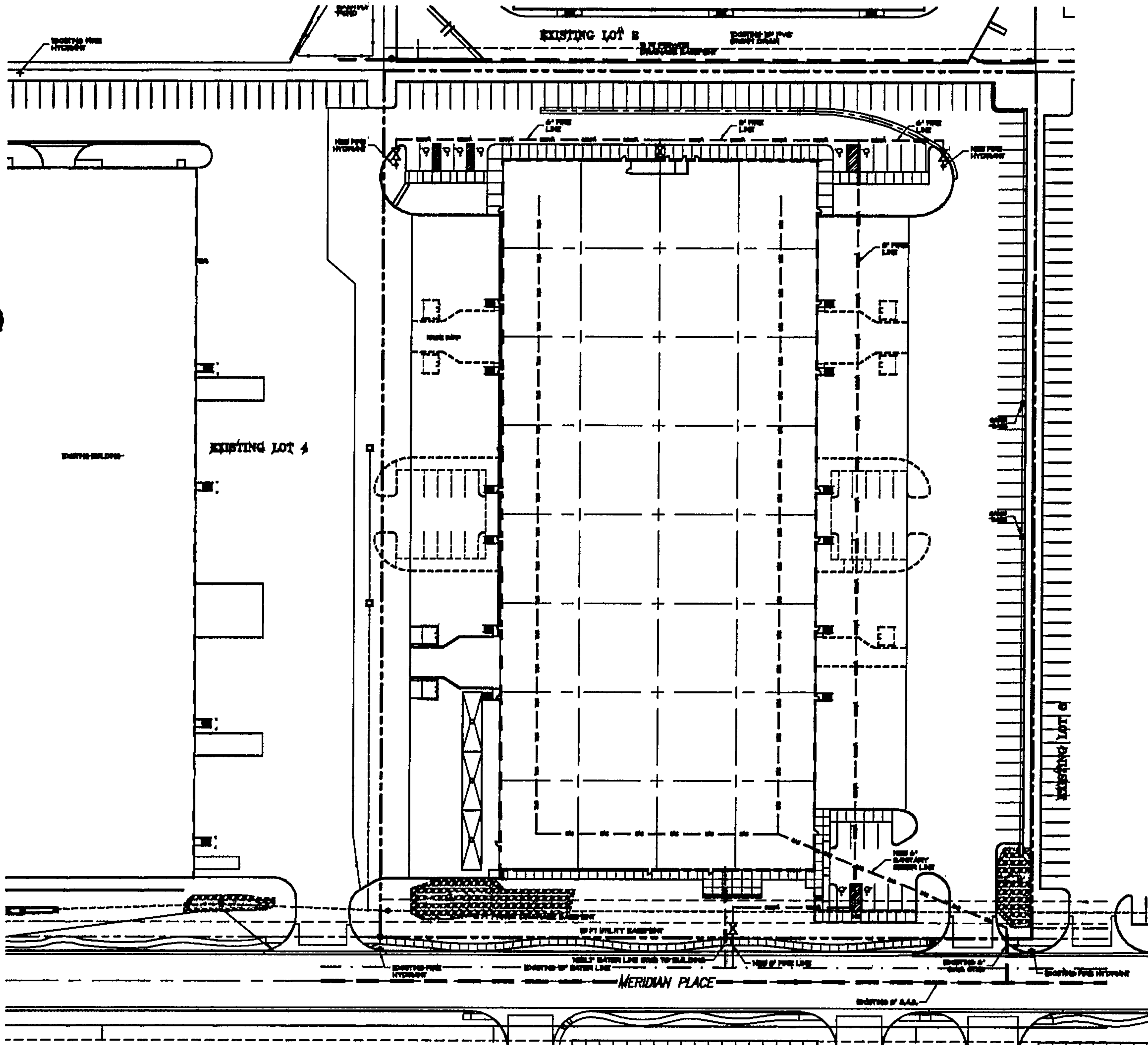


**The Hilltop**  
Landscape Architecture & Construction  
Cont. Lic. 205-005  
7508 Edin N.E.  
Albuquerque, NM 87104  
Ph. (505) 262-0900  
Fax (505) 262-7737  
office@thehilltop.com

**BACKFLOW PREVENTOR DETAIL**







**GENERAL NOTES**

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY EXISTING UTILITY LINES, PIPELINES, OR OTHER ENCUMBRANCES UTILITY IN OR NEAR THE CONSTRUCTION SITE WITH THE OWNER AND UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY LINES, PIPELINES, OR ENCUMBRANCES NOT SHOWN ON THESE PLANS ARE SHOWN IN APPROXIMATE LOCATIONS BASED ON INFORMATION PROVIDED TO THE ARCHITECTURE BY OTHERS. THIS INFORMATION MAY BE INCOMPLETE OR INACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITY LINES THAT HAVE NOT BEEN SHOWN.

