

#9



Complete 12/16/04 - B.P.

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

REVISED 2/5/04

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

DRB Application No.: **04DRB-01879 (SBP)**

Project #: **1003816**

Project Name **Atrisco Bus. Park Unit 3**

Agent: **Advanced Engineering & Consulting**

Phone No.: **899-5570**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 12/19/04 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): 3 copies of SPBP

- \_\_\_\_\_
- \_\_\_\_\_

**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

1003816

#9



Complete 12/16/04 Bl

**DRB CASE ACTION LOG (PREL & FINAL)**

REVISED 2/5/04

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DRB Application No.: **04DRB-01878 (P&F)**

Project # **1003816**

Project Name: **Atrisco Bus. Park Unit 3**

Agent: **Advanced Engineering & Consulting**

Phone No.: **899-5570**

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- TRANSPORTATION: \_\_\_\_\_
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- \_\_\_\_\_

- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
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- CITY ENGINEER / AMAFCA: \_\_\_\_\_
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- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.** OK
- Copy of recorded plat for Planning.**

Project Number 1003816



2. **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 & 12/8/04*](M-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/15/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/6/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE FINAL PLAT CAN NOT BE APPROVED UNTIL THE CITY HAS ACCEPTED DRC PROJECT #705581 WHICH CONSTRUCTED THE PUBLIC LINES IN COORS. THE VACATION WAS APPROVED A SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002397**  
04DRB-01784 Major-Two Year SIA

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003778**  
04DRB-01750 Major-Preliminary  
Plat Approval  
04DRB-01751 Major-Vacation of  
Pub Right-of-Way  
04DRB-01753 Minor-Temp Defer  
SDWK  
04DRB-01752 Minor-Sidewalk  
Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04 & 12/15/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

5. **Project # 1003779**  
04DRB-01754 Major-Preliminary  
Plat Approval  
04DRB-01765 Major-Vacation of  
Pub Right-of-Way  
04DRB-01756 Minor-Sidewalk  
Variance  
04DRB-01757 Minor-Temp Defer  
SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04 & 12/15/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

6. **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 & 12/15/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

**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.**

7. **Project # 1003384**  
04DRB-01874 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) MM-1A, SEVEN BAR RANCH, (to be known as **IRONSTONE BANK**) zoned C-2 (SC), located on SEVEN BAR LOOP RD NW, between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 7 acre(s). [REF: AX85-28 Z-85-34-1(2), 04EPC01035] [**Juanita Garcia, EPC Case Planner**] (B-14) **THE INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR EASEMENT THROUGH TRACT MM-1-B AND UNIDIRECTIONAL RAMPS.**
  
8. **Project # 1000134**  
04DRB-01867 Minor-SiteDev Plan  
BldPermit/EPC

ALEX HARRISON, ARCHITECT agent(s) for TEAM SPECIALTY PRODUCTS request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 1-A-1, **SANDIA RESEARCH PARK**, zoned SU-1, IP, located on EUBANK RD SE, between DEVELOPMENT SE and RESEARCH SE containing approximately 2 acre(s). [REF: 02EPC00451, DRB-99-351, Z-99-122, 00DRB00061] [**Makita Hill, EPC Case Planner**] (M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WIDTH AND DRIVE LOCATION.**
  
9. **Project # 1003816**  
04DRB-01879 Minor-SiteDev Plan  
BldPermit  
04DRB-01878 Minor-Prelim&Final  
Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JEFF HENRY FOR JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-6-A & 2-F-1, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 PLANNED IP, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 5 acre(s). [REF: Z-92-57, AA-97-45] (J-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **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) **AN INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMUI APPROVAL AND REVISED LANDSCAPING PLAN AND CITY ENGINEER FOR SIA AND COORDINATION OF ENTRANCE WITH NMDOT AND SITE PLAN FOR BUILDING PERMIT TITLE.**

11. **Project # 1001946**  
04DRB-01670 Minor-SiteDev Plan  
BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] [Makita Hill, EPC Case Planner] [Deferred from 11/3/04 & 11/17/04] (D-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE.**

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

12. **Project # 1000029**  
04DRB-01873 Minor-Amnd Prelim  
Plat Approval
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1A-1 **DUKE CITY LUMBER COMPANY AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19<sup>TH</sup> ST NW and 18<sup>TH</sup> ST NW containing approximately 26 acre(s). [REF: 03DRB01785,03DRB01786] (H-13) **AN INFRASTRUCTURE LIST DATED 12/15/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**
13. **Project # 1000922**  
04DRB-01880 Major-Amnd  
Prelim Plat Approval  
04DRB-01881 Minor-Temp  
Defer SDWK
- WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). (C-10/11, D-10/11) **AN AMENDED INFRASTRUCTURE LIST DATED 12/15/04 AND AN APPROVED AMENDED GRADING PLAN ENGINEER STAMP DATED 12/7/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



14. **Project # 1002194**  
04DRB-01836 Minor-Final Plat  
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGING ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 04DRB01778] [Deferred from 12/15/04] (L-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

15. **Project # 1003188**  
04DRB-01876 Minor-Prelim&Final  
Plat Approval

COMMUNITY SCIENCES agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Lot(s) 26R, Tract(s) 144-B-1, 145-A, 145-A-2, MRGCD MAP 31, **LUKE ADDITION**, zoned RA-2, located on SAN MARTIN PL NW, between GRIEGOS NW and MILLER CIRCLE NW containing approximately 2 acre(s). [REF: 04DRB-00038] (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

