

#12



Completed 4/11/05

DRB CASE ACTION LOG (SITE PLAN SUBD.)

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-01905 (SPS)

Project #: 1003826

Project Name LEVI STRAUSS & CO.

Agent: Lee Gamelsky Architects

Phone No.: 842-8865

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 4/5/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number

1003826

TRANSPORTATION: PROVIDE COPY of RECORDED EASEMENT

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - Include 3 copies of the approved site plan along with the original**
 - 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.**

LAW OFFICES OF
LASTRAPES, SPANGLER & PACHECO

P.O. BOX 15698
RIO RANCHO, NM 87174

333 RIO RANCHO DRIVE, SUITE 401
RIO RANCHO, NEW MEXICO 87124
TEL: (505) 892-3607
FAX: (505) 892-1864
EMAIL: lsp@lsplegal.com

Pray
1003826

RICHARD L. LASTRAPES, JR.
OF COUNSEL

MATTHEW M. SPANGLER
CHRISTOPHER M. PACHECO
GUY W. TANN

March 23, 2005

HAND-DELIVERED

Kevin J. Curran, Esq.
City Attorney
One Civic Plaza, Fourth Floor
Albuquerque, New Mexico 87103

Re: Commercial Net Lease Realty/The City of Albuquerque

Dear Mr. Curran:

Pursuant to our recent discussions, enclosed please find the original Reservation Agreement executed by Commercial Net Lease Realty, Inc. Please execute this document and send it to be recorded. Please return a recorded copy to this office. Thank you for your assistance. If you have any questions, please do not hesitate to contact me.

Sincerely yours,

LASTRAPES, SPANGLER & PACHECO, P.A.

Matthew Spangler
Matthew M. Spangler

MMS/pdh
Enclosure as stated
cc: Vaden Bales (w/o enc.)

RESERVATION AGREEMENT

THIS RESERVATION AGREEMENT is made this 23rd day of March, 2005, by and between the **CITY OF ALBUQUERQUE**, a New Mexico municipal corporation (the "City"), and **COMMERCIAL NET LEASE REALTY, INC.**, a Maryland corporation (the "Owner").

WHEREAS, the Owner owns that certain parcel of land located in the City of Albuquerque, Bernalillo County, New Mexico more particularly described as Tract 1-A of the Plat of Tracts 1-A and 1-B, Levi Strauss & Co (a Replat of Tract 1, Levi Strauss & Co), Albuquerque, New Mexico, as said tract is shown and described on said replat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 9, 2004, in Plat Book 2004C, Page 44 (hereinafter the "Property"); and

WHEREAS, the Owner is currently in the process of developing the Property and obtaining site plan approval from the City; and

WHEREAS, as a condition of site plan approval, the City requires the Owner to execute and record this Agreement and the Owner is willing to agree to the terms of this Agreement in order to obtain site plan approval.

NOW, THEREFORE, in consideration of site plan approval and the agreement and covenants contained herein, the City and the Owner agree and covenant as follows:

1. That portion of the Property identified as the "Reserved Area" on Exhibit A attached hereto and incorporated herein by reference is hereby reserved by the Owner for the possible future widening of San Mateo Boulevard. The Owner agrees that it will not construct any permanent buildings or structures upon, over or on the "Reserved Area"; provided that the Owner, its successors and assigns may construct, install and use landscaping, sidewalks, curbs, gutter, signs, paving or other similar improvements on the Reserved Area.

2. The City agrees that if at any time in the future, the City desires to widen San Mateo Boulevard over the Reserved Area or a portion thereof, the City shall purchase the Reserved Area or the portion thereof or if necessary acquire the Property pursuant to then existing New Mexico eminent domain statutes. The fact that the Reserved Area is reserved for street widening by to this Agreement shall not be a factor in determining the value of such real estate under such eminent domain statutes. Owner agrees that the value of the Reserved Area shall not include damages to the remainder parcel.

3. The term of this Agreement shall be fifteen (15) years. If the City has not acquired the Reserved Area or any portion thereof within fifteen (15) years after the Date Hereof, this Agreement shall terminate and be null and void and the Reserved Area or the portion not taken shall no longer be subject to any of the terms of this Agreement.

4. The terms and conditions of this Reservation Agreement shall be a covenant running with the title to the Property and shall be binding on the owner and owners, heirs,

#12



DRB CASE ACTION LOG (SITE PLAN SUBD.)

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-01905 (SPS)**

Project #: **1003826**

Project Name **LEVI STRAUSS & CO.**

Agent: **Lee Gamelsky Architects**

Phone No.: **842-8865**

Your request for **(SDP for SUB)** (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on **1/5/05** by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Provide copy of recorded EMBLEMENT

-
-
-
-

UTILITIES: _____

-
-
-

CITY ENGINEER / AMAFCA: _____

-
-
-

PARKS / CIP: _____

-
-
-

PLANNING (Last to sign): _____

-
-
-
-

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - Include 3 copies of the approved site plan along with the original.**
 - 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 1003826



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 5, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:55 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01568 Minor-Temp Defer SDWK
04DRB-01863 Minor-Subd Design (DPM) Variance
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, 12/15/04 & 1/5/05] 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

2. **Project # 1000269**
04DRB-01894 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, 5B2B1 and 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 C-2, located on MERCANTILE AVE NE, between CULTURE AVE NE and PAN AMERICAN FWY NE containing approximately 1 acre(s). [REF: 00DRB00226, 03DRB01269] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

3. **Project # 1000419**
04DRB-01897 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 1B1A, 1B1B and 1B1C, **RENAISSANCE CENTER**, zoned SU1 C-1, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02AA00165 & 00164, 02AA00814, 03DRB00590] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

4. **Project # 1000662**
04DRB-01893 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 3A3A1, 3A3A3 and 3A3A2A, **RENAISSANCE CENTER**, zoned SU-1 IP, located on MISSION BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 8 acre(s) [REF: 00AA00943, 04DRB00370 & 00310] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

5. **Project # 1000874**
04DRB-01895 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER**, zoned SU-1 IP, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 9 acre(s). [REF: 00DRB01464, 03DRB00444] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

6. **Project # 1001118**
04DRB-01896 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 4A1 and 4A2, **RENAISSANCE CENTER**, zoned SU-1 FOR IP, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA02065, 01DRB00342] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

7. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [*Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04, 12/8/04 & 1/5/05*] [REF:02DRB-00963](B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

8. **Project # 1003429**
04DRB-01891 Major-Bulk Land Variance
04DRB-01892 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for RIO BRAVO PARTNERS request(s) the above action(s) for all or a portion of Parcel 1, **RIO BRAVO PARTNERS**, Tract(s) 16, **EL RANCHO GRANDE, UNIT 14** and a portion of **WESTGATE DRAINAGE DAM**, zoned RD & RLT, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 121 acre(s). [REF: 04DRB00717] (N-8) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND PLANNING FOR AGIS DXF FILE.**

9. **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 & 12/29/04] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/5/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH 3 CONDITIONS OF FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **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 & 12/29/05] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/5/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH 2 CONDITIONS OF FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **PROJECT #1003699**
(DRB-97-165 - V-97-507)

Tierra West Development Management Services, agents for Tim Eichenberg, request Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, WELLS SANDIA MANOR, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03, 1/7/04, Deferred from 1/5/05 to 7/13/05. **A NEW PROJECT NUMBER WAS ISSUED FOR THIS CASE – PROJECT #1003699] (L-23) DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

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.

12. Project # -1003826

04DRB-01905 Minor-SiteDev Plan Subd

LEE GAMELSKY ARCHITECTS PC agent(s) for CERTIFIED AUTO SALES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LEVI STRAUSS & COMPANY**, zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 3 acre(s). [REF: AX-70-33, Z-70-124] *[Deferred from 12/29/04]* (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE A COPY OF RECORDED EASEMENT.**

13. Project # 1002378

04DRB-01972 Minor-SiteDev Plan
BldPermit/EPC

MAHLMAN & MILES, ARCHITECTS agent(s) for THOMAS H HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9-A, **LA CUEVA TOWN CENTER** AND Lot(s) 10-A, Block(s) 20, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES**, zoned C-2 SC, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 2 acre(s). [REF: Z-98-98, DRB-98-402, 04EPC0091, 04EPC0515] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 12/29/04]* (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1000922**
04DRB-01984 Minor-Extension of Preliminary Plat

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 UNIT 1**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04DRB01880, 04DRB01881] (C-10/D-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO JANUARY 5, 2006 WITH A CONDITION OF FINAL PLAT.**

15. **Project # 1001218**
04DRB-01433 Minor-Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, between CARMONY RD NE and EDITH BLVD NE containing approximately 15 acre(s). [REF: 01EPC00690, 01EPC00689, 01DRB00690] [Was Indef. Deferred on 10/27/04 for SIA] (G-15) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW EXISTING 20-FOOT PUBLIC WATER LINE EASEMENT ON ADJOINING TRACT 4 AND TO PLANNING FOR THE AGIS DXF FILE.**

16. **Project # 1003860**
04DRB-01976 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Lot(s) B, **TOGETHER WITH AMAFCA DRAINAGE EASEMENT, RAFAR INVESTMENTS**, zoned SU-2 M-1, located on WASHINGTON ST NE, between ANAHEIM NE and PASEO DEL NORTE NE containing approximately 13 acre(s). (C-17) **THE PRELIMINARY PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO COORDINATE WITH DMD AND TO PLANNING TO CHECK IF THERE IS AN EXISTING SP FOR SITE? IF SO, NEEDS AMENDING.**

17. **Project # 1002856**
04DRB-01987 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for D. R. HORTON, INC request(s) the above action(s) for all or a portion of Lot(s) 19-P1, Tract(s) HH & Parcel 5, MEADOWS @ ANDERSON HILLS, Blossom Ridge, Phase 1 (to be known as **BLOSSOM RIDGE, PHASE 2**), zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 18 acre(s). [REF: Z-99-58, 04DRB01793, 04DRB00230, 04DRB00231] (P-9) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
18. **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 68TH ST NW containing approximately 13 acre(s). [REF 04DRB01233, 04DRB01452, 04DRB01453] [*Deferred from 12/1/04, 12/8/04 & 1/5/05*] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**
19. **Project # 1003854**
04DRB-01964 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING, INC agent(s) for A & J STURTEVANT AND D & N STAFFORD request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 26, **WAGGOMAN-DENISON ADDITION**, zoned R-T, located on GENERAL BRADLEY ST NE, between COPPER AVE NE and DOMINGO RD NE containing approximately 1 acre(s). [*Indef. Deferred from 12/29/04*] (K-20) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER CONNECTION AND PLANNING FOR AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

20. **Project # 1003861**
04DRB-01983 Minor-Sketch Plat or Plan
- SOUTHWEST SURVEYING agent(s) for AMBER KENNINGTON OF INFILL 505 request(s) the above action(s) for all or a portion of Tract(s) 60A-2, 60-B and 86-A, **MRGCD MAP 35**, zoned R-1, located on RIO GRANDE BLVD NW, between EL NIDO NW and ZICKERT NW containing approximately 2 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1001990**
04DRB-01963 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISES LLC, MARK A HARDEN request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2, located on MONTGOMERY BLVD NE, between EUBANK NE and JUAN TABO NE containing approximately 4 acre(s). [REF: 02DRB00844] [*Indef. Deferred from 12/29/04*] (G-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for December 29, 2004. **APPROVAL OF MINUTES DEFERRED TO 1/12/05 MEETING.**

ADJOURNED: 10:55 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DECEMBER 29, 2004
DRB Comments**

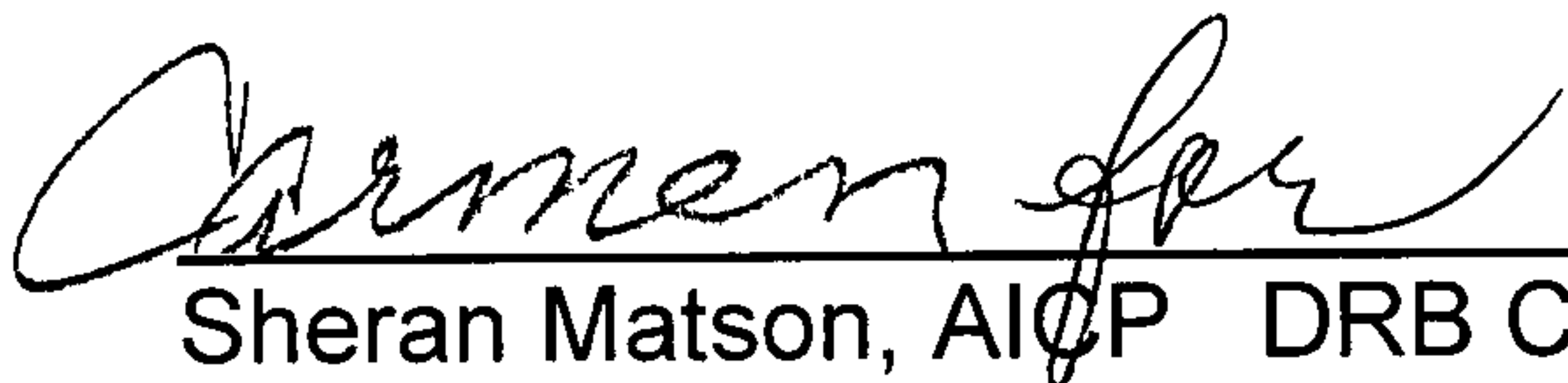
ITEM # 7

PROJECT # 1003826

APPLICATION # 04-01905

RE: Tract 1-A, Levi Strauss & Company / Minor SPS

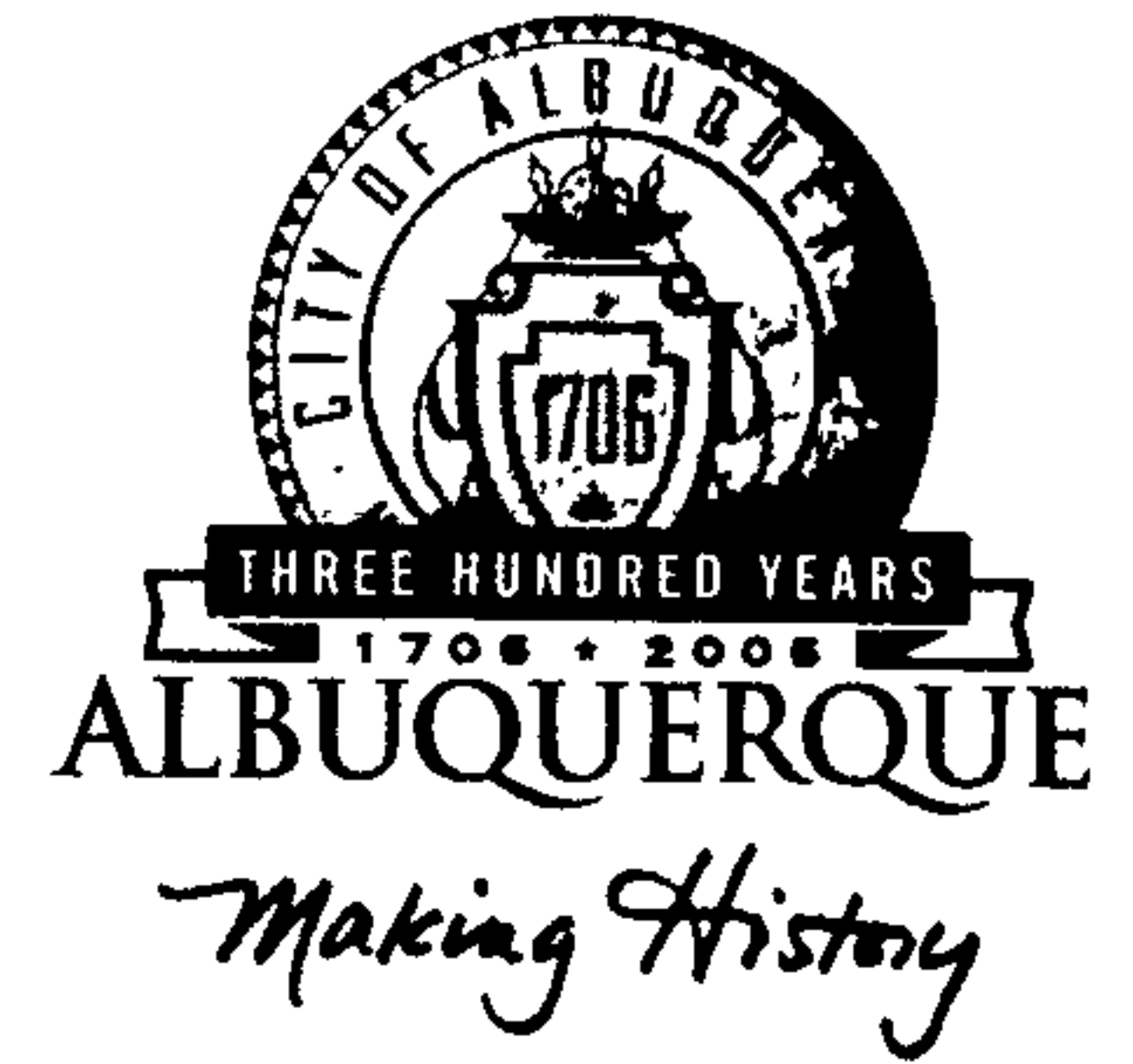
1. Label area south of Building 2 with regard to land use and surface material.
2. General Note G states that lighting details can be found on Sheet A-2. No lighting details are provided on Sheet A-2. Will all of the light poles be a maximum height of 18'? If so, provide a note to this effect.
3. Signs are regulated per the C-2 zone which only allows one monument sign on each street frontage. Applicant will be required to get a variance from the ZHE in order to have two monument signs along Alameda **or** remove one of the signs along Alameda.
4. The *Alameda Boulevard D.O.Z, Appendix A* lists appropriate species of plants that should be planted along Alameda Boulevard. At least 7 of the plants listed on the Landscape Plan will have to be replaced in order to comply with the landscape requirements of the *D.O.Z*.