THE CONTRACTOR SHALL CONSIDER THE SHOWN UTILITY LOCATION SERVICE AT LEAST TWO WORKING DAYS BEFORE COMMENCING CONSTRUCTION. AFTER THE UTILITIES ARE LOCATED, THE CONTRACTOR SHALL EXPOSE ALL UTILITIES IN ORDER TO VERIFY THEIR VERTICAL AND HORIZONTAL LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT BETWEEN THE SHOWN LOCATIONS AND THE PROVIDED CONSTRUCTION AS SOON AS A RESOLUTION CAN BE DETERMINED WITH NEARLY DELAY.

THE CONTRACTOR SHALL EXERCISE THE CARE TO AVOID INTERRUPTING ANY EXISTING UTILITIES ABOVE AND BELOW THE GROUND. ANY DAMAGE TO EXISTING UTILITIES (AS DETERMINED ABOVE) BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL DISCONTINUE ANY INTERRUPTION IN SERVICE WITH THE OWNER AND THE UTILITY COMPANY THREE WORKING DAYS PRIOR TO INTERRUPTION.

THE CONTRACTOR SHALL MAINTAIN A RECORDED DRAWING SET OF PLANS AND PROPERLY LOCATE ALL UTILITIES EXISTING AND NEW IN EACH EXISTING FOUNDATION, WALLS, AND CEILING, AND RECORD ON IT. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT AND SHOWN TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.

**UTILITIES PLAN**  
 NOVEMBER 12, 2004 1'-0"=1'-0"



**CLAUDIO VIGIL ARCHITECTS**

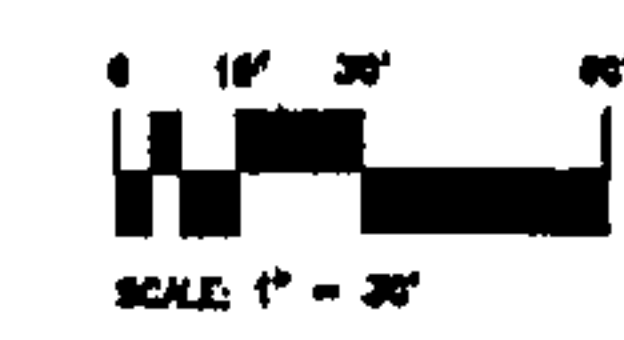
**OFFICE / WAREHOUSE**  
 MERIDIAN LOT 5  
 7601 MERIDIAN PLACE NW  
 ALBUQUERQUE, NEW MEXICO

**SHEET**  
**U-1**

PROJECT NUMBER  
04086

**OWNER'S LIST OF INSTRUMENTS OF SERVICE**  
 All design, contract documents, plans, specifications, computer files, field notes, data and other documents and instruments prepared by Claudio Vigil Architects, P.C. in connection with this project shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law copyright and other reserved rights, including the copyright therein.

1801 Rio Grande NW, P.O. Albuquerque, NM 87104  
 Phone: 505/842-1113 Fax: 505/842-1330





**DECLARATION OF RECIPROCAL ACCESS  
AND DRAINAGE EASEMENTS**

WHEREAS, **G & A LTD. CO.**, a New Mexico limited liability company ("G & A") is the owner of the following described real property located in the County of Bernalillo, State of New Mexico, to-wit:

Lot 4, Meridian Business Park, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 16, 1997 in Volume 97C, folio 157, as Document No. 97-049625.

("Lot 4"); and

WHEREAS, **MERIDIAN REALTY LTD. CO.**, a New Mexico limited liability company ("MERIDIAN") is the owner of the following described real property located in the County of Bernalillo, State of New Mexico, to-wit:

Lot 5, Meridian Business Park, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 16, 1997 in Volume 97C, folio 157, as Document No. 97-049625.

("Lot 5"); and

WHEREAS G & A and MERIDIAN desire to provide for reciprocal access and drainage easements on Lot 4 and Lot 5.

NOW, THEREFORE:

1. G & A and MERIDIAN hereby declare that each Lot is subject to reciprocal non-exclusive perpetual easements over, through and across the "Access Areas" (as hereinafter defined) located on each Lot for the purposes of access, ingress, egress and movement by vehicular and pedestrian traffic for the benefit of the other Lot.
2. The "Access Areas" are the portions of each Lot designated and used by the respective owners thereof from time to time for vehicular and pedestrian ingress and egress.