16. **Project # 1003568**  
04DRB-01877 Minor-Prelim&Final  
Plat Approval

RHOMBUS, PA INC agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS**, zoned SU-1 FOR PRD, located on NARCISCO ST NE, between LOMAS NE and MONTE VERDE NE containing approximately 1 acre(s). [REF: Z-81-46, DRB-94-135, DRB-83-391, V-88-6] (J-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

17. **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 & 12/8/04] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

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

18. **Project # 1003814**  
04DRB-01870 Minor-Sketch Plat or  
Plan

FORSTBAUER SURVEYING agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or a portion of Tract(s) H-1, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M-1, located on WASHINGTON ST NE, between PASEO DEL NORTE NE and ALAMEDA NE containing approximately 5 acre(s). [REF: 02DRB00491] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003815**  
04DRB-01871 Minor-Sketch Plat or  
Plan

FORSTBAUER SURVEYING LLC agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on SAN MATEO BLVD NE, between BEVERLY HILLS AVE NE and VENICE AVE NE containing approximately 1 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1001043**  
04DRB-01872 Minor-Sketch Plat or Plan  
BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **STONEBRIDGE POINTE SUBDIVISION**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between BANDELIER DR NW and MCMAHON NW containing approximately 9 acre(s). [REF: 04EPC01209, 04EPC01210, 03DRB01288, 01289, 01290 & 01377] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003442**  
04DRB-01864 Minor-Sketch Plat or Plan  
WILKS COMPANY agent(s) for BRENT HEISCH request(s) the above action(s) for all or a portion of Tract(s) 37, **ALVARADO GARDENS, UNIT 2**, zoned RA-2, W7 located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS NW containing approximately 2 acre(s). [REF: 04ZHE00742, 04ZHE00744] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003811**  
04DRB-01865 Minor-Sketch Plat or Plan  
MORRIS R GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, **BEL-AIR SUBDIVISION**, zoned C-1, located on SAN MATEO BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1003612**  
04DRB-01868 Minor-Sketch Plat or Plan  
THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT, (to be known as **SUNDORO, UNIT 9**, zoned A-1, located on LADERA DR NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing approximately 7 acre(s) REF: 04EPC01552, 04EPC01259, 04EPC01550, 04EPC01652] (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003813**  
04DRB-01869 Minor-Sketch Plat or  
Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for  
DRAGONFLY DEVELOPMENT INC request(s) the above action(s)  
for all or a portion of Tract(s) 1-2, Lot(s) 24 & 25, TOWN OF  
ATRISCO GRANT, GURULE ESTATES, (to be known as  
**SUNDORO, UNIT 8**), zoned SU-2 RLT, located on LADERA DR  
NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing  
approximately 15 acre(s). (J-9) **THE ABOVE REQUEST WAS  
REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for December 1, 2004. **THE DRB MINUTES FOR  
DECEMBER 1, 2004 WERE APPROVED.**

ADJOURNED: 1:15 P.M.

#9



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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|---|----------------------------|
| DRB Application No.: <b>04DRB-01878 (P&amp;F)</b>   | Project # <b>1003816</b>   |
| Project Name: <b>Atrisco Bus. Park Unit 3</b>       |                            |
| Agent: <b>Advanced Engineering &amp; Consulting</b> | Phone No.: <b>899-5570</b> |

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**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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- \_\_\_\_\_

- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- CITY ENGINEER / AMAFCA: \_\_\_\_\_
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- PARKS / CIP: \_\_\_\_\_
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- PLANNING (Last to sign): \_\_\_\_\_
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- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.** *OIC*
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Project Number 1003816

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REVISED 2/5/04

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Project #: **1003816**

Project Name **Atrisco Bus. Park Unit 3**

Agent: **Advanced Engineering & Consulting**

Phone No.: **899-5570**

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UTILITIES: \_\_\_\_\_

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

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

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PLANNING (Last to sign): ~~3 copies of SBP~~

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Project Number

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AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1003816  
 Subdivision Name Atrisco Business Park Unit 3 Tr F6A1 + F6A2  
 Surveyor Leonard Martinez  
 Company/Agent Advanced Engineering & Consulting  
 Contact Person \_\_\_\_\_ Phone # \_\_\_\_\_ email \_\_\_\_\_