Sheran Matson, AICP DRB Chair

924-3880 fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003826

AGENDA ITEM NO: 12

SUBJECT:

- | | | |
|-------------------------|--------------------------------|---------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master 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: January 5, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 29, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

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

1. **Project # 1000676**
04DRB-01822 Major-Vacation of Public Easements
04DRB-01823 Minor-Sketch Plat or Plan
JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FLYING STAR CORRALES, 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 ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04EPC01345, 043EPC01353] (A-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1001370**
04DRB-01857 Major-Bulk Land Variance
04DRB-01858 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) A, UNPLATTED LAND, FOUR HILLS VILLAGE, 20TH INSTALLMENT, (to be known as **JUAN TABO HILLS**, zoned R-D, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 328 acre(s). [REF: Z-80-30, Z-92-20, DRB-93-48, DRB-94-257, DRB-98-20] (M-21/22) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR AMAFCA'S SIGNATURE, THE GONZALES EASEMENT AND TO PLANNING FOR RESPONSE TO PUBLIC QUESTIONS AND THE 15-DAY APPEAL PERIOD.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] [*Deferred from 12/29/04*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

04DRB-01967 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

4. **Project # 1000965**
04DRB-01848 Major-Bulk Land Variance
04DRB-01854 Major-Preliminary Plat Approval
04DRB-01850 Major-Vacation of Public Easements
04DRB-01849 Major-Vacation of Pub Right-of-Way
04DRB-01851 Minor-Vacation of Private Easements
04DRB-01853 Minor-Sidewalk Waiver
04DRB-01852 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03DRB01559, 03 DRB01565] (F-11) **BULK LAND VARIANCE WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/28/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION: THERE ARE NO OTHER APPROVALS THAN THOSE GRANTED ON 10/29/03. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED A 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.**

5. **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 & 12/29/04] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

6. **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 & 12/29/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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 # 1003826**
04DRB-01905 Minor-SiteDev Plan Subd
- LEE GAMELSKY ARCHITECTS PC agent(s) for CERTIFIED AUTO SALES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LEVI STRAUSS & COMPANY**, zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 3 acre(s). [REF: AX-70-33, Z-70-124] *[Deferred from 12/29/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**
8. **Project # 1003829**
04DRB-01911 Minor-SiteDev Plan BldPermit
- SMPC ARCHITECTS agent(s) for QWEST COMMUNICATIONS request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 8, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 IP, located on 94TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 1 acre(s). [REF: Z-81-22] (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO ADDRESS COMMENTS.**

9. **Project # 1001043**
04DRB-01971 Minor-SiteDev Plan
BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 and B-2, **STONEBRIDGE POINTE**, zoned SU-1 FOR R-2, located on MCMAHON NW, between BANDELIER NW and DOVER NW containing approximately 1 acre(s). [REF: 04EPC01209, 04EPC01210] [Russell Brito for Debbie Stover, EPC Case Planner] (A-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002378**
04DRB-01972 Minor-SiteDev Plan
BldPermit/EPC

MAHLMAN & MILES, ARCHITECTS agent(s) for THOMAS H HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9-A, **LA CUEVA TOWN CENTER** AND Lot(s) 10-A, Block(s) 20, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES**, zoned C-2 SC, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 2 acre(s). [REF: Z-98-98, DRB-98-402, 04EPC0091, 04EPC0515] [Russell Brito for Debbie Stover, EPC Case Planner] [Deferred from 12/29/04] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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

11. **Project # 1000602**
01DRB-00160 Major-Vacation of Plat

Westland Development Co., Inc., is requesting to Vacate plat of Lot 4A, **River Ranch Subdivision** (filed for record on 6-14-11 in Book 2000C at Page 156) and by implication is requesting to void the vacation of Sequoia Road NW zoned R-1 (City) and located at the east end of Sequoia Rd NW east of Coors Blvd NW containing approximately 0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR FURTHER PROOF THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME.] (G-11) **WITHDRAWN AT THE AGENT'S REQUEST. THERE ARE FINDINGS FROM THE DEVELOPMENT REVIEW BOARD.**

12. **Project # 1001764**
04DRB-01908 Minor-Ext of SIA for Temp Defer SDWK

TIERRA WEST LLC agent(s) for THE HOMESITE GROUP ONE LLC request(s) the above action(s) for all or a portion of **VISTA PACIFICA SUBDIVISION**, zoned R-LT, located on CORRIGEDOR DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: Z-70-130-1, DRB-95-82, 02DRB0310, 02DRB01851] (K-11) **A TWO-YEAR EXTENSION TO THE ORIGINAL TWO-YEAR AGREEMENT OF THE SIA FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1003705**
04DRB-01956 Minor-Prelim&Final Plat Approval

FORSTBAUER SURVEYING INC agent(s) for DR. VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 4 THRU 9, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF: 04DRB01539, 04DRB01540] (K-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003782**
04DRB-01909 Minor-Prelim&Final Plat Approval
04DRB-01910 Minor-Vacation of Private Easements
- PRECISION SURVEYS INC agent(s) for WALTON CHAPMAN BUILDERS CO INC request(s) the above action(s) for all or a portion of Tract(s) 12□1, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on BARTLETT ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 2 acre(s). [REF: DRB-95-268, 04DRB01773] (D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITIES SIGNATURES ON THE PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
15. **Project # 1001021**
04DRB-01968 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for PIERRE J AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1-B-1 and C-1-B-2, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on IRVING BLVD NW, between SIERRA HILL NW and NEW VISTAS NW containing approximately 7 acre(s). [REF: 01DRB01591, 01DRB00095, 03DRB00221, 03DRB00222] (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMUI SIGNATURE AND AMAFCA'S SIGNATURE AND TO PLANNING FOR THE AGIS DXF FILE.**
16. **Project # 1001438**
04DRB-01898 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for 57TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) 349A TOWN OF ATRISCO GRANT, (to be known as **KENSINGTON, UNIT 5**, zoned RD, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 03DRB00079, 04DRB00872, 04DRB00872, 04DRB0074, 04DRB00876, 04DRB00878] (H-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

17. **Project # 1003235**
04DRB-01899 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for 57TH STREET, LLC request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6**) zoned RD, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [Project #1003304 issued in error] [REF: 04DRB00362] (H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE PAYMENT AND NOTE ON THE PLAT.**

18. **Project # 1003533**
04DRB-01808 Minor-Prelim&Final Plat Approval
04DRB-01809 Minor-Sidewalk Waiver
04DRB-01810 Minor-Sidewalk Variance
04DRB-01811 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for FORAKER FARMS LLC request(s) the above action(s) for all or a portion of Tract(s) 25-A-1-B, **FORAKER FARMS**, zoned R-1 residential zone, located on MENAUL BLVD NW, between 8TH ST NW and 10TH ST NW containing approximately 2 acre(s). [REF:04EPC01041, 04EPC01043, 04EPC01044] [*Deferred from 12/8/04*] (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WITH THE CONDITION THAT IT WON'T PRECLUDE FUTURE PLACEMENT OF SIDEWALK. A SIDEWALK VARIANCE 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.**

19. **Project # 1001946**
04DRB-01965 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC agent(s) for LOWE'S COMPANIES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C, A-1-D and A-1-E, **LOS ANGELES CENTER**, zoned M-1, located on I-25 NE, between PASEO DEL NORTE NE and SAN PEDRO BLVD NE containing approximately 34 acre(s). [REF: 02DRB00732, 02DRB01008, 03DRB01271, 04DRB01176, 04DRB01177, 04DRB01178, 04DRB01670] (D-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EXHIBIT OF SAN PEDRO IMPROVEMENT OF NEW RIGHT-OF-WAY DEDICATION AND EASEMENT THRU CEMCO SITE AND TO PLANNING FOR AGIS DXF FILE.**
20. **Project # 1003855**
04DRB-01966 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for MICHAEL DEWITTE request(s) the above action(s) for all or a portion of Lot(s) 57-A, **THE OVERLOOK @ HIGH DESERT, UNIT 2**, zoned SU-2 HD RLT, located on HIGH DESERT RD NE, between OSAGE ORANGE RD NE and RED YUCCA AVE NE containing approximately 1 acre(s).(E-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR HOME OWNERS ASSOCIATION SIGNATURE.**
21. **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 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] [*Deferred from 12/1/04, 12/8/04 & 12/29/04*] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

22. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04] (C-20)* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1003854**
04DRB-01964 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING, INC agent(s) for A & J STURTEVANT AND D & N STAFFORD request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 26, **WAGGOMAN-DENISON ADDITION**, zoned R-T, located on GENERAL BRADLEY ST NE, between COPPER AVE NE and DOMINGO RD NE containing approximately 1 acre(s). *[Deferred from 12/29/04] (K-20)* **INDEFINITELY DEFERRED ON A NO SHOW. THEN DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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

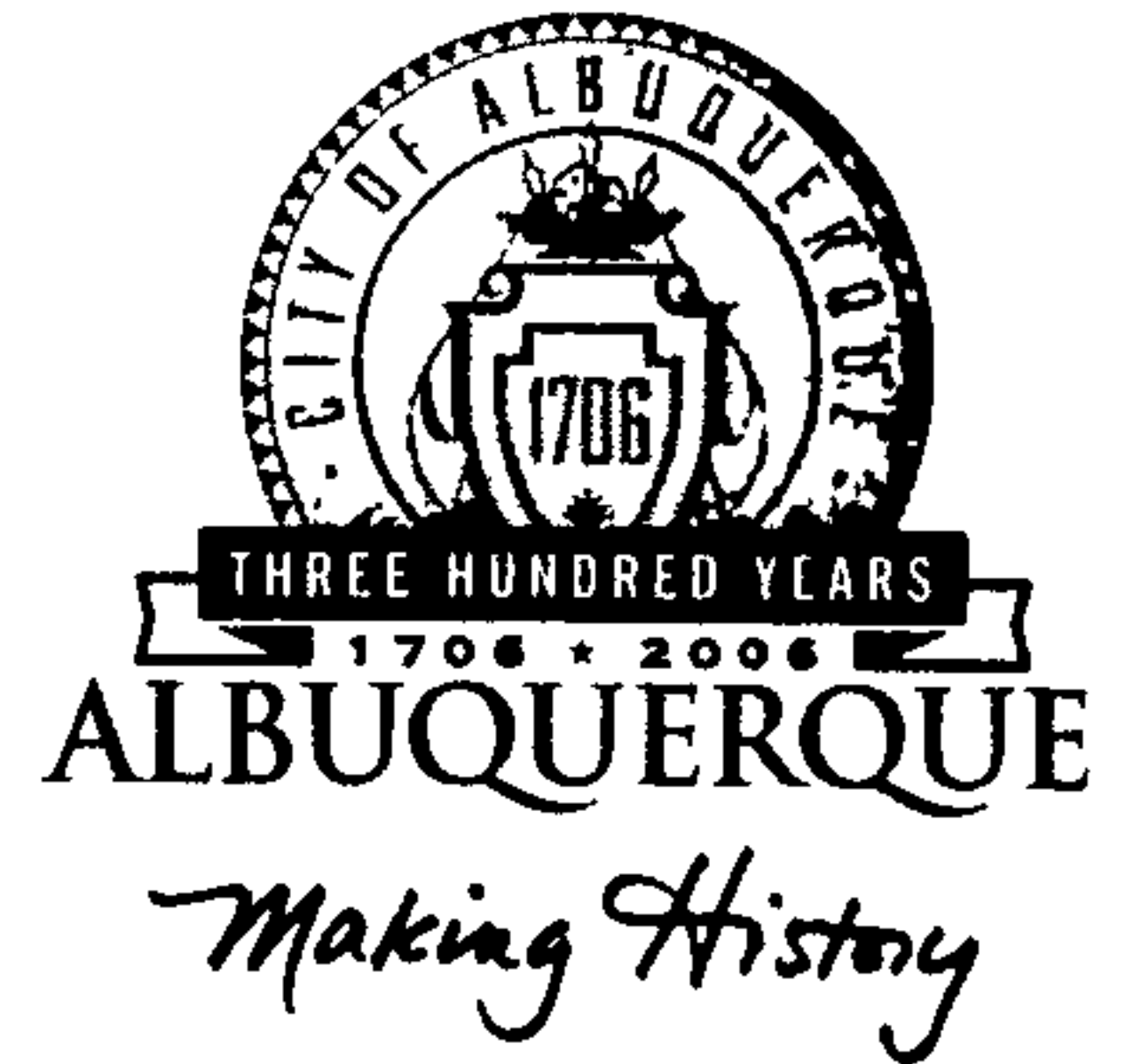
24. **Project # 1001990**
04DRB-01963 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISES LLC, MARK A HARDEN request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2, located on MONTGOMERY BLVD NE, between EUBANK NE and JUAN TABO NE containing approximately 4 acre(s). [REF: 02DRB00844] *[Deferred from 12/29/04] (G-21)* **INDEFINITELY DEFERRED ON A NO SHOW. THEN DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

25. **Project # 1003828**
04DRB-01907 Minor-Sketch Plat or Plan
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 and 114A, **MRGCD MAP # 34**, zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: Z-70-114] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
26. **Project # 1003856**
04DRB-01969 Minor-Sketch Plat or Plan
- COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1, **DON FELIPE NO. 02**, zoned RA-2 residential and agricultural zone, located on WEST GLENN SW & WEST LEA SW, between METZGAR SW and PAJARITO ELEMENTARY SCHOOL containing approximately 9 acre(s). (Q-10/Z-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
27. **Project # 1003857**
04DRB-01973 Minor-Sketch Plat or Plan
- PRECISION SURVEYS INC agent(s) for MICHAEL GONZALES request(s) the above action(s) for all or a portion of Tract(s) D, C1, C2 and 31B1, LANDS OF BROMO GONZALES, (to be known as **BARELAS TOWN HOMES**, zoned SU-2 NCR AND SU-2 RT, located on SIMPIER LN SW, between 8TH ST SW and 4TH ST SW containing approximately 2 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
28. Approval of the Development Review Board Minutes for December 8 and December 15, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR DECEMBER 8 AND DECEMBER 15 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:35 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003826

AGENDA ITEM NO: 7

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 29, 2004

**DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE**

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

**DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT**

**PHONE 924-3989 Roger Green
PHONE 924-3988 Nancy Musinski**

D.R.B. CASE NO.: 1003826

DATE: 12/29/04 ITEM NO.: 7

ZONE ATLAS PAGE: C-18

LOCATION: SE Cor San Mateo / Alameda

REQUEST FOR: Site Plan for Subdivision

COMMENTS:

1. Availability statement is pending (#41215).
2. Need fire Marshal's stamp on site plan.
3. Landscape plan = No trees allowed within 10 feet of water line.