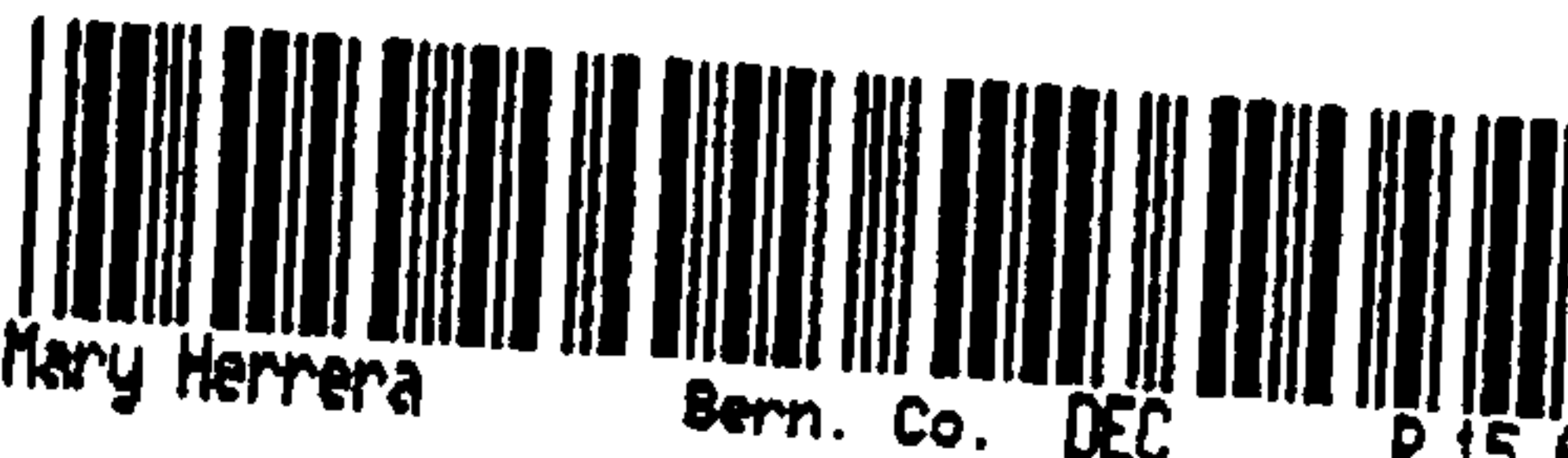
3. G & A and MERIDIAN hereby declare that each Lot is subject to reciprocal non-exclusive perpetual easements for drainage over, through and across the Access Areas located on each Lot for the benefit of the other Lot.

4. The Access Areas on each Lot may be relocated from time to time by the respective owners thereof provided the Access Areas are reasonably accessible for ingress and egress to and from the Lots and for drainage for the Lots.

5. Except during construction, repairs, maintenance and replacements, the Access Areas shall not be blocked, nor shall any barriers or other obstructions be placed within or adjoining the Access Areas to prevent the reasonable ingress, egress or drainage within said Access Areas.

6. The owner of each Lot shall maintain the Access Areas on said owner's Lot in good repair, with such maintenance to include, but not be limited to, lighting, signage, removal of snow, ice, rubbish and debris, and the surfacing, resurfacing and striping of said Access Areas.

7. The owner of each Lot agrees to maintain general commercial liability insurance in an amount of not less than \$1,000,000.00 single limit, naming the owner(s) of the other Lot as additional insured(s) for claims related to this Declaration, and said policies shall provide for not less than thirty (30) days prior written notice to each other owner of any cancellation or change in said policies. Each such policy shall further include provisions which deny to the insurer acquisition by subrogation of rights of recovery against the other owner(s) to the extent that such provisions may be effective without making it impossible to obtain insurance coverage from responsible companies qualified to do business in the State of New Mexico. Each owner hereby waives all rights of recovery against the other owner(s) for loss or injury against which the waiving party is or may be protected by insurance containing said provisions.



8. In the event the owner of either Lot fails to maintain the Access Areas on said owner's Lot in compliance with this Declaration, the other Lot's owner may serve written notice on the defaulting Lot owner, and if said defaulting Lot owner does not cure said default within thirty (30) days of the receipt of said notice, the non-defaulting Lot's owner shall have the right to undertake the repairs, maintenance and/or replacements required within the Access Areas and the defaulting Lot owner shall reimburse the other Lot's owner for said expenses, plus interest at 18% per annum from the date of each expenditure until repaid. Further, if either Lot owner pays maintenance, repair or replacement expenses for a defaulting Lot owner pursuant to the provisions of this paragraph, the non-defaulting Lot owner shall have the right to file a lien against the defaulting owner's Lot for the amount of said expenditures, and said lien shall be subject to foreclosure in the same manner as mortgages and judgment liens.

9. In the event the owner of either Lot is required to enforce the provisions of this Declaration by judicial proceedings, the prevailing party shall be entitled to reasonable attorneys' fees and court costs from the non-prevailing party.