DXF Received Date: 12/15/04  
 Hard-Copy Date: \_\_\_\_\_

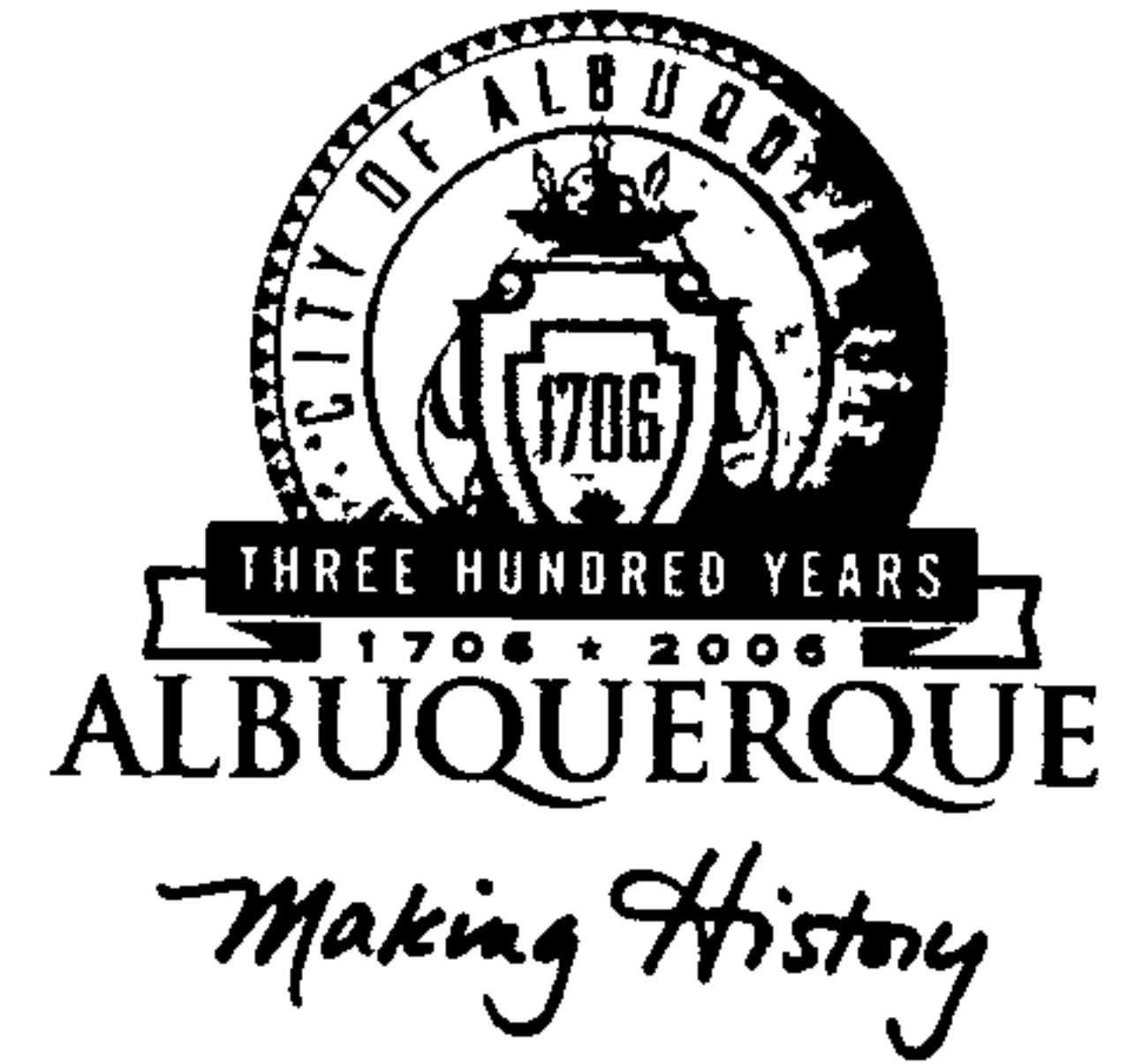
Coordinate system:  NMSP Grid (NAD 83)  NMSP Grid (NAD 27)  Ground rotated to NMSP Grid  Other

Colleen G. Smeves 12/15/04  
 Approved Date

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

|                                    |                       |  |
|------------------------------------|-----------------------|--|
| AGIS Use Only                      |                       |  |
| Copied cov <u>3816</u> to agiscov. | Date: <u>12/15/04</u> | Contact person Notified on: <u>in person</u> |

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003816**

**AGENDA ITEM NO: 9**

**SUBJECT:**

- |                         |                          |                           |
|-------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan      |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan         |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension        |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master 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 on plat or site plan.

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 15, 2004



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DECEMBER 15, 2004  
DRB Comments**

**ITEM # 9**

**PROJECT # 1003816**

**APPLICATION # 04-01878 & 01879**

**RE: Lots F-6-A & 2-F-1, Atrisco Business Park/SPBP & Minor Plat**

✓ 1. Zoning certification letter dated 9/2/2004 states the zoning is SU1 for Planned Industrial Park for O-1 & C-2 Uses.

② 2. No objection to the platting action once the zoning is included on the plat. The zoning should match the site plan's stated zoning.

✓ 3. The SPBP title should read "Site Development Plan for Building Permit on the site plan sheet.

✓ 4. The scale for the SPBP is incorrect according to the acreage. However, Planning will allow the scale. In the future, call before the site plan is created to make sure the scale is okay if it deviates from the requirements on the SPBP Checklist.

✓ 5. Where are the walls, fences or screening? The item is checked on the Checklist but not apparent on the SPBP.

✓ 6. Building Elevations. Overall width is not shown as required. There are no colors given for all building elements & structures as required. The building mounted signage also needs materials, colors and dimensions.