SIGNED: _____

Nancy Musinski

DATE: 12/29/04



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: CERTIFIED AUTO SALES LLC (Longterm Lessee) PHONE: 890.2280
 ADDRESS: 2600 AMERICAN Rd. Suite 260 FAX: 890.2119
 CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: vbales@swcp.com
 Proprietary interest in site: Longterm Lessee List all owners: COMMERCIAL LEASE REALTY, INC. ORLANDO FL.
 AGENT (if any): LEE GAMELSKY ARCHITECTS P.C. PHONE: 842.8865
 ADDRESS: 2412 MILES Rd. SE FAX: 842.1693
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: lga@swcp.com

DESCRIPTION OF REQUEST: SITE Development Plan Approval for a new Automotive Sales Building and an Automotive Service Building. The two buildings total ± 8,050 S.F.

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. TRACT 1-A Block: _____ Unit: _____
 Subdiv. / Addn. Levi STRAUSS & CO.
 Current Zoning: SU-2 M-1 Proposed zoning: (SU-2 M-1) NO CHANGE
 Zone Atlas page(s): C-18 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 2.0000 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. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: S.E. CORNER ALAMEDA & SAN MATEO
 Between: SAN MATEO NE and I-25

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): AX 70-33
270-124

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

SIGNATURE [Signature] DATE 12.12.04
 (Print) LEE GAMELSKY _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>04DRB -01905</u>	<u>SPS</u>	<u>PC3)</u>	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All fees have been collected				<u>\$</u>
<input type="checkbox"/> All case #s are assigned				<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input 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>12-29-04</u>			Total <u>\$ 405.00</u>

[Signature] 12-14-04
 Planner signature: / date

Project # 100 3826

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 **DRB 25 Council Bill R-224/17-1987**

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.

LEE GAMELSKY
Applicant name (print)
L. Gamelsky
Applicant signature / date
12.13.04



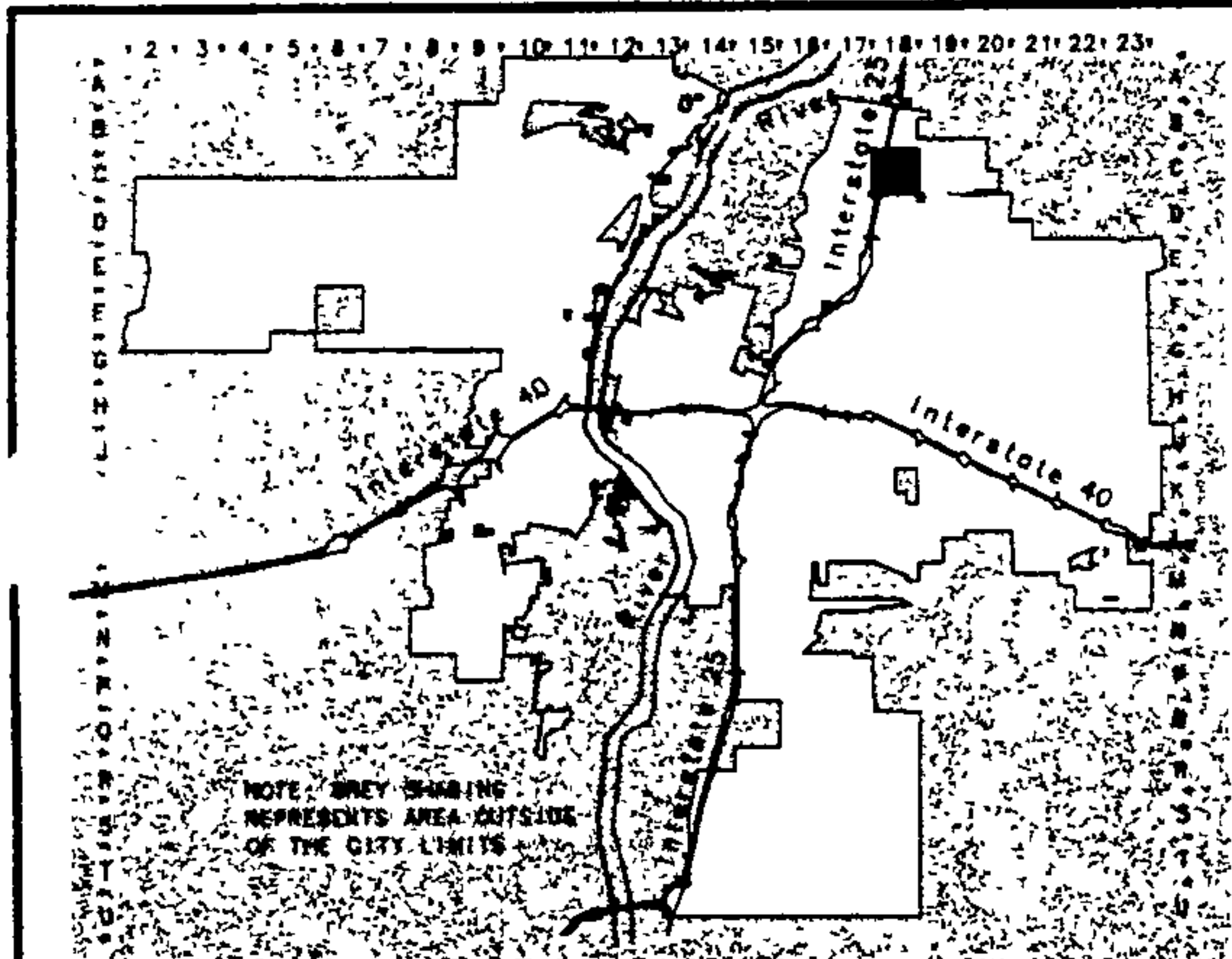
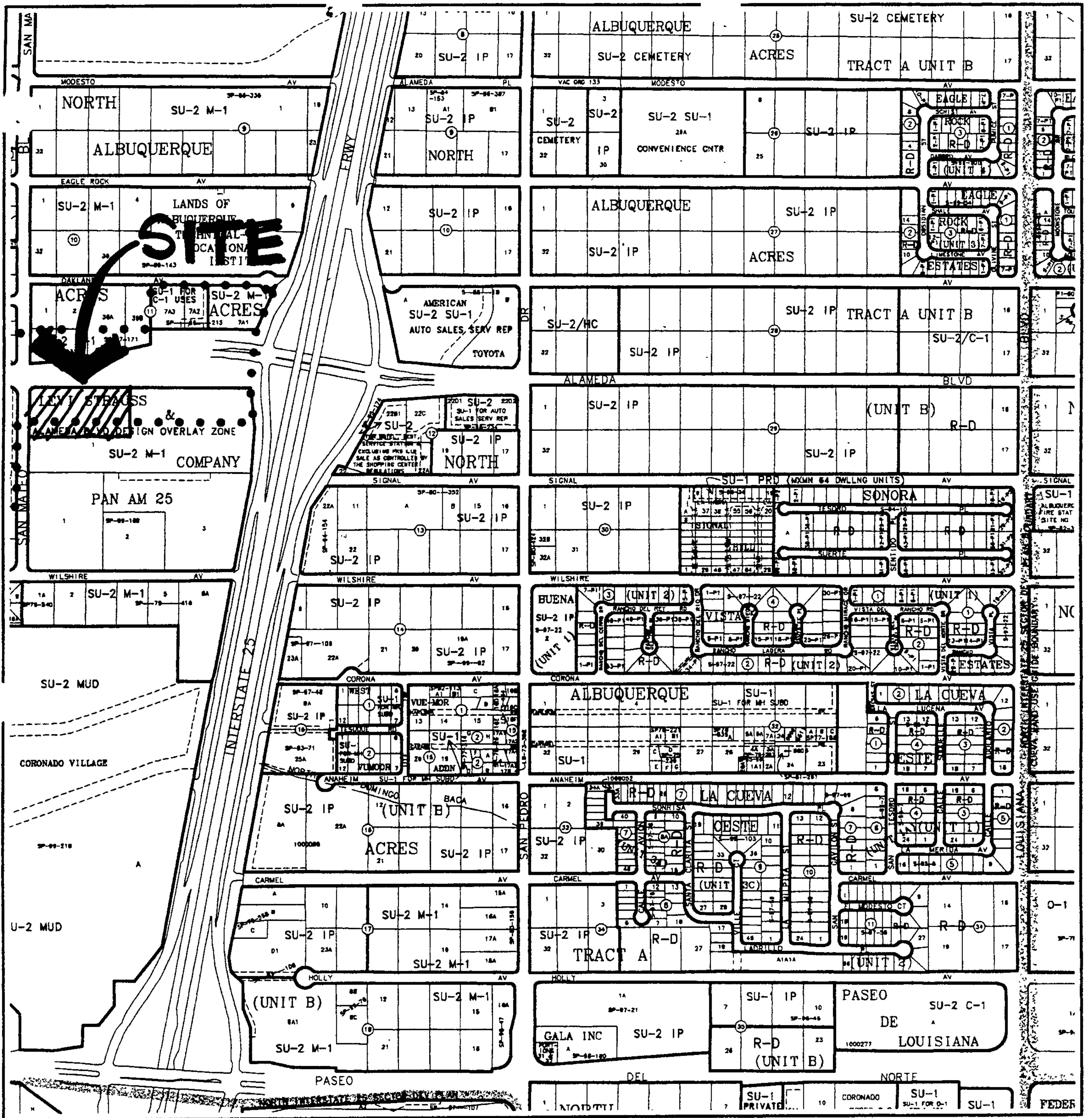
Form revised October 2004

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

Application case numbers
04DRB - 0905

[Signature] 12-14-04
Planner signature / date

Project # 1003826



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2000



Zone Atlas Page
C-18-Z
Map Amended through August 15, 2000

LEE GAMELSKY ARCHITECTS P.C.

13 December 2004

Ms. Sheran Matson
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Request for DRB Sign-off/Approval.
Site Development Plan for Subdivision
Tract 1-A, Levi Strauss
Zoning SU-2 M-1
Zone Atlas Page: C-18
Located at the S.E. corner of Alameda and San Mateo NE, just west of I-25.
Proposed Buildings/Permissive Use:
Automotive Service
Auto Sales

Dear Ms. Matson and DRB Members:

This letter is to summarize our Request for DRB Approval for our Site Development Plan for Subdivision. We are making this request on behalf of our client, the long term lessee – Certified Auto Sales LLC; and the Property Owner: Commercial Net Lease Realty, Inc., Orlando, Florida.

The request is for a 2.0008 acre site, to develop a new 4,800 s.f. automotive service Center and a new 3,200 Auto Sales Building. This use is Permissive in the M-1 Zone.

The site is currently vacant. Directly east of this property is Car Max. It sits at the southeast corner of Alameda and San Mateo NE. A new private road was installed around the site on the east and south sides of the property connecting to Alameda at the northeast corner of the property and to San Mateo on the west side of the property. An existing deceleration lane, along Alameda (eastbound) turns into the private road at the northeast corner of the side.

The proposed Automobile Service Building will be a neighborhood service center. The projects lies in the Alameda Boulevard Design Overlay Zone and the North I-25 Sector Plan. We believe the proposed development meets the requirements of the DOZ and Sector Plan.

We request your approval of the application. If you have any questions or comments please feel free to call.

Sincerely,


Lee Gamelsky, AIA

Cc: Vaden Bales
Fred Gorenz
Matt Spangler



13 December 2004

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Site Development Plan/ Site Improvements
Tract 1-A, Levi Strauss
Zoning SU-2, M-1
Zone Atlas Page: C-18
Located at the S.E. corner of Alameda and San Mateo NE, just west of I-25.

To Whom it may concern:

This letter is to verify that Lee Gamelsky Architects P.C. is our authorized agent for the above referenced project.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Bayer", is written over the typed name.

Paul Bayer
Vice President of Leasing

450 S. Orange Avenue, Suite 900
Orlando, FL 32801
(800) CNL-REIT
(407) 265-7348
Fax: (407) 650-1046
www.cnlreit.com

NYSE: NNN

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

Revised 10/20/04

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but **STRONGLY** recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

