

#8



Complete 5-16-05 AD

### 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-01911 (SBP)

Project # 1003829

Project Name: TOWNSITE OF WESTLAND

Agent: SMPC Architects

Phone No.: 255-8668

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12-29-04 by the DRB with delegation of signature(s) to the following departments.

#### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

- CITY ENGINEER / AMAFCA: Infrastructure SIA.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- PLANNING (Last to sign): address comments
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- 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 1003829

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Project Name: TOWNSITE OF WESTLAND  
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\_\_\_\_\_  
\_\_\_\_\_

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

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

PARKS / CIP: \_\_\_\_\_  
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~~\_\_\_\_\_~~  
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**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

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**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 Su`bd

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 94<sup>TH</sup> 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 72<sup>ND</sup> 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 8<sup>TH</sup> ST NW and 10<sup>TH</sup> 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 68<sup>TH</sup> 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 12<sup>TH</sup> 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 8<sup>TH</sup> ST SW and 4<sup>TH</sup> 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  
DECEMBER 29, 2004  
DRB Comments

ITEM # 8

PROJECT # 1003829

APPLICATION # 04-01911

RE: Lot 22, Block 8, Original Townsite of Westland / Minor SPBP

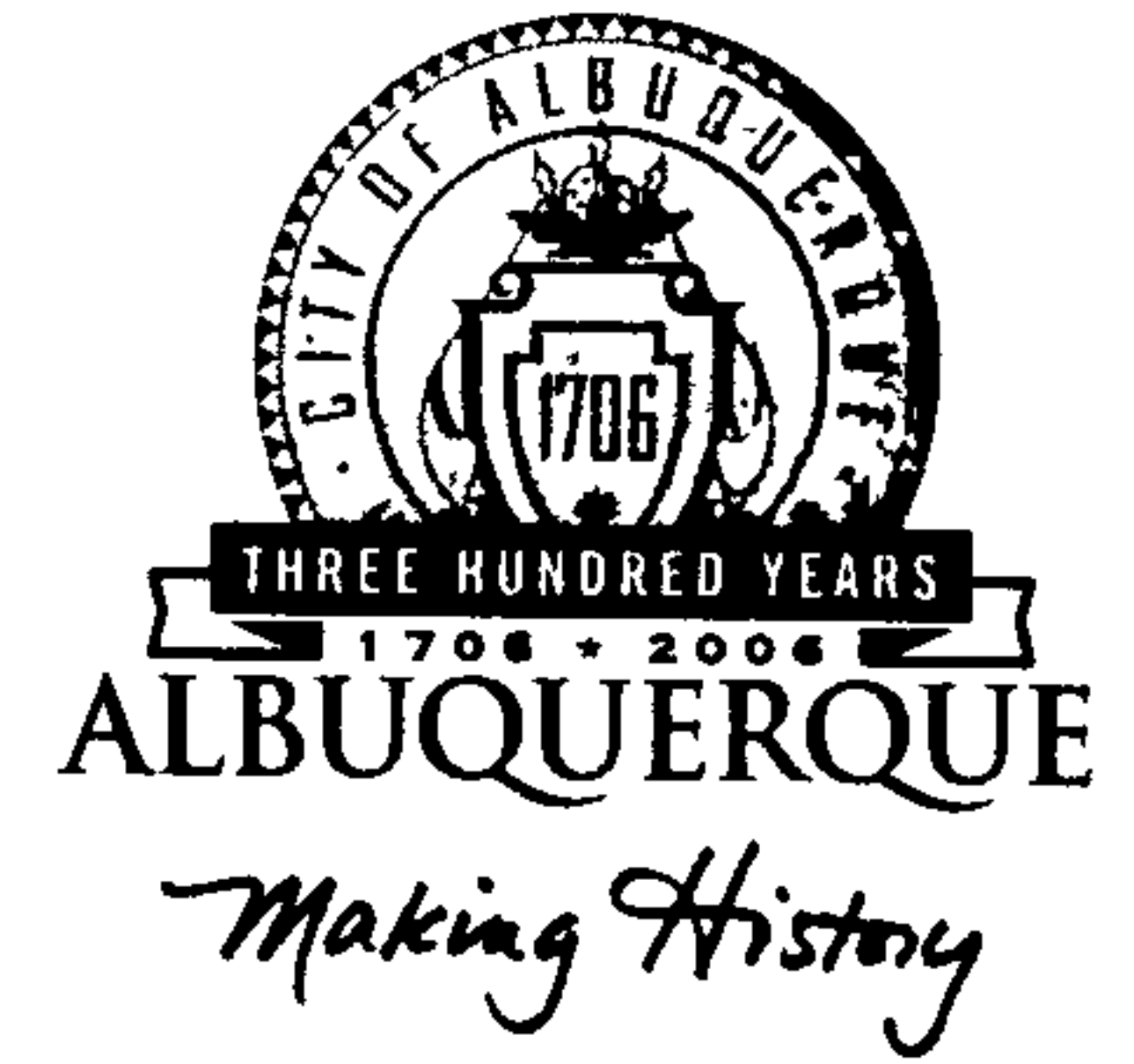
1. The Zoning on the Site Plan should be corrected to read SU-2/IP
2. Does existing chainlink fence have concertina wire on top? If so, it must be removed.
3. The site plan should indicate the square footage and location of the future addition in order to correctly calculate the landscape requirements.
4. The Landscape Plan indicates 1160 sf of fenced area, which is not included in the landscape calculations. This fenced area is not shown on the Landscape Plan and it is questionable whether this area can be subtracted from the net lot area according to Section 14-16-3-10 of the Zoning Code.
5. Need to distinguish between existing and proposed landscaping.
6. What color is the existing CMU? The Elevation Plan should indicate the color of the paint that will be used to match the existing paint.



---

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003829**

**AGENDA ITEM NO: 8**

**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

An approved infrastructure list is required for Site Plan approval.  
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** December 29, 2004

*Claire*

**ORIGINAL**

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

108 94<sup>th</sup> St NW - QWEST COMMUNICATIONS

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

LOT 22, BLK 8, Original Townsite of Westland

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		20'E-E	Alley paving w/ new driveway	Alley on south	E R	W R	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/



**Private Inspector, City Inspector, City Cnst Engineer:** Presently as part of the close out package submitted to Construction, the Engineer must supply a letter that