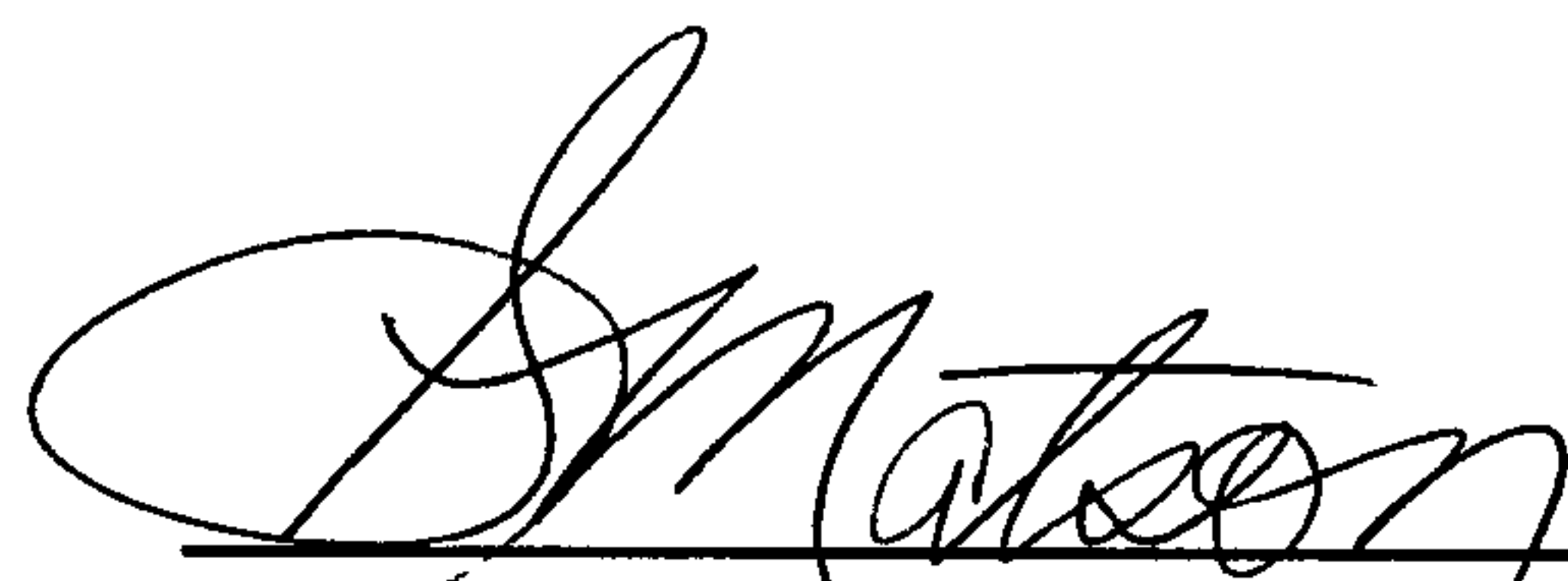
✓ 7. Signage. The 75 square footage of the monument sign is the maximum size allowed per the Atrisco Business Park Master Plan. The maximum number of items per premise frontage on the monument sign must follow the requirements on page 115 of the Coors Corridor Plan per the ATBPMP. The other CCP signage requirements must also be followed.

8. Landscape Plan. The Atrisco Business Park Master Plan amendment requires earth tones for crushed rock, rock, etc providing ground cover in the landscaped areas. Grey gravel is not considered an earth tone.

✓ The street trees are to be informally clustered with no more than 50' between groupings. The mix of deciduous to evergreen is to be 70/30. These changes are required.

✓ In addition to the street trees, one tree for every 40 linear feet including the side & rear yard setbacks is required.

✓ 9. A statement is required on the plan which states: " All rooftop equipment shall be screened from public view by materials of the same nature as the building's basic materials".



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

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

TRANSMISSION OK

TX/RX NO 2639  
CONNECTION TEL 98974996  
SUBADDRESS  
CONNECTION ID  
ST. TIME 12/10 13:59  
USAGE T 01'03  
PGS. 3  
RESULT OK

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM**

TO: Dally Delacruz FAX # 897-4996

# PAGES (INCLUDING COVER SHEET) 3

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

**COMMENTS:**

Comments on 1003816  
for 12/15 - mine only.

Revised SBP due Monday  
12/13 at noon to avoid  
Delacruz.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DECEMBER 15, 2004  
DRB Comments**

**ITEM # 9**

**PROJECT # 1003816**

**APPLICATION # 04-01878 & 01879**

**RE: Lots F-6-A & 2-F-1, Atrisco Business Park/SPBP & Minor Plat**

1. The zoning listed on the SPBP is incorrect according to AGIS. please correct or provide a Zoning Certification showing AGIS is incorrect. Once the current zoning is established, the plat must also include the zoning on it as a note.
2. No objection to the platting action once the zoning is included on the plat.
3. The SPBP title should read "Site Development Plan for Building Permit on the site plan sheet.
4. The scale for the SPBP is incorrect according to the acreage. However, Planning will allow the scale. In the future, call before the site plan is created to make sure the scale is okay if it deviates from the requirements on the SPBP Checklist.
5. Where are the walls, fences or screening? The item is checked on the Checklist but not apparent on the SPBP.
6. Building Elevations. Overall width is not shown as required. There are no colors given for all building elements & structures as required. The building mounted signage also needs materials, colors and dimensions.

**7. Signage.** The 75 square footage of the monument sign is the maximum size allowed per the Atrisco Business Park Master Plan. The maximum number of items per premise frontage on the monument sign must follow the requirements on page 115 of the Coors Corridor Plan per the ATBPMP. The other CCP signage requirements must also be followed.

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In addition to the street trees, one tree for every 40 linear feet including the side & rear yard setbacks is required.

**9.** A statement is required on the plan which states: " All rooftop equipment shall be screened from public view by materials of the same nature as the building's basic materials".

3816

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1003816  
 Subdivision Name Atrisco Business Park Unit 3 Tr F6A1 + F6A2  
 Surveyor Leonard Martinez  
 Company/Agent Advanced Engineering & Consulting  
 Contact Person \_\_\_\_\_ Phone # \_\_\_\_\_ email \_\_\_\_\_

DXF Received Date: 12/15/04  
 Hard-Copy Date: \_\_\_\_\_

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

Colleen G. Muever 12/15/04  
 Approved Date

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

|                                    |                       |  |
|------------------------------------|-----------------------|--|
| AGIS Use Only                      |                       |  |
| Copied cov <u>3816</u> to agiscov. | Date: <u>12/15/04</u> | Contact person Notified on: <u>in person</u> |

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

\_\_\_ Major Subdivision action

X Minor Subdivision action

\_\_\_ Vacation **V**

\_\_\_ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

\_\_\_ ...for Subdivision Purposes

X ...for Building Permit

\_\_\_ IP Master Development Plan

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

Supplemental form **Z**

**ZONING & PLANNING**

\_\_\_ Annexation

\_\_\_ County Submittal

\_\_\_ EPC Submittal

\_\_\_ Zone Map Amendment (Establish or Change Zoning)