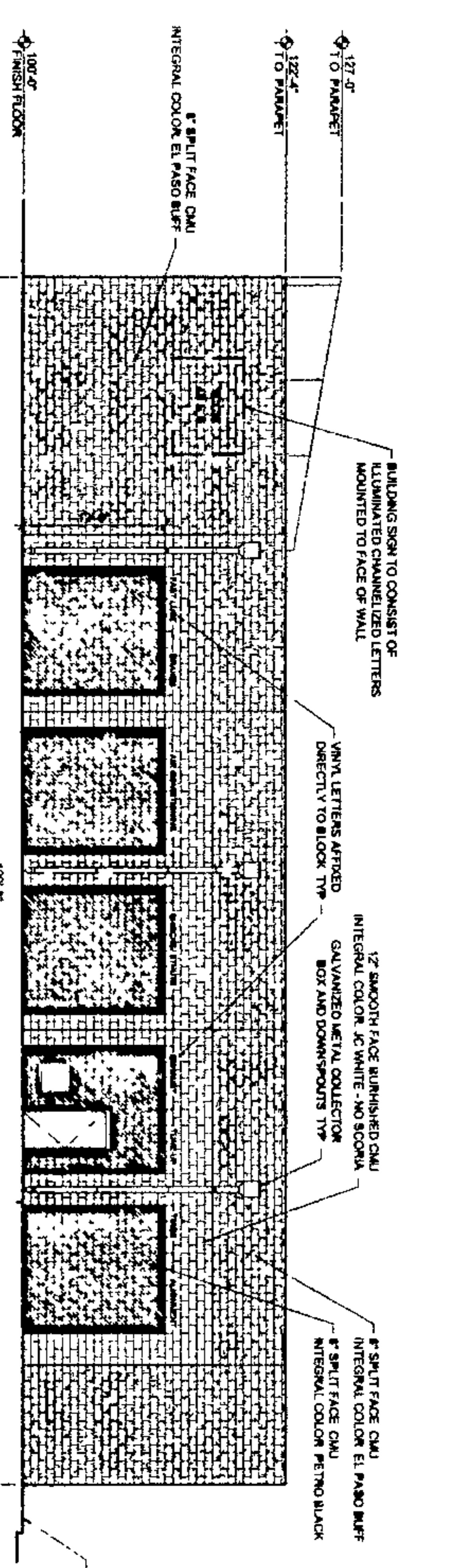
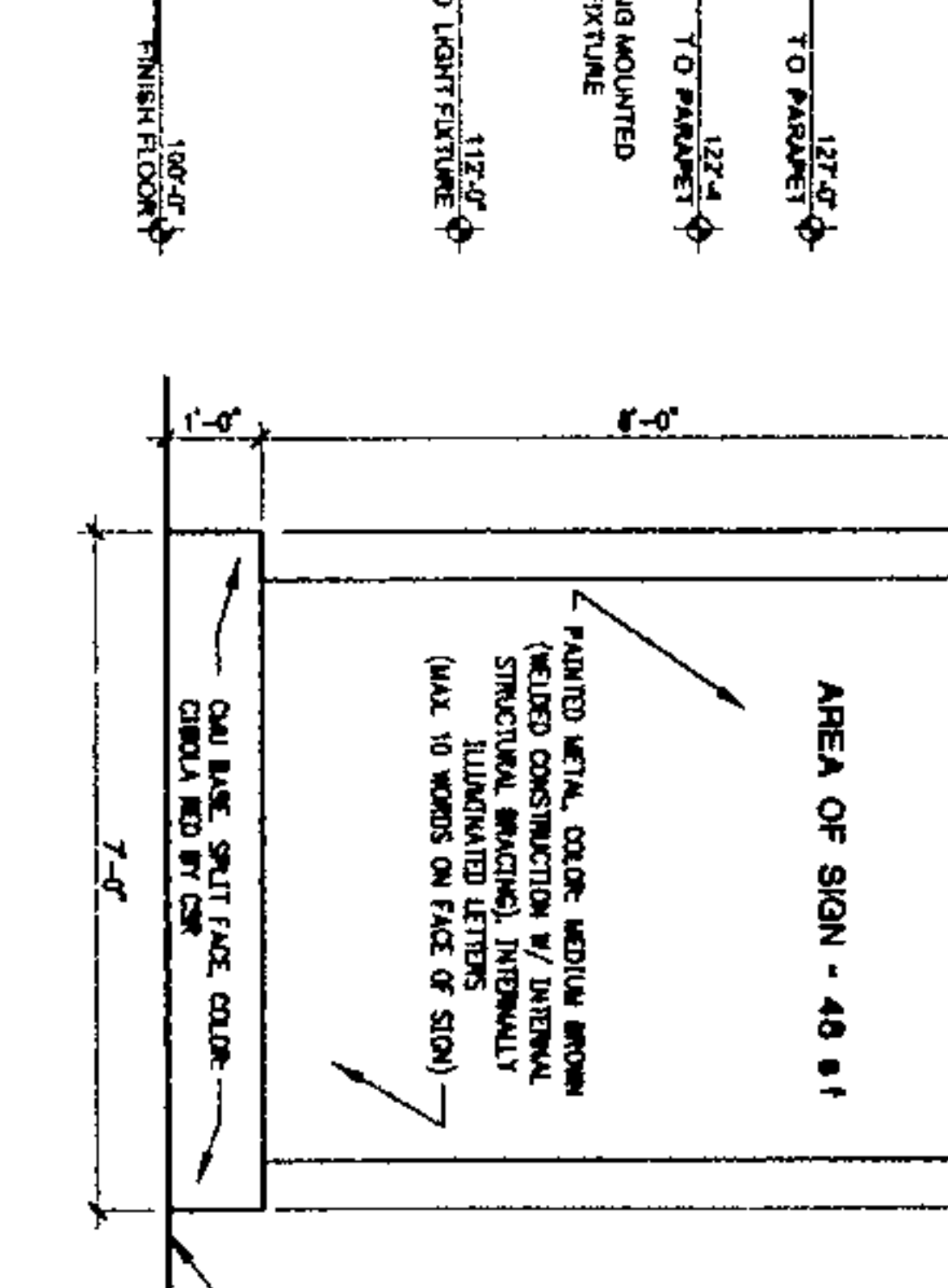
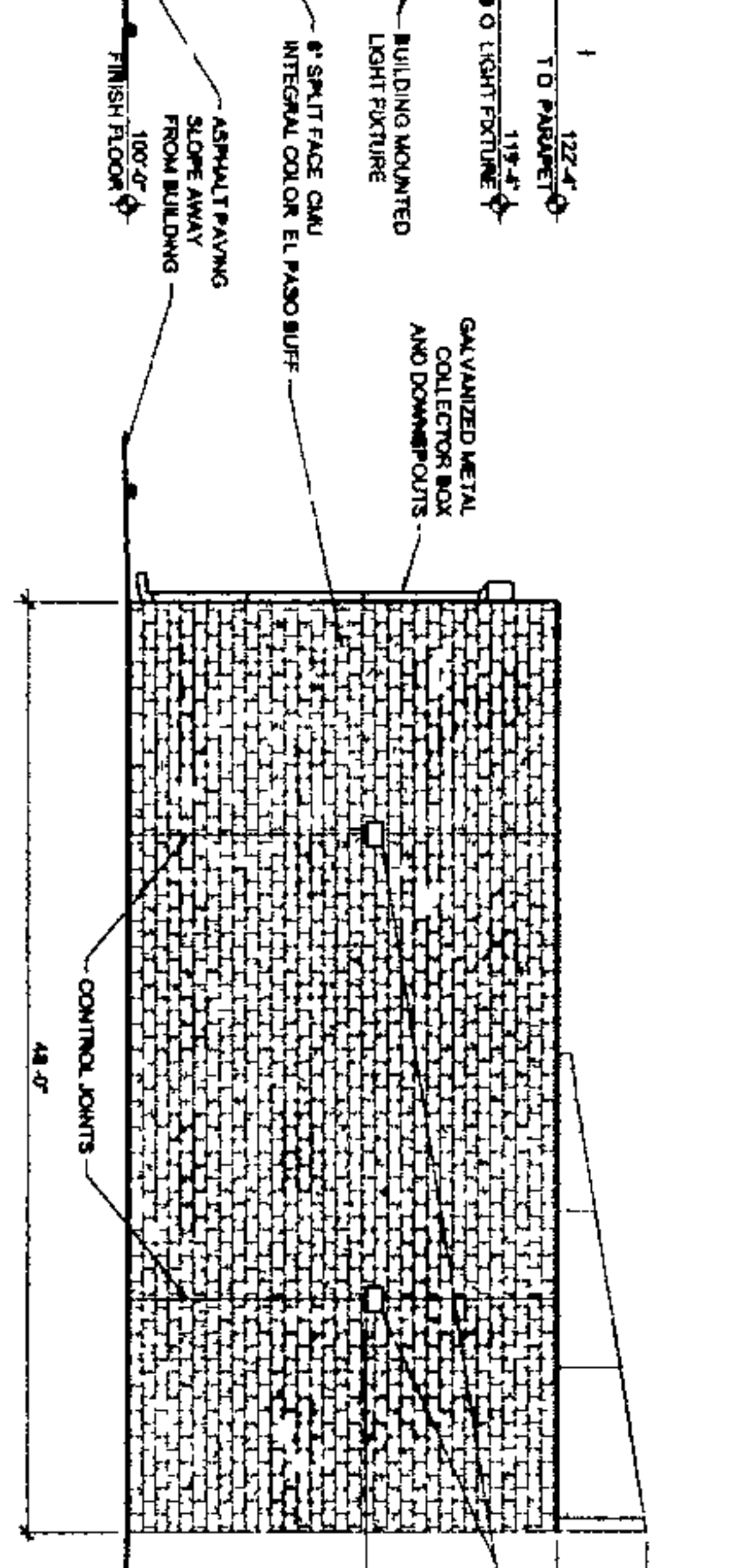
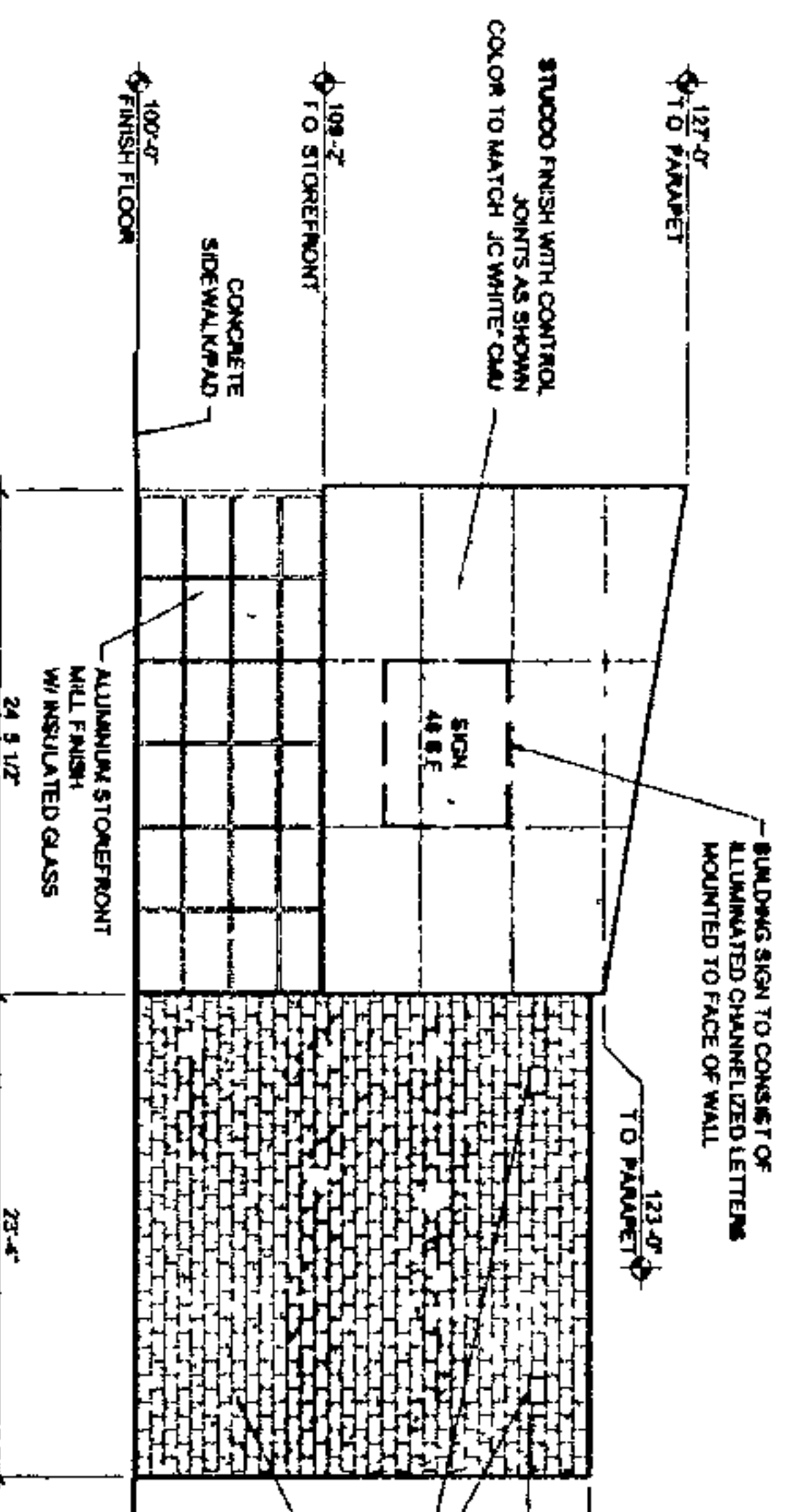
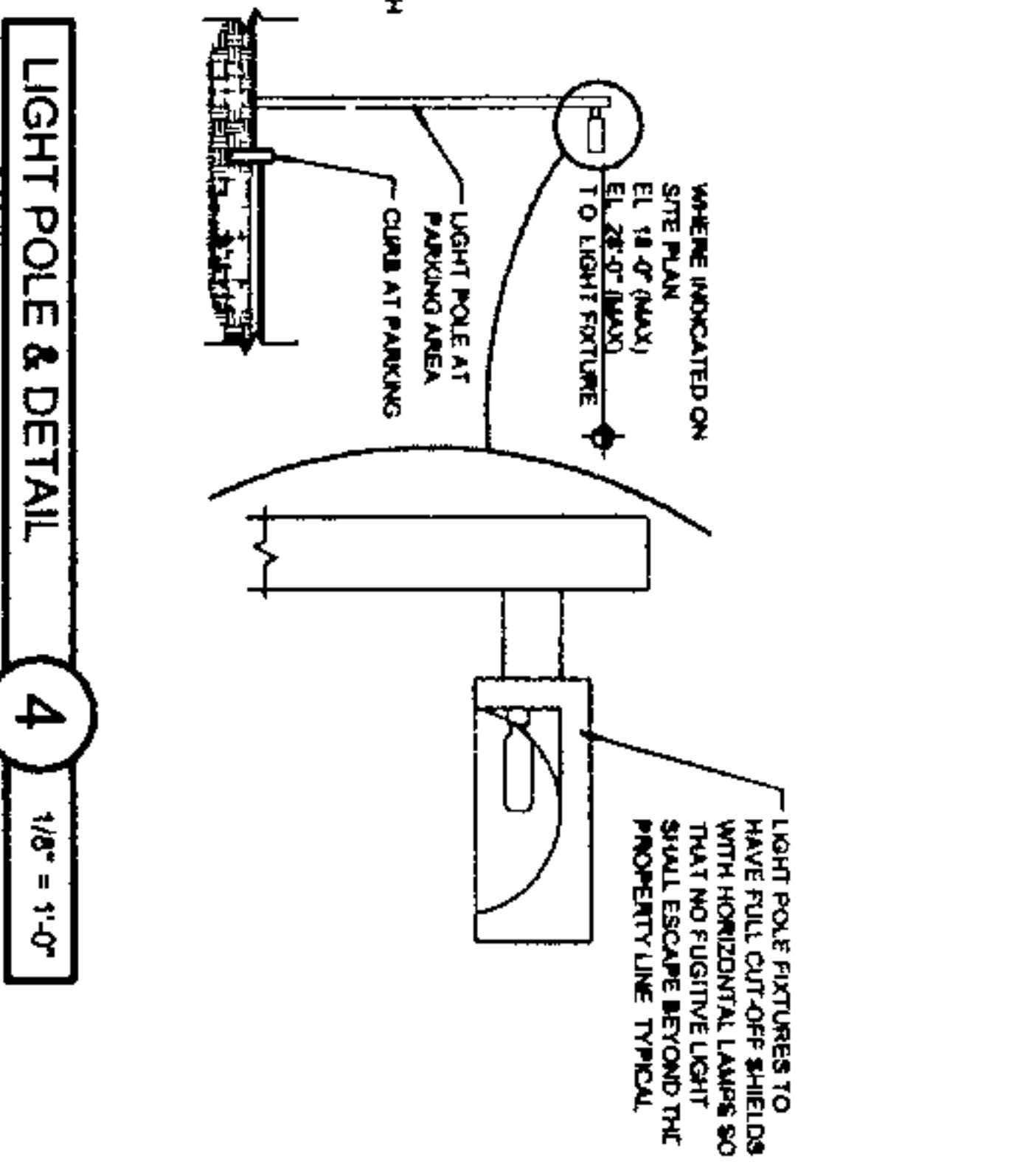
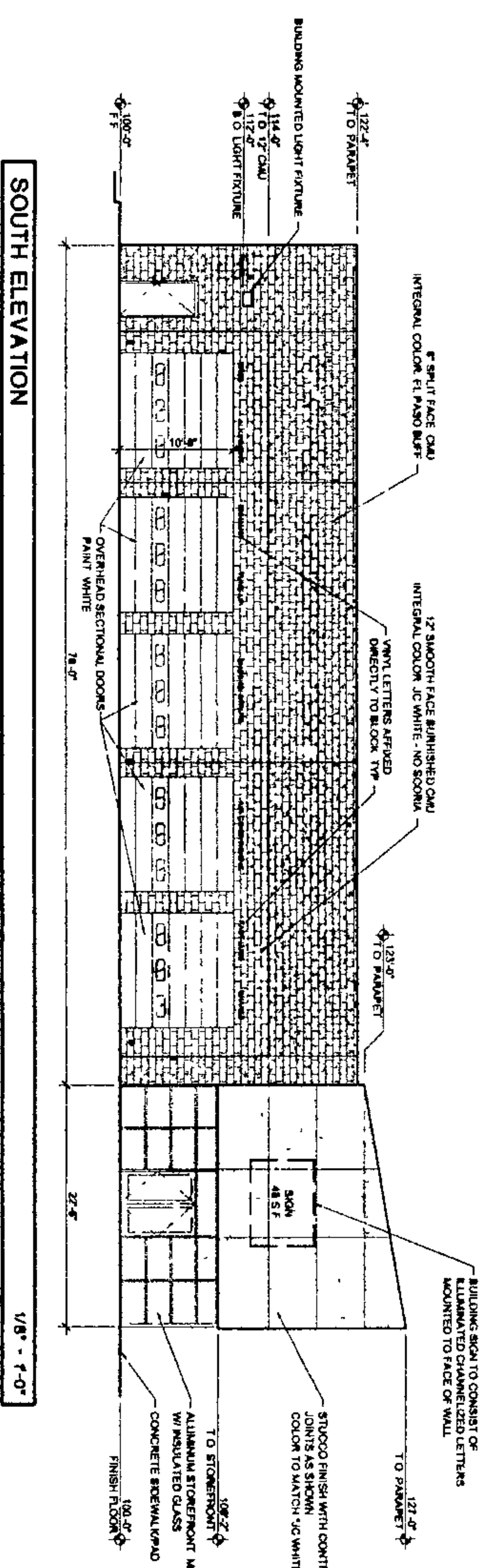
- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT** (Optional, but STRONGLY
recommended)

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)



NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

MONUMENT SIGN

SOUTH ELEVATION

LIGHT POLE & DETAIL

1/8" = 1'-0"

1/8" = 1'-0"

1/8" = 1'-0"

1/2" = 1'-0"

1/8" = 1'-0"

1/6" = 1'-0"