10. Notices given pursuant to the provisions of this Declaration which are necessary to carry out the provisions of this Declaration shall be in writing and delivered personally to the person to whom notice is to be given, or mailed, postage prepaid, addressed to the person.

11. To the extent, if at all, §56-7-1 N.M.S.A. 1978 as amended invalidates any indemnity, hold harmless or insurance provision of this Declaration, the remaining indemnity, hold harmless and insurance provisions shall remain in full force and effect.

12. This Declaration shall be binding upon the undersigned, their successors and assigns in all respects, and shall be deemed to run with the land forever.





IN WITNESS WHEREOF, the undersigned has executed this Declaration effective the 1<sup>st</sup> day of November, 2004.

G & A LTD. CO., a New Mexico limited liability company

By: [Signature]  
Its: Member

MERIDIAN REALTY LTD. CO.,  
a New Mexico limited liability company

By: [Signature]  
Its: Member

STATE OF NEW MEXICO )  
  )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on Nov. 1, 2004, by Angelo Brunacini, Member of G & A LTD. CO., a New Mexico limited liability company.



OFFICIAL SEAL  
~~MY COMMISSION EXPIRES:~~  
KENNETH A. HUNT  
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Public Filed with Secretary of State  
My Commission Expires 6-2-2005

[Signature]  
NOTARY PUBLIC

STATE OF NEW MEXICO )  
  )  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on Nov. 1, 2004, by Angelo Brunacini, Member of MERIDIAN REALTY LTD. CO., a New Mexico limited liability company.



~~MY COMMISSION EXPIRES:~~  
OFFICIAL SEAL  
KENNETH A. HUNT  
NOTARY PUBLIC STATE OF NEW MEXICO  
Notary Public Filed with Secretary of State  
My Commission Expires 6-2-2005

[Signature]  
NOTARY PUBLIC



559781

**RELEASE OF LETTER OF UNDERSTANDING**

THIS RELEASE OF LETTER OF UNDERSTANDING is made and entered into as of the 6<sup>th</sup> day of February 2002, by the City of Albuquerque, (the "City").

WHEREAS, Meridian Realty Ltd. Co. and the City of Albuquerque entered into a Letter of Understanding Agreement for Traffic Signals at Unser Blvd/Los Volcanes Road dated May 7, 1997 which was recorded May 7, 1997, in the office of the County Clerk of Bernalillo County, New Mexico, in Book 9212, Page 5284; and

WHEREAS, the City of Albuquerque has determined that the Letter of Understanding Agreement has been satisfied and is no longer required.

THEREFORE, City of Albuquerque, terminates the Agreement and hereby releases and discharges the Property described in the Letter of Understanding:

IN WITNESS WHEREOF, the undersigned has executed this Release of Agreement as of the day and year first above written.

CITY OF ALBUQUERQUE  
a municipal corporation

By: [Signature]  
City Engineer

*Original of 1/30/03*

2-6-03

Dated \_\_\_\_\_

STATE OF NEW MEXICO )  
) ss  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on February 6<sup>3</sup>, 2002, by Fred J. Aguirre, City Engineer for the City of Albuquerque, a New Mexico municipal corporation on behalf of said corporation.

[Signature]  
Notary Public

11-15-2003  
My Commission Expires:



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

PAID RECEIPT

APPLICANT NAME BRUNACINI Dev.  
AGENT Claudio Vigil Architects  
ADDRESS 1001 Rio Grande Blvd NW  
PROJECT & APP # 1003791/04DRB01799  
PROJECT NAME Meridian PK LT 5

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 395.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 405.00 TOTAL AMOUNT DUE

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

GA BRUNACINI CONSTRUCTION CO., INC.

PO BOX 6363  
ALBUQUERQUE, NM 87197  
(505) 833-2928 X0001

BANK OF ALBUQUERQUE N.A.  
ALBUQUERQUE, NEW MEXICO  
95-660-1070

2545

DATE 11-16-04

AMOUNT

\$ 405.00/100

PAY TO THE ORDER OF

City of Albuquerque

Four hundred five <sup>no</sup>/100

M-5 DRB

⑈002545⑈ ⑆107006606⑆ 9827217489⑈



\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

11/23/2004      12:13PM      LOC: ANN  
X  
RECEIPT# 00032404 WSH 008    TRANSH 0022  
Account 441006      Fund 0110  
Activity 4983000      TRSKAL  
\* Trans Amt      \$405.00  
J24 Misc      \$385.00  
CK      \$405.00  
CHANGE      \$0.00

Thank You

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

11/23/2004      12:13PM      LOC: ANN  
X  
RECEIPT# 00032403 WSH 008    TRANSH 0022  
Account 441032      Fund 0110  
Activity 3424000      TRSKAL  
Trans Amt      \$405.00  
J24 Misc      \$20.00

Thank You