\_\_\_ Sector Plan (Phase I, II, III)

\_\_\_ Amendment to Sector, Area, Facility or Comprehensive Plan

\_\_\_ Text Amendment (Zoning Code/Sub Regs)

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Jeff Henry for Jefferson One, LLC PHONE: (505) 480-5333

ADDRESS: 7404 Brazos Ct., NE FAX (505) 821-9986

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jpaul2u@msn.com

Proprietary interest in site: Contract Buyer/Agent List all owners: Jeff Henry

AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570

ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

**DESCRIPTION OF REQUEST:** Site Plan for Building Permit and Preliminary/Final Plat Request

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

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

Lot or Tract No. Lot F-6-A & Lot 2-F-1 Block:        Unit: 3

Subdiv. / Addn. Atrisco Business Park

Current Zoning: SU-1 Planned Industrial Park Proposed zoning: The Same

Zone Atlas page(s): J-10-Z No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 4.3135 Acres Density if applicable:        dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 101005847002240606 (F-6-A), 61005848808440613 (2-F-1)

LOCATION OF PROPERTY BY STREETS: On or Near: On Coors <sup>Blvd</sup> Road, NW (465 Coors <sup>Blvd</sup> Road, NW)

Between: Los Volcanos, NW and Bluewater, 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.): # 1003483, # Z-92-57, AA-97-45

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

SIGNATURE *Shahram Biazar* DATE 12-06-04

(Print) Shahram (Shawn) Biazar Applicant  Agent X

**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 - 9878</u>          | <u>PEP</u>               | <u>SL3</u> | <u>\$ 285.00</u>       |
| <input checked="" type="checkbox"/> All fees have been collected        | <u>04DRB - 01879</u>         | <u>SBP</u>               |            | <u>\$ 6</u>            |
| <input checked="" type="checkbox"/> All case #s are assigned            |                              | <u>CMF</u>               |            | <u>\$ 20.00</u>        |
| <input checked="" type="checkbox"/> AGIS copy has been sent             |                              |                          |            | <u>\$</u>              |
| <input checked="" type="checkbox"/> Case history #s are listed          |                              |                          |            | <u>\$</u>              |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill |                              |                          |            | <u>\$</u>              |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              |                              |                          |            | <u>\$</u>              |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 |                              |                          |            | <u>\$</u>              |
|   | Hearing date <u>12-15-04</u> |                          |            | Total <u>\$ 305.00</u> |
| <u><i>Shahram Biazar</i></u>  | <u>12-7-04</u>               | Project # <u>1003816</u> |            |                        |
|   | Planner signature / date     |                          |            |                        |

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

**SKETCH PLAN REVIEW AND COMMENT**

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- \_\_\_ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Copy of the document delegating approval authority to the DRB
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ 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.
  - NA 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
  - NA 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.

Shahram Biazas  
Applicant name (print)

[Signature]  
Applicant signature / date

12-7-04



Form revised October 2004

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
04DRB - 01879

[Signature] 12-7-04  
Planner signature / date

**Project # 1003816**



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

Shahram Biazar

Applicant name (print)

*Shahram Biazar*

Applicant signature / date

Form revised 11/01



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

Application case numbers  
04DRB - -01878  
 - -  
 - -

*Shahram Biazar* 12-2011  
 Planner signature / date

**Project # 1003816**

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

**PAID RECEIPT**

APPLICANT NAME

Jeff Henry for Jefferson One

AGENT

Advanced Engineering & Consult

ADDRESS

4416 Anaheim NE

PROJECT & APP #

1 00 3816 / 04 DRB 0 B 78 / 0 1879

PROJECT NAME

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 285.00 441006/4983000 DRB Actions

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

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ 100.00 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  
50.00

\$ 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.**

12/7/2004 11:56AM LOC: ANNY  
 RECEIPT# 00035703 WS# 007 TRANS# 0017  
 Account 441006 Fund 0110  
 Activity 4983000 TRSL  
 Trans Amt \$405.00  
 J24 Misc \$20.00