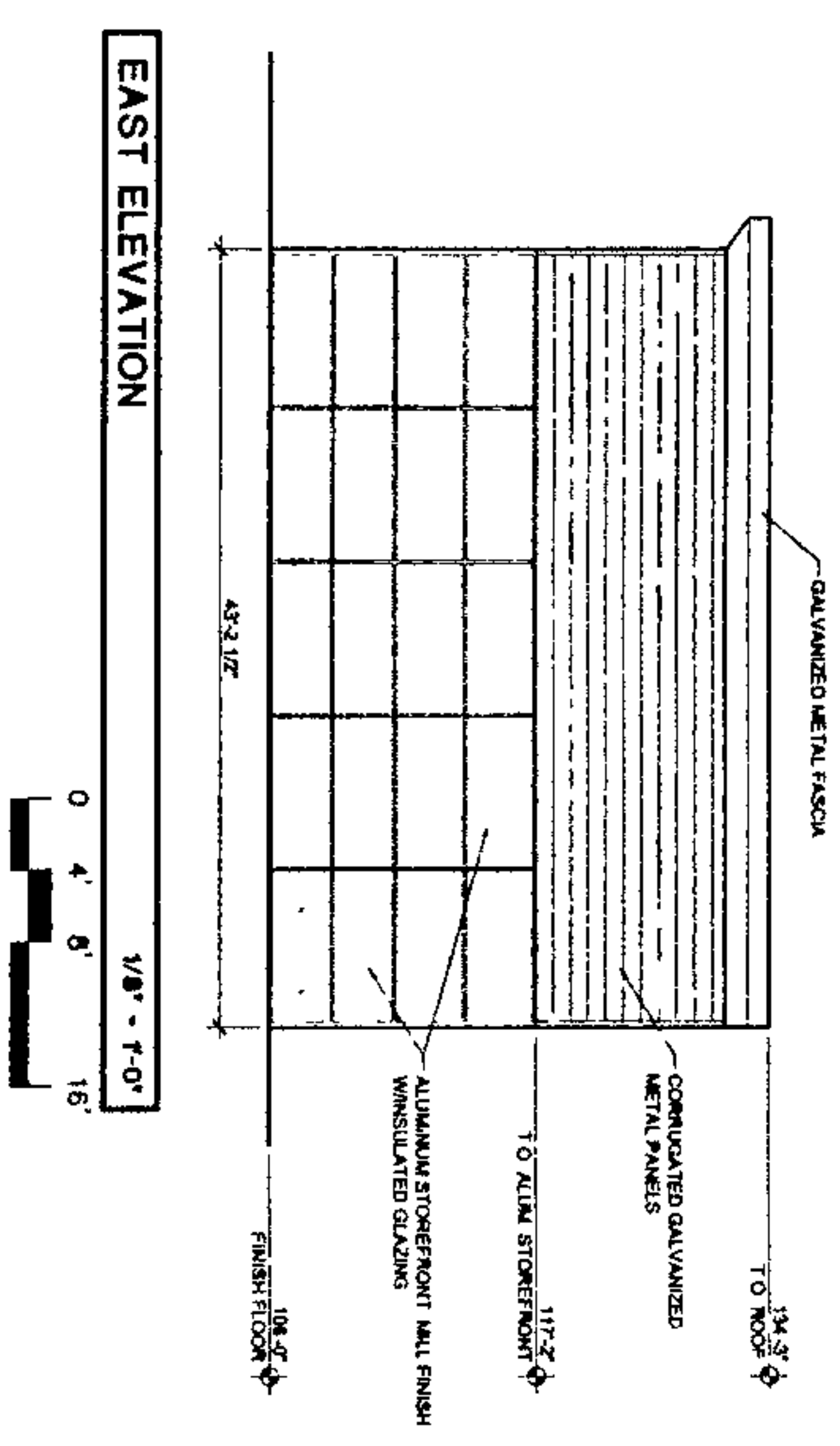
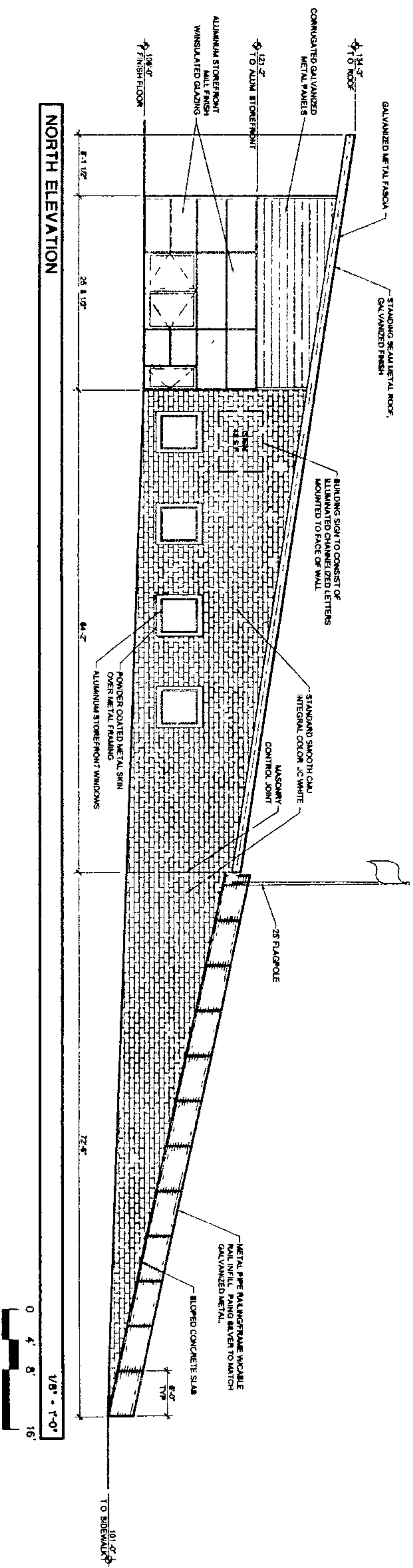
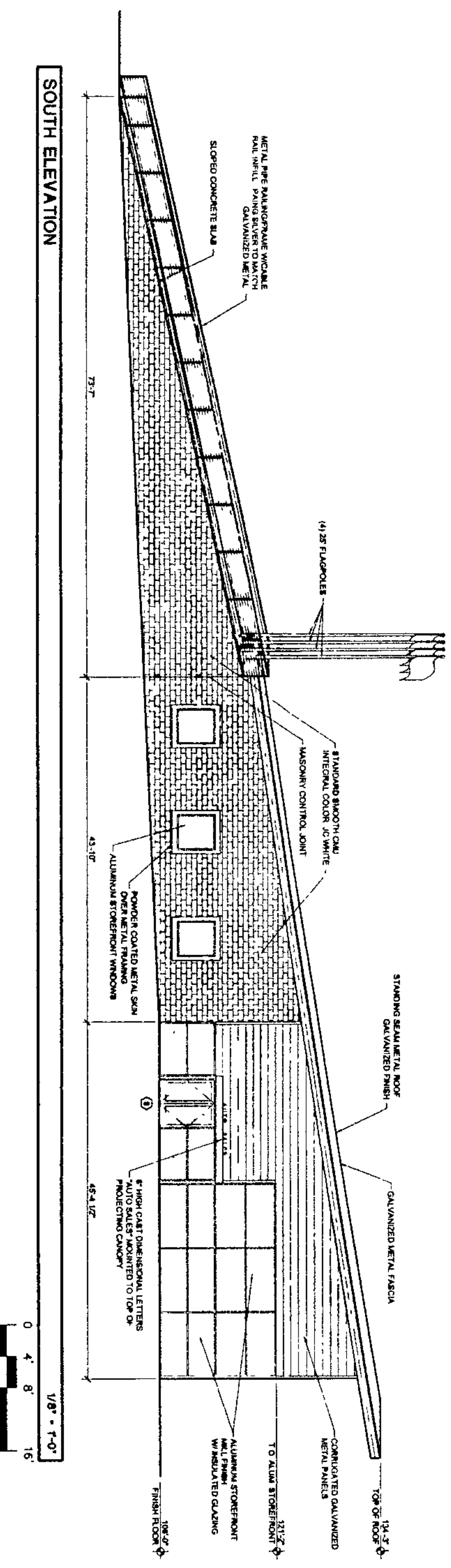
DRB SUBMITTAL
 LEE GABLETSKY ARCHITECTS P/C
 3412 WILKS ROAD, E.
 ALLENDALE MARINE
 WILKS ROAD, WY 82 780
 WYOMING

CAR CARE CENTER / SALES
 San Mateo / Alameda N E
 Architecture: San Mateo

PROJECT ARCHITECT
 LEE GABLETSKY, AIA
 Project # 04-008
 Date 14 DECEMBER 2004

EXTERIOR ELEVATIONS
 CCC SERVICE

Scale 1/8" = 1'-0"
Sheet A-1



DRB SUBMITTAL

LEE GAMBLE SKY ARCHITECTS P/C
 200 WASHINGTON STREET
 SUITE 200
 NEWTON, MA 02459
 TEL: 617.552.1111
 FAX: 617.552.1112

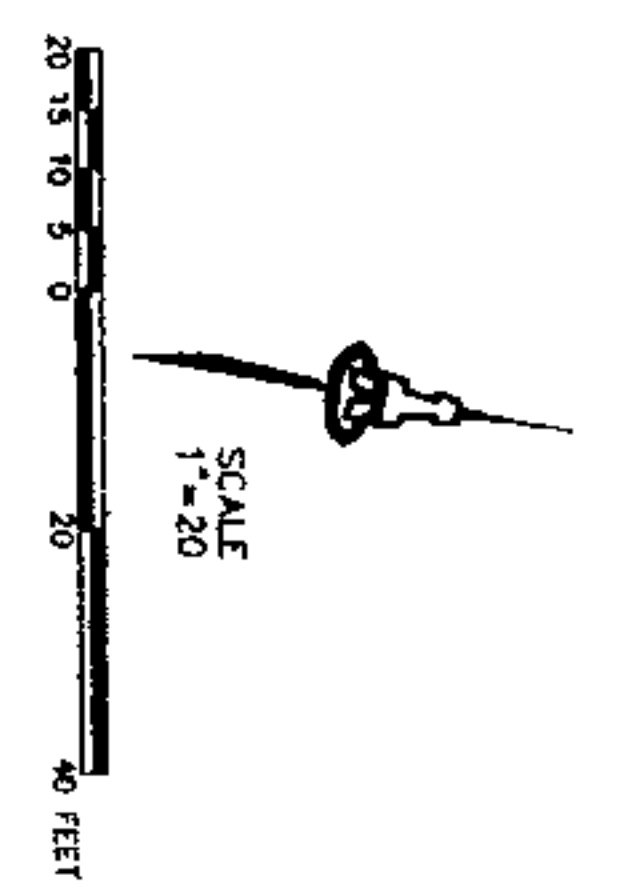
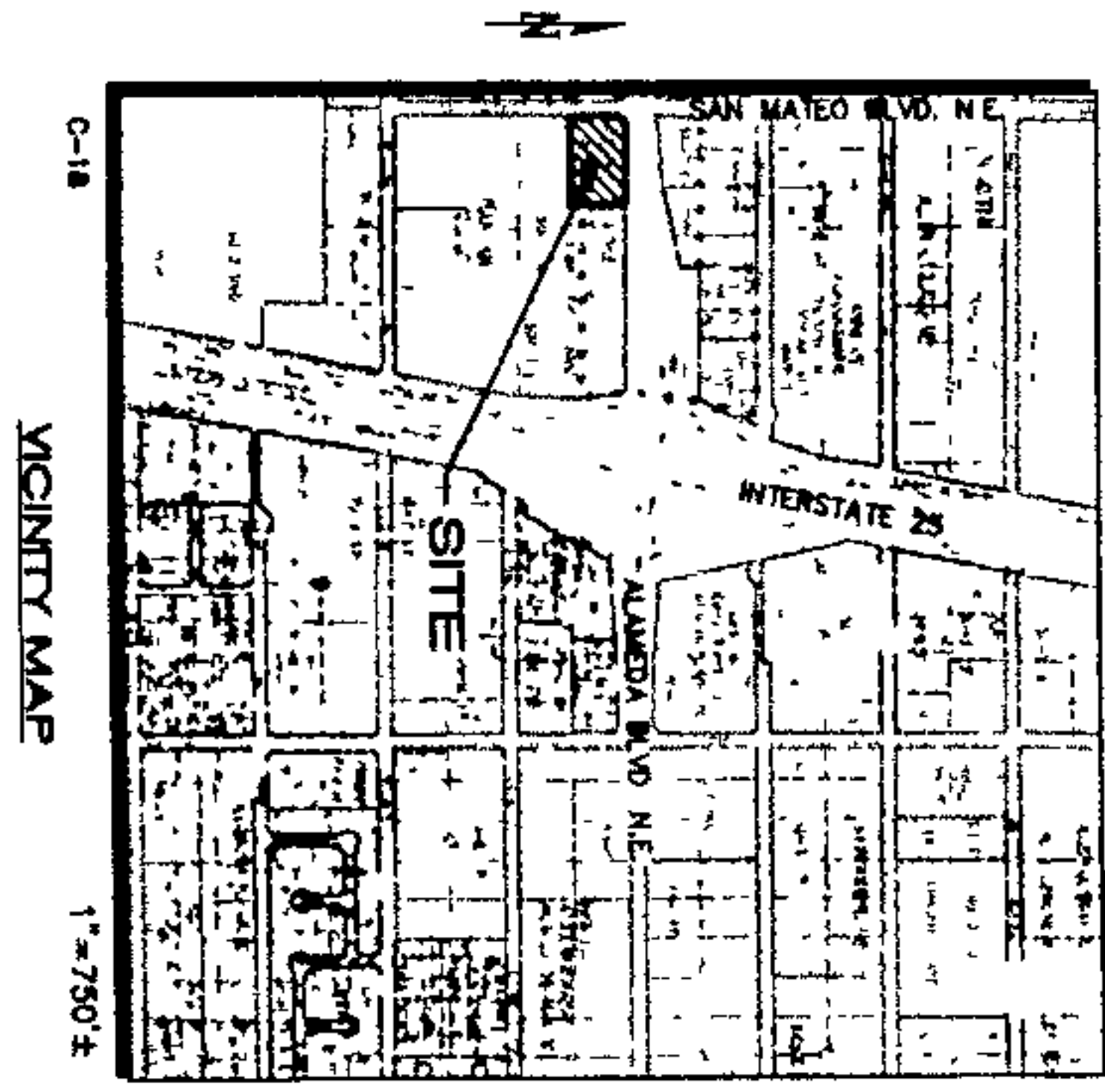
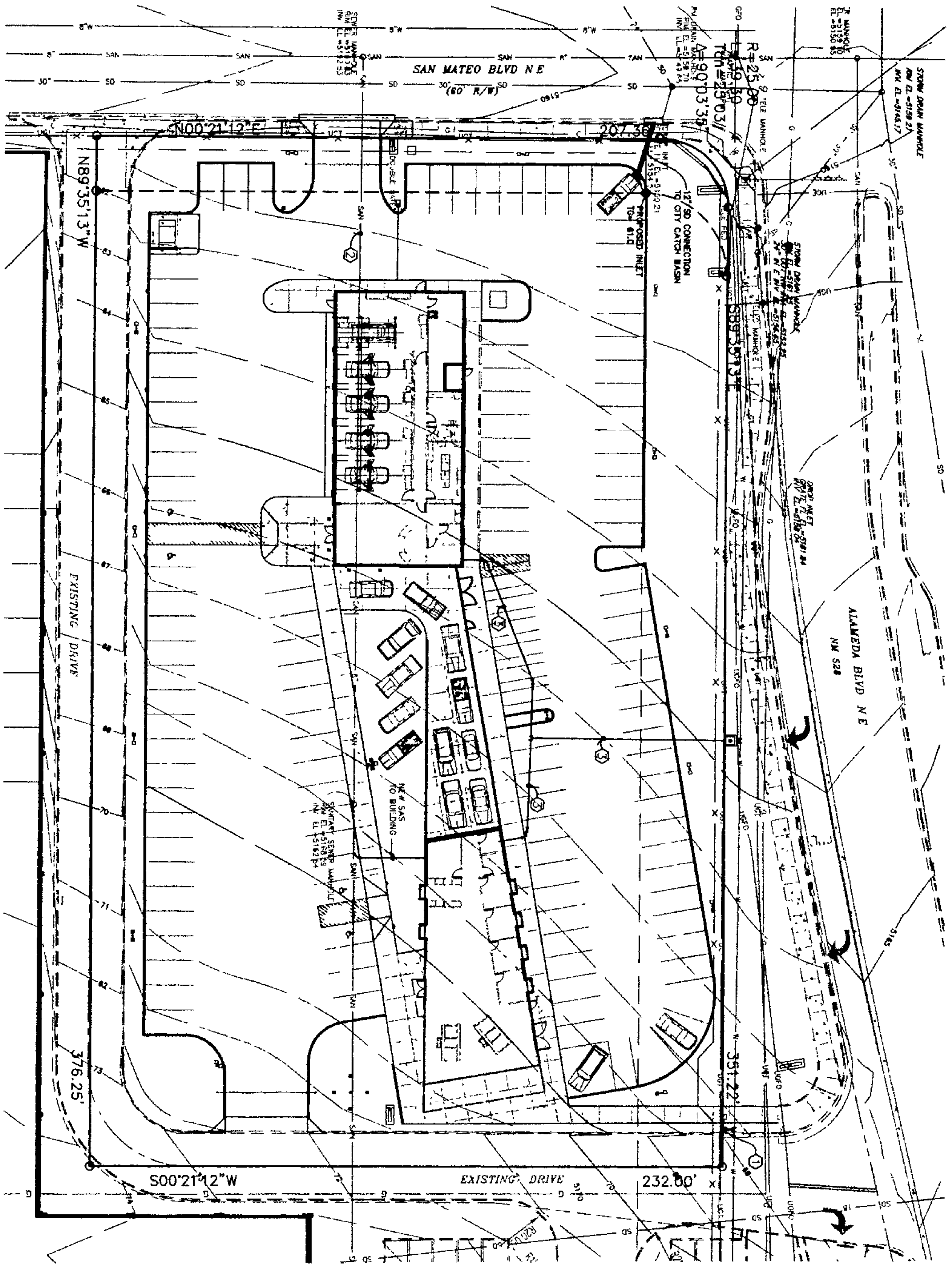
CAR CARE CENTER / SALES