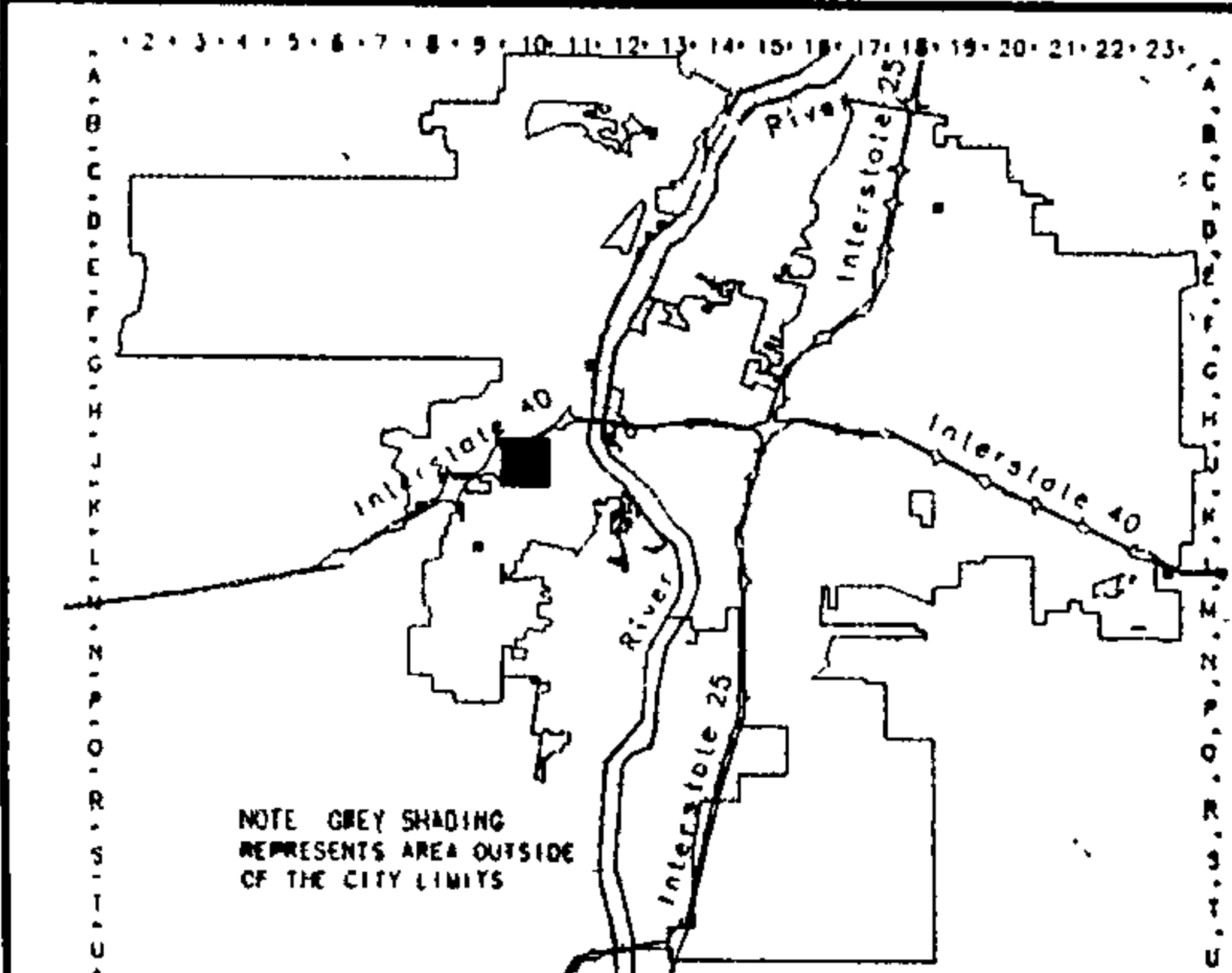
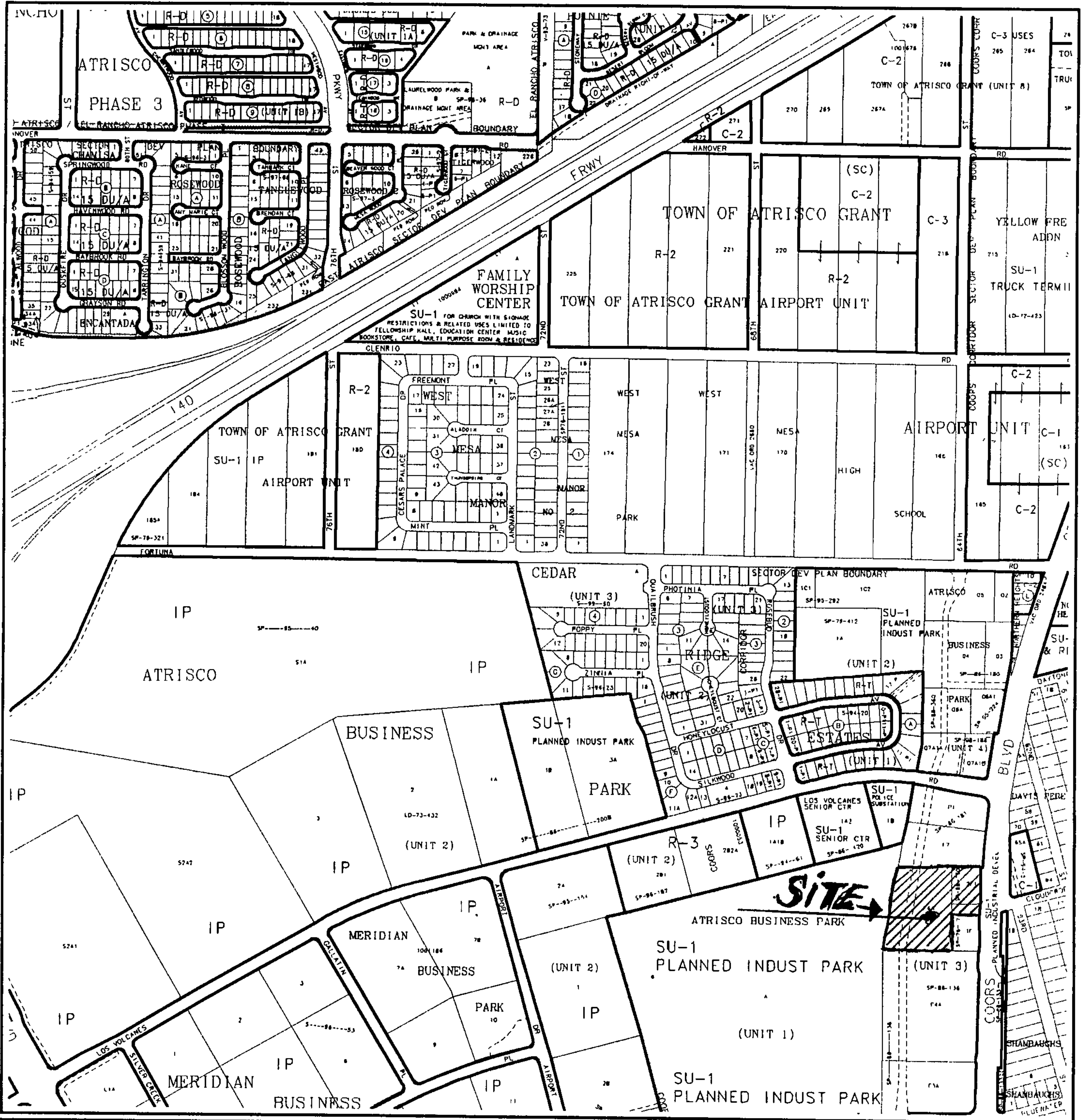
City Of Albuquerque  
 Treasury Division