PROJECT ARCHITECT
 LEE GAMBLE SKY, MA
 14 DECEMBER 2009

EXTERIOR ELEVATIONS

CAR SALES

DATE: 11 OF 11
 SHEET: A-2



LEGEND

- SINGLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT WITH VALVE
- SAS MANHOLE
- WATER LINE W/ FITTING

UTILITY SERVICE NOTES

1. NEW PUBLIC FIRE HYDRANT BY WORK ORDER AT THE CORNER OF SITE
2. RE-USE EXISTING 8" SANITARY SEWER SERVICE STUB TO SAN MATEO BLVD NE
3. NEW PUBLIC WATER SERVICE TO TWO PROPOSED BUILDINGS

DRB SUBMITTAL

LEE GAMIELSHV & C
 2111 WESTBROOK BLVD
 SAN MATEO, CA 94403
 (415) 351-1111
 WWW.LEEGAMELSHV.COM

CAR CARE CENTER / SALES
 San Mateo / Alameda, NE
 Manufacture Year: Various

Project # 14-000000
 Date: 14 DECEMBER 2014

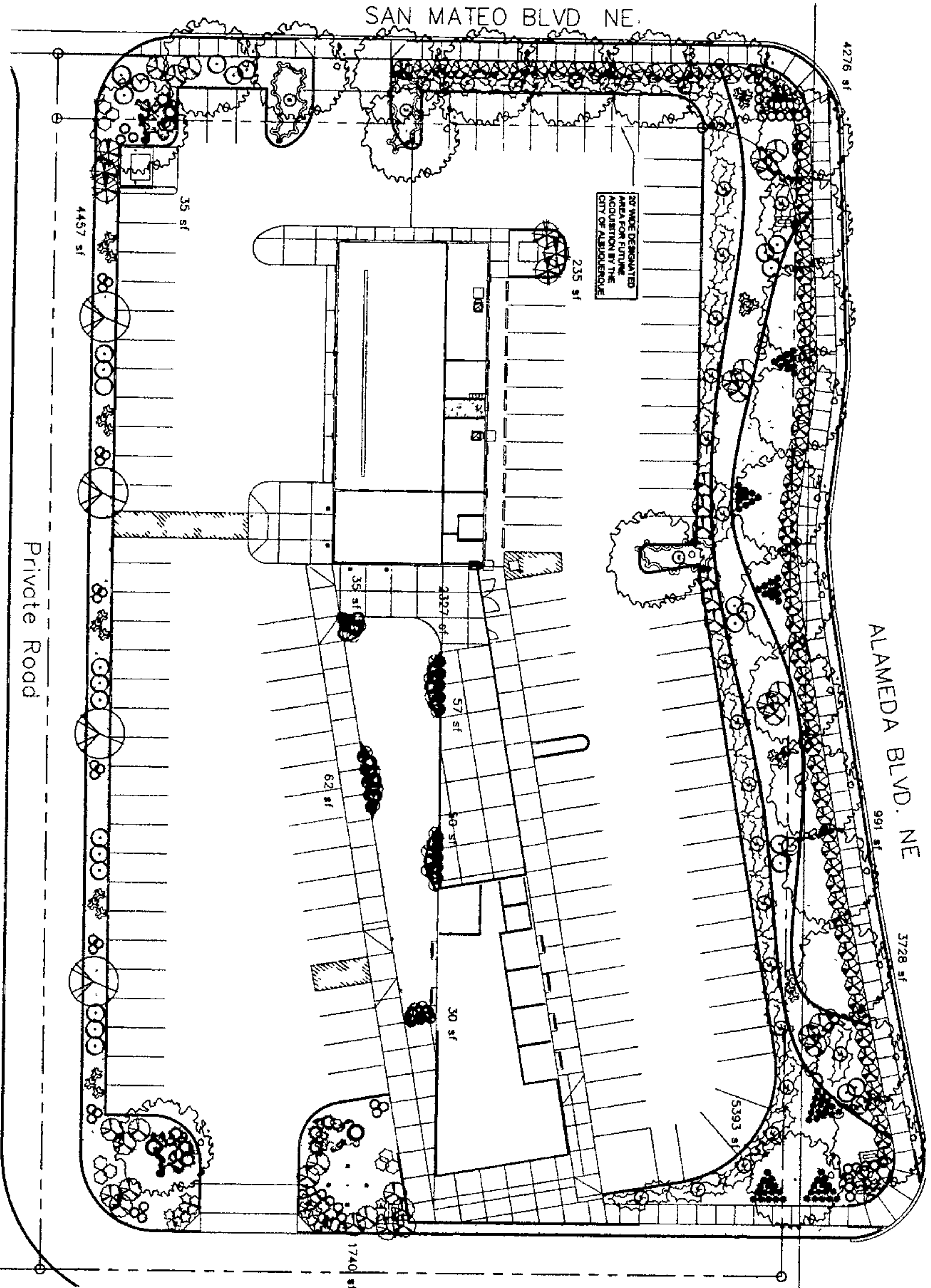
CONCEPTUAL UTILITY PLAN

Scale: 0-3



ISAACSON & ARMAN, P.A.
 Consulting Engineering Associates
 12800 Sand Hill Drive, Suite 100
 San Francisco, CA 94033
 Tel: 415.754.2000 Fax: 415.754.2020
 12/17/14

By: THE CONSULTING ENGINEER'S SIGNATURE DESIGN
 Scale: 0-3



LANDSCAPE NOTES
 Landscape maintenance shall be the responsibility of the Property Owner.
 It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.
 Approval of this plan does not constitute or imply exemption from the requirements of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.
 All landscaping will be in conformance with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. In specific water conserving, environmentally sound landscape principles will be followed in design and installation.
 Plant beds shall achieve 75% live ground cover at maturity.
 Gray Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES
 Irrigation shall be a complete underground system with trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Subirrigation systems 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 of current time and will be coordinated in the field.
 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.

ALAMEDA BLVD. NE.
 991' ft
 3728' ft

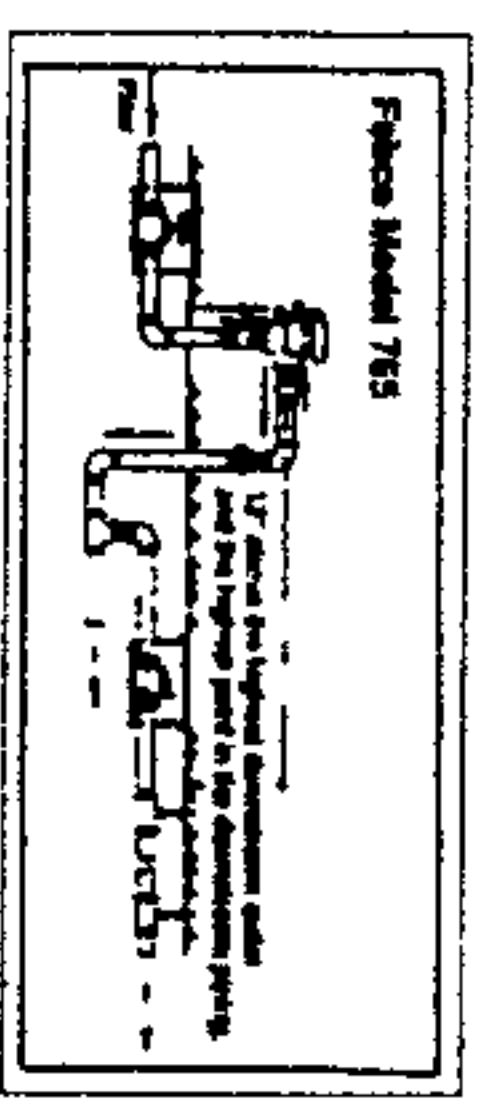
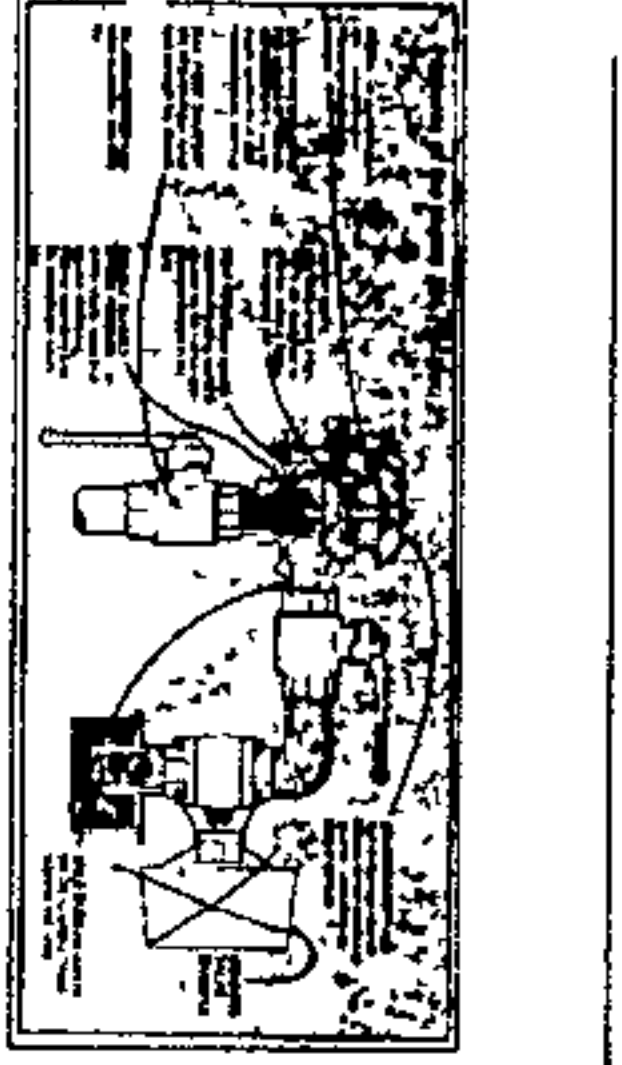
Private Road

SAN MATEO BLVD. NE.

PLANT LEGEND

- ASH (H) OR HONEY LOCUST (M) 2
- FLORIBUNDUS
- GLADIOLUS FREACHTHASE
- 2' Cd
- FLOWERING PEAR (M+) 4
- 2' Cd
- FRAXINUS COLLETRYANA
- MUNDO PINE (M) 2
- 5' Cd
- PRUNUS MUGO
- SILVERBERRY (M) 6
- 6' Cd
- SPERGANUS BONGERS
- 9' Cd
- INDIAN HAWTHORN (M) 79
- 5' Cd
- ROSEMARY (M) 32
- ROSEMARY'S OFFICINALE
- POTENTILLA (M) 33
- Potentilla fruticosa
- 2' Cd
- AUTUMN SAGE (M) 32
- 3' Cd
- 3' Cd
- SANTOLINA 30
- 1' Cd
- REGAL MIST (M) 21
- Mulberry capillaris
- 1' Cd
- LAVENDER (M) 53
- Lamandula angustifolia
- 1' Cd
- CRIMSON NIGHT BANBERRY 75
- Berberis thunbergii Atropur Nam
- 2' Cd
- THEADGRASS (M) 27
- Sligo tenuislimo
- 1' Cd
- HALLS INDIVISUCLE (M) 35
- Japanese Holly
- 1' Cd
- 1448
- Unstaked-Groundcover
- WILLOW 23
- 1' Cd
- 491
- GREENER ROSEMARY (M) 81
- Rosemary officinale
- 1' Cd
- 35ft
- Symbol indicates 3 plants
- GREYLEAF COTONEASTER (M) 9
- 6' Cd
- 5' Cd
- 5' Cd
- Symbol indicates 3 plants
- COMMERCIAL GRADE
- STEEL EDGING
- 13 BOULDERS
- 7/16" SANTA FE BROWN GRAVEL WITH GRAY FILTER FABRIC
- 7/16" SANTA FE BROWN WITH FILTER FABRIC
- 3/4" GRAY GRAVEL WITH FILTER FABRIC

GRAVEL ACCENT DETAIL



BACKFLOW PREVENTOR DETAIL

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	87309	square feet
TOTAL BUILDINGS AREA	7949	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	79360	square feet
LANDSCAPE REQUIREMENT	15%	square feet
TOTAL LANDSCAPE REQUIREMENT	11904	square feet
CAR DISPLAY AREA	2327	square feet
TOTAL BED PROVIDED	16813	square feet
GROUND COVER REQ	75%	square feet
TOTAL GROUND COVER REQUIREMENT	12610	square feet
TOTAL GROUND COVER PROVIDED	14153	square feet
TOTAL LANDSCAPE PROVIDED	18480	square feet

STREET TREE REQUIREMENTS
 Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
 San Mateo Blvd NE
 Required # 7
 Provided # 7
 Alameda Blvd NE
 Required # 11
 Provided # 11

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



GRAPHIC SCALE
 20 10 0 10 20
 SCALE: 1"=20'

DRB SUBMITTAL

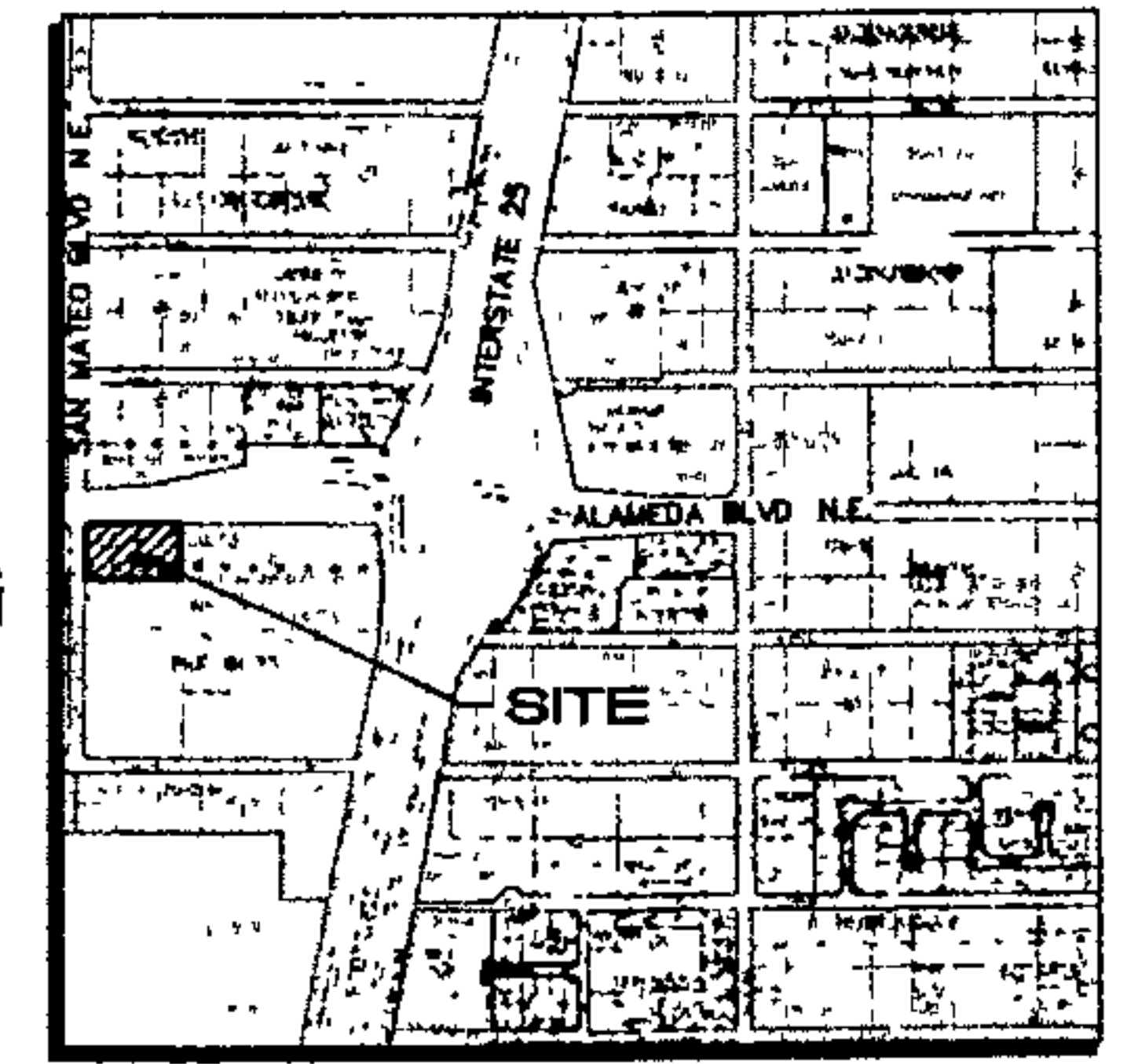
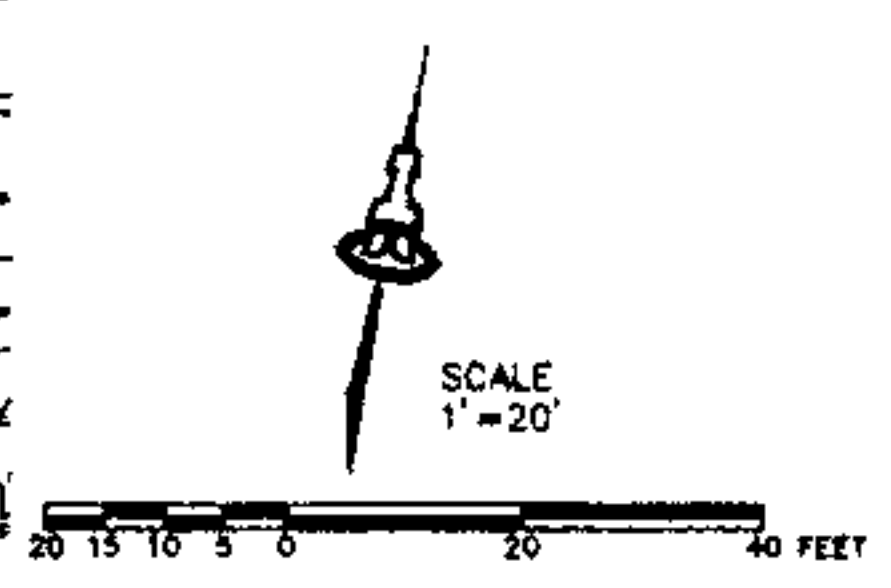
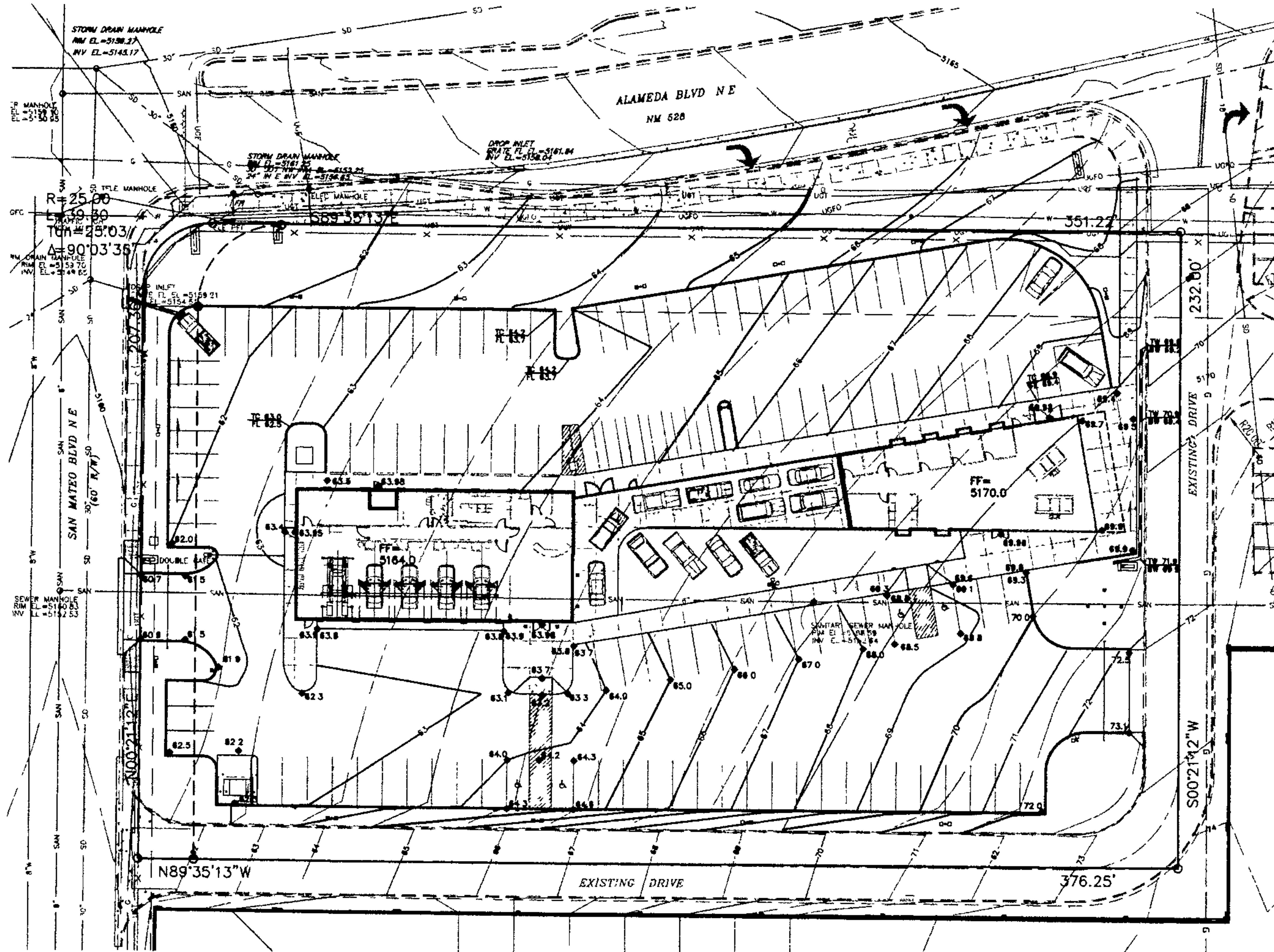
DRB SUBMITTAL
 LEE GAMELSTV ARCHITECTS P.C.
 2071 WILSON BLVD. SUITE 100
 ALBUQUERQUE, NM 87102
 TEL: (505) 263-1100
 FAX: (505) 263-1100

CAR CARE CENTER / SALES
 San Mateo / Alameda, NE
 Albuquerque, New Mexico

LANDSCAPE PLAN
 PROJECT ARCHITECT
 LEE GAMELSTV, AIA
 PROJECT #
 DATE: 14 DECEMBER 2008
 04-04-08



UNBROKERED ARCHITECTS & OPERATIONS
 Hilltop LLC #26458
 7909 Edin Rd NE
 Albuquerque, NM 87184
 Tel: (505) 928-8580
 Fax: (505) 898-7727
 email: info@hilltoparch.com
 www.hilltoparch.com



LEGAL DESCRIPTION TRACT 1-A, LEVI STRAUSS & CO
AREA 2.0008 ACRES
FLOOD ZONE DESIGNATION A VERY SMALL PORTION ALONG THE NORTH EDGE OF THE SITE FALLS WITHIN ZONE AO (DEPTH 1) THE BALANCE OF THE SITE IS WITHIN ZONE X, LOCATED OUTSIDE THE 500-YR FLOODPLAIN
EXISTING CONDITIONS: THE SITE WAS PREVIOUSLY PAVED, BUT HAS BEEN REDEVELOPED AS PART OF ADJACENT TRACT 1-B DEVELOPMENT CURRENTLY THE SITE IS UNDEVELOPED BUT EXISTING HYDROLOGY IS BASED ON THE PREVIOUS PAVED STATUS. THE SITE SLOPES DOWN TO THE WEST AT 3% DISCHARGING FREELY TO SAN MATEO BLVD N.E.
EXISTING HYDROLOGY 3
 Precipitation Zone 7% B & 93% D
 Land Treatment
 $Q_{10} = (2.0008 \text{ AC})(4.85 \text{ CFS/AC}) = 9.7 \text{ CFS}$
PROPOSED CONDITIONS THE PROPOSED SITE WILL CONTINUE TO DRAIN WEST TO SAN MATEO BLVD. WITH THE NORTH HALF DRAINING TO A NEW INLET AT THE NW CORNER WHICH WILL DISCHARGE TO A CITY CATCH BASIN THE SOUTH HALF WILL DRAIN TO SAN MATEO BLVD VIA THE PROPOSED DRIVEPAD
PROPOSED HYDROLOGY 3
 Precipitation Zone 7% B & 93% D
 Land Treatment
 $Q_{10} = (2.0008 \text{ AC})(4.85 \text{ CFS/AC}) = 9.7 \text{ CFS}$
 THERE WILL BE NO CHANGE TO RUNOFF RATE WITH THE PROPOSED DEVELOPMENT

- LEGEND**
- 5200 -- EXISTING CONTOUR
 - 52 — PROPOSED CONTOUR
 - 76.3 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - FF=5164.0 FINISHED FLOOR ELEVATION
 - TC 59.5 TOP OF CURB ELEVATION
 - FC 70.0 FLOWLINE
 - PROPOSED RETAINING WALL
 - TW 71.9 TOP OF WALL ELEVATION
 - BW 69.9 BOTTOM OF WALL

DRB SUBMITTAL

LEE GAMELSKY ARCHITECTS P.C.

2411 MILES ROAD NE
 ALBUQUERQUE, NM 87106
 505.842.8966 FAX 505.842.1888
 lee@lga.com

CAR CARE CENTER / SALES
 San Mateo / Alameda, N.E.
 Albuquerque, New Mexico

PROJECT ARCHITECT	LEE GAMELSKY, AIA	Project #	04-06-P
		Date:	14 DECEMBER 2004

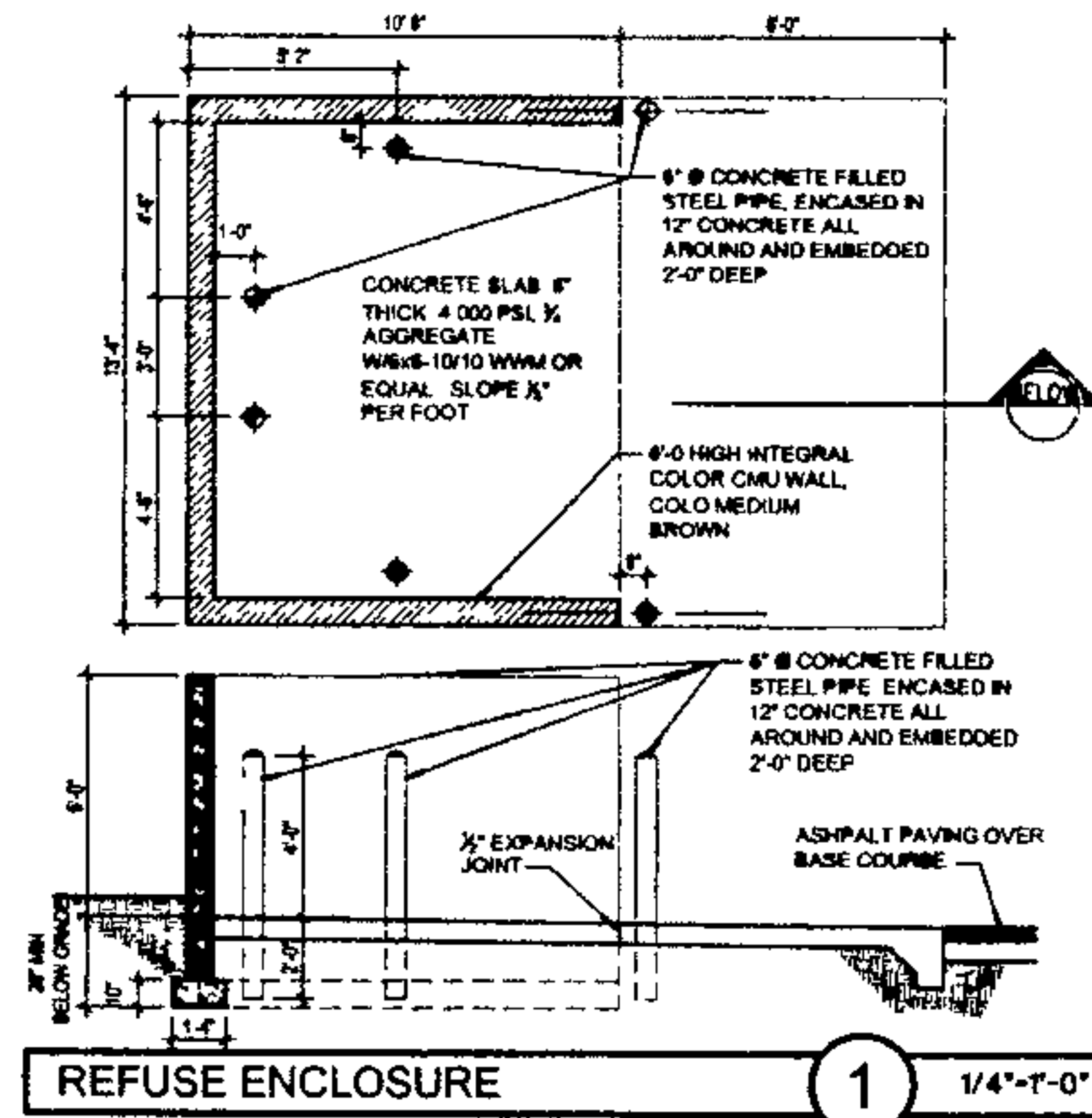


ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Marston Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-263-8828 Fax. 505-263-2622
 14120RD DWG-It 12/13/04

CONCEPTUAL GRADING PLAN

By: GOC SALES/DRAWING/SCHEMATIC DESIGN

Sheet: OF
C-2



Site Data

THIS SITE LIES WITHIN THE ALAMEDA BLVD DESIGN OVERLAY ZONE CHARACTER ZONE 4 AND THE NORTH 1-25 SECTOR DEVELOPMENT PLAN

LEGAL DESCRIPTION: TRACT 1-A, LEVI STRAUSS & CO (A REPLAT OF TRACT 1, LEVI STRAUSS & CO)

LOT AREA: TRACT 1-A 87,155 S.F.

CURRENT ZONING: SU-2 W-1

PROPOSED USAGE AND BUILDING AREA: AUTOMOTIVE SALES AND AUTOMOTIVE SERVICE BUILDINGS BOTH ARE PERMISSIVE USES IN W-1 ZONE

BUILDING NO 1 (AUTOMOTIVE SERVICE CENTER) CUSTOMER SERVICE AREA 1,028 S.F. SERVICE BAYS 3,794 S.F. 4,820 S.F. TOTAL

BUILDING NO 2 (AUTOMOTIVE SALES) 3,207 S.F.

TOTAL BUILDING AREA = 8,027 S.F.

FLOOR AREA RATIO = $\frac{\text{BUILDING AREA}}{\text{LOT AREA}} = \frac{8,027 \text{ S.F.}}{87,155 \text{ S.F.}} = 0.092$

PARKING REQUIREMENTS

BUILDING AREAS

CCC AUTOMOTIVE SERVICE/REPAIR BLDG 4,233 S.F.

AUTO SALES BLDG 2,848 S.F.

TOTAL NET S.F. BUILDINGS 8,081 S.F.

NO. OF PARKING SPACES REQUIRED 6,081 S.F. / 200=30.41=35

NO. OF PUBLIC ACCESS PARKING SPACES PROVIDED 50

50 > 35, THEREFORE OK

TOTAL NO. HANDICAPPED PARKING SPACES REQUIRED 2

TOTAL NO. HANDICAPPED PARKING SPACES PROVIDED 4

TOTAL NO. OF BICYCLE SPACES REQUIRED 35/20=1.75=2

TOTAL NO. OF BICYCLE SPACES PROVIDED 5

LANDSCAPE AREA REQUIREMENTS

TOTAL LOT AREA = 2,008 AC = 87,155 S.F.

NET LOT AREA = 87,155 - 8,027 = 4,802 = 74,528

REQUIRED LANDSCAPED AREA = 15 x 74,528 S.F. = 1,117,920 S.F.

PROVIDED LANDSCAPED AREA = ON-SITE LANDSCAPED AREA = 15,022 S.F. OFF-SITE (R.O.B.) LANDSCAPED AREA = 4,822 S.F. TOTAL PROVIDED LANDSCAPE AREA = 19,824 S.F.

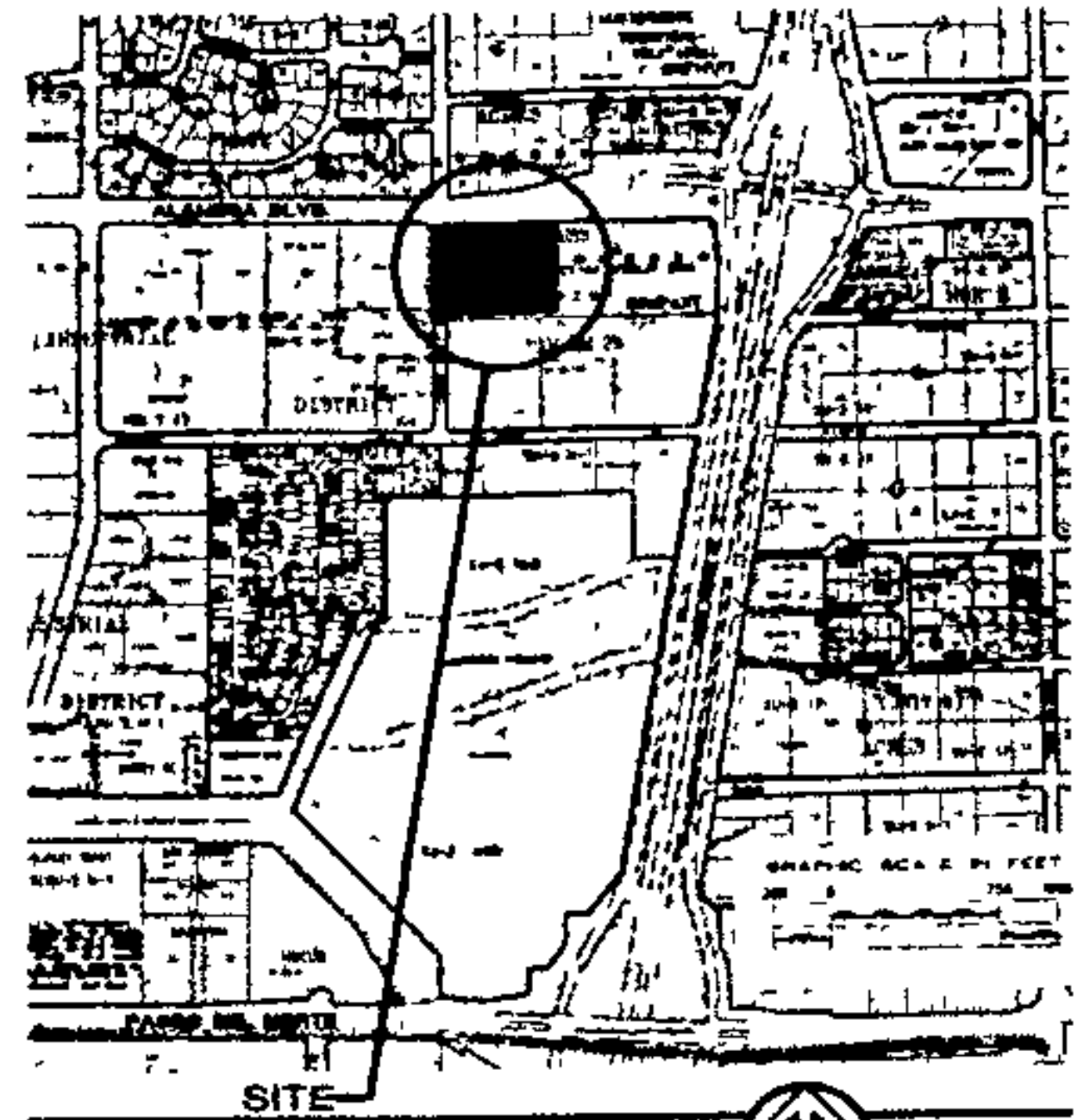
19,824 S.F. > 1,117,920 S.F., THEREFORE OK

REQUIRED LANDSCAPED AREA PER ALAMEDA BLVD 0021 0.15 x (OFF-STREET PARKING AREA) S.F. = 0.15 x 43,817 S.F. = 6,573 S.F.

PROVIDED LANDSCAPE AREA = 19,824 S.F. > 6,573 S.F., THEREFORE OK

Sheet Index

- C-1 SITE PLAN FOR SUBDIVISION
- C-2 CONCEPTUAL GRADING PLAN
- C-3 MASTER UTILITY PLAN
- L-1 LANDSCAPE PLAN
- A-1 EXTERIOR BUILDING ELEVATIONS BUILDING NO. 1 / AUTOMOTIVE SERVICE CENTER
- A-2 EXTERIOR BUILDING ELEVATIONS BUILDING NO. 2 / AUTO SALES



Location Map
Zone Atlas C-17 & 18

Project Number: _____

Application Number: _____

Is an Infrastructure List required (Yes/No)? If Yes, show a set of approved DRB plans with a work order as required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	Date
Urban Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (Conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

General Notes

- A. ALL ROOFTOP EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM NEARBY PROPERTIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN BALLS OR LANDSCAPING WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN.
- B. NO BACK-LIT, PLASTIC OR VINYL SIGNAGE OR ILLUMINATED PLASTIC BAND.
- C. NO OUTDOOR LOUDSPEAKERS OR OTHER AMPLIFIED PUBLIC ADDRESS SYSTEMS SHALL BE PERMITTED.
- D. GRADE ELEVATIONS ON THIS PLAN REFERENCE +100.0' FINISH FLOOR ELEVATION OF BUILDING NO. 1.
- E. LIGHT SOURCES SHALL BE LIMITED TO A MAXIMUM OFF-SITE LUMINANCE OF 1000 FOOT CANDLEMETERS FROM ANY POINT AND 200 FOOT LUMBERTS FROM ANY RESIDENTIAL PROPERTY LINE. LIGHT SOURCES SHALL BE SHIELDED SO THEY ARE NOT VISIBLE FROM ANY POINT ON RESIDENTIALLY ZONED PROPERTY WITHIN 200 FEET TO THE SITE PROPERTY LINE.
- F. ALL OUTDOOR LIGHT FIXTURES SHALL REMAIN OFF BETWEEN 11:00 P.M. AND STARTISE EXCEPT FOR ILLUMINATION BALCONIES, DRIVEWAYS AND EMPLOYEE PARKING LOTS DURING OPERATIONAL HOURS. LIGHT FIXTURES USED TO ILLUMINATE THE U.S. FLAG.
- G. LIGHT FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING SO THAT NO FUGITIVE LIGHT ESCAPES THE PROPERTY LINE. LIGHT FIXTURES SHALL BE FULLY SHIELDED W/ HORIZONTAL LAMPS. SEE DETAIL A-2.
- H. SIGNAGE SHALL BE CONSISTENT W/ C.D.A. ZONING CODE, ALAMEDA BLVD DESIGN OVERLAY ZONE, AND THE NORTH 1-25 SECTOR DEVELOPMENT PLAN.

DRB SUBMITTAL

LEE GAMESKY ARCHITECTS P.C.

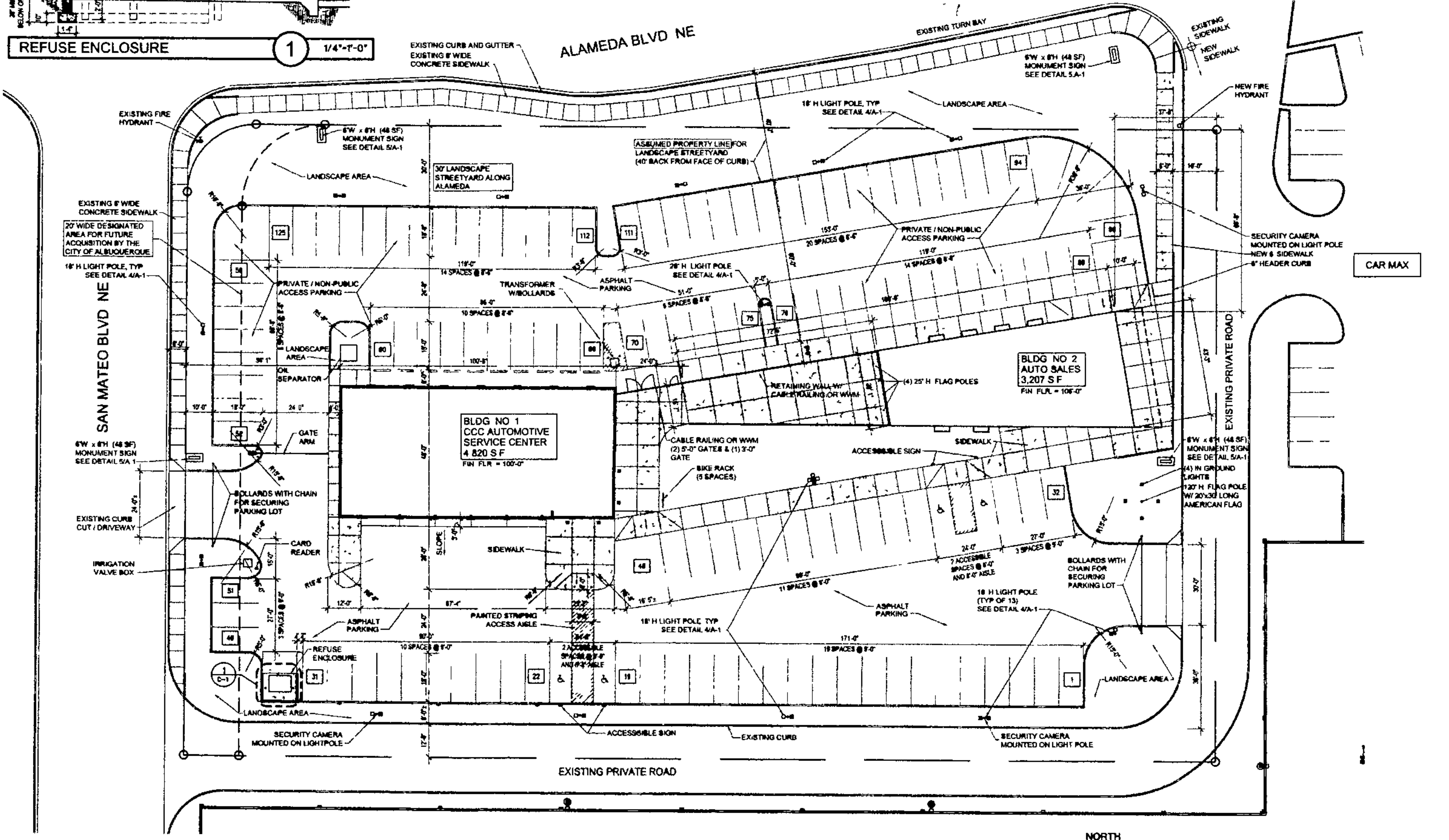
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505.842.8845 FAX 842.1083
lga@gamesky.com

CAR CARE CENTER / SALES
San Mateo / Alameda, N.E.
Albuquerque, New Mexico

PROJECT ARCHITECT: LEE GAMESKY, AIA
PROJECT # 04-08-P
DATE 14 DECEMBER 2004

SITE DEVELOPMENT PLAN FOR SUBDIVISION

By: P.M.
FILE: CCC SALES (DRAWINGS) SCHEMATIC DESIGN A&L E.P.E.
Sheet 5 of C-1



CITY of ALBUQUERQUE
SEVENTH COUNCIL

COUNCIL BILL NO. R-224 ENACTMENT NO. 17-1987

SPONSORED BY: Thomas W. Hoover

RESOLUTION

1
2 AMENDING THE NORTH I-25 SECTOR DEVELOPMENT PLAN TO PROVIDE FOR
3 AUTOMOTIVE SALES SERVICE AND REPAIR IN THE SU-2/IP ZONE AS A
4 CONDITIONAL USE.

5 WHEREAS, the City did adopt the North I-25 Sector Development
6 Plan in August, 1986, through action on Council Resolution 121-1986;
7 and

8 WHEREAS, the Council has the authority to not only adopt but
9 amend such a sector development plan; and

10 WHEREAS, it now appears that automotive sales and related
11 service and repair is sometimes appropriate in the SU-2/IP zoning
12 category but is not allowed under any circumstances at this time.

13 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
14 ALBUQUERQUE, NEW MEXICO:

15 Section 1. That in the Zoning subsection of the North I-25
16 Sector Development Plan, Paragraph E.2.c (page 41) is amended to
17 read:

18 "c. Conditional uses shall be limited to:

19 (1) Commercial Retail and Service, as listed in Section
20 24.A.18 and 24.A.20 of the Zoning Code, and are to be approved by
21 the Zoning Hearing Examiner according to the criteria for decision
22 established in Section 42.C.1 of the Zoning Code. Such uses shall
23 be approved, if otherwise appropriate, only on premises which have
24 dedicated the requested public right-of-way for the widening of
25 Alameda Boulevard or San Pedro Drive. Retail and customer services
26 shall be at an intersection with Alameda Boulevard or San Pedro

Underscored Material - New
Bracketed Material - Deletion

Underscored Material - New
~~Bracketed Material~~ - Deletion

1 Drive, and preferably in sites of two to six net acres devoted to
2 such uses. And

3 (2) Automotive sales, including related service and
4 repair, provided that the premises are developed consistent with an
5 approved, attractive site development plan."

6 Section 2. That in the Zoning subsection of the North I-25
7 Sector Development Plan, Paragraph E.3 (page 43) is amended to read:

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

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

15 b. Conditional uses should generally be conducted in a
16 completely enclosed building or within an area enclosed on all sides
17 by a wall or fence at least six feet high which is maintained in a
18 state of good repair and which must be solid when it faces or abuts
19 public right-of-ways, or land not zoned SU-2/IP, IP, or SU-2/M-1.

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

22 Section 3. That in Section VII, Design Standards, of the North
23 I-25 Sector Development Plan, the second paragraph under A (page 59)
24 is amended to read: "Approval of landscaping plans (including
25 setbacks) shall be by the Planning Director, subject to appeal,
26 except where a site development plan for the property is to be
27 approved by the Planning Commission, that body shall approve the
28 landscaping plan. The Planning Director's landscaping plan approval
29 power may be exercised by the Zoning Hearing Examiner as part of a
30 conditional use approval."

Approval

31
32
33

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

11/14/04
11/14/04
11/14/04
11/14/04

PAID RECEIPT

APPLICANT NAME Certified Auto Sales
AGENT Lee Gamelsky Architects
ADDRESS 2412 Miles Rd SE
PROJECT & APP # 1003826/U4DRB 01905
PROJECT NAME Tr i-A Lev. Strauss

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 385.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study

\$ 405.00 TOTAL AMOUNT DUE

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

12/14/2004 8:29AM LOC: ANRX
 RECEIPT# 00033193 US# 008 TRANS# 0001
 Account 441006 Fund 0110
 Activity 3424000 TRSDMM
 Trans Amt \$305.00
 J24 Misc \$20.00
 Counterreceipt.doc 6/21/04
 Thank You

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

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

12/14/2004 8:29AM LOC: ANRX
 RECEIPT# 00033194 US# 008 TRANS# 0001
 Account 441006 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$405.00
 J24 Misc \$585.00
 CK \$405.00
 CHANGE \$0.00

Thank You