City Of Albuquerque  
 Treasury Division

12/7/2004 11:56AM LOC: ANNY  
 RECEIPT# 00035702 WS# 007 TRANS# 0017  
 Account 441032 Fund 0110  
 Activity 3424000 TRSLJS  
 Trans Amt \$405.00  
 J24 Misc \$20.00

Thank You

Thank You



**A G I S**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2004

**Zone Atlas Page**  
**J-10-Z**  
 Map Amended through May 04, 2004

December 3, 2004

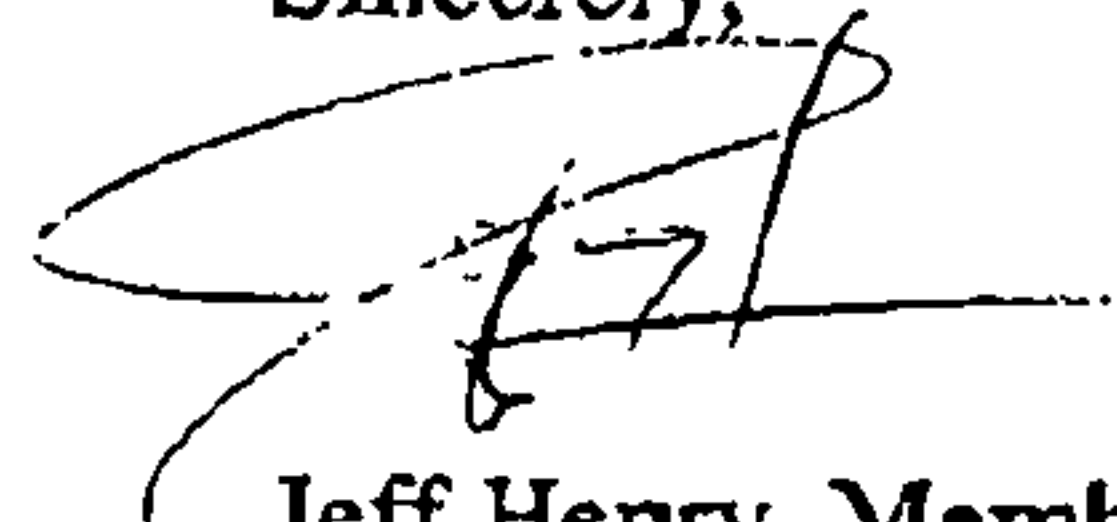
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87103

RE: Site Development Plan for Building Permit for Lot Tract F-6-A and 2-F-1. Atrisco  
Business Park, Unit 3, ±2.4079 Acres, Zone Atlas Page J-10-Z

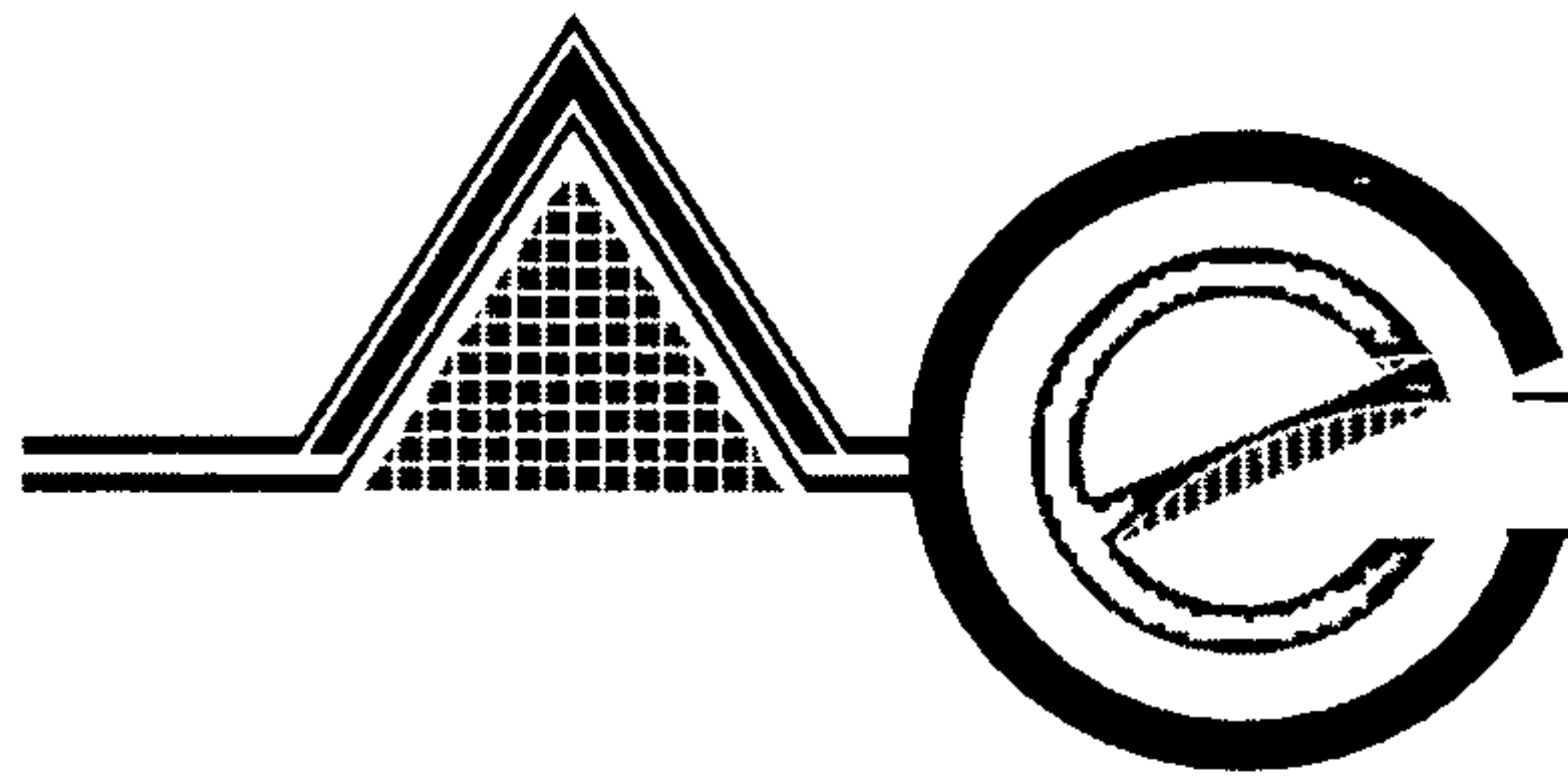
To whom it may concern:

I, Jeff Henry member of Jefferson One, LLC, as owner of the above referenced property, have authorized Advanced Engineering and Consulting, LLC. to act on my behalf regarding the preparation and submittal of all necessary materials and applications in connection with the Site Plan for Building Permit to DRB.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Henry', written over a horizontal line.

Jeff Henry, Member Jefferson One, LLC



---

ADVANCED ENGINEERING and CONSULTING, LLC

---

December 6, 2004

Ms. Sheran Matson, DRB Chair  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

*Consulting*  
*Design*  
*Development*  
*Management*  
*Inspection*  
*Surveying*

Re: **Site Development Plan for Building Permit and Preliminary/Final Plat Request for Tract F-6-A & 2-F-1, Atrisco Business Park Unit 3, Zoning SU-1 for O-1 and C-2 Uses, Containing 4.3135 Acres, Zone Atlas Page J-10-Z,**

Dear Ms. Matson:

Advanced Engineering and Consulting, LLC on behalf of Jeff Henry for Jefferson One, LLC is requesting approval of site development plan for building permit and preliminary/final plat for the above referenced site. The site is located on Coors Road, SW, just south of Los Volcanos Road, SW. The overall site plan for Atrisco Business Park was approved by the Environmental Planning Commission on October 15, 1992 and the site plan was amended on May 22, 1997 for landscape requirements and in June 11, 2004 for the setbacks and signage on Coors Boulevard, SW. In this approval the review and final sign-off of the site development plan for building permit for each site has been delegated to DRB, see attached approved EPC plans.

The site plan will consist of 2.4 acres and 30,000 sf of retail building and warehouse to be known as tract F-6-A-1. We have include six copies of the site plan for review and comments. We are also platting Tract F-6-A and Lot 2-F-1 into two new tracts, F-6-A-1 and F-6-A-2.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

Sally Salazar, Office Manager

Enclosure

cc: Jefferson One, LLC  
JN: 200450

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

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

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

*[Handwritten Signature]* 12-7-04  
**Applicant or Agent Signature / Date**

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

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

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

**Accompanying Material**

- N/A.** 8 1/2" x 11" reduction for each plan sheet.
- B. Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

**SHEET #1 - SITE PLAN**

*012* **A. General Information**

- 1. Date of drawing and/or last revision
- 2. Scale:            Under 1.0 acre            1" = 10'  
                          1.0 - 5.0 acres            1" = 20'  
                          Over 5 acres                1" = 50'  
                          Over 20 acres               1" = 100'
- 3. Bar scale
- 4. North Arrow
- 5. Scaled Vicinity Map
- 6. Existing structures on site and within 20 feet of the site boundaries
- 7. Property lines
- 8. Existing and proposed easements (identify each)

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures (distinguish between existing and proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- ~~NA~~ D. Temporary structures, signs and other improvements
- E. Wall(s), fence(s), 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 and 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: 104 Provided: 122  
Handicapped spaces required: 8 Provided: 8
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 4 Provided: 4
  - ~~NA~~ 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation
  - 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 dimension of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location and description of amenities, including patios, benches, tables, etc.

### 3. Streets and Circulation

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

#### 4. Utilities

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

#### 5. Phasing

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

### SHEET #2 - LANDSCAPING PLAN

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

- ✓ 1. Scale - must be same as scale on sheet #1 - Site plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Existing and proposed easements
- ✓ 6. Identify nature of ground cover materials
  - ✓ A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
  - ✓ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
  - NA C. Ponding areas either for drainage or landscaping/recreational use.
- OK ✓ 7. Identify type, location and size of plantings (common and/or botanical names).
  - NA 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 Sheer #1.



**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.
- ~~NA~~ 3. Identify ponding areas, erosion and sediment control facilities.
- ~~NA~~ 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 freatest 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
- ~~NA~~ D. 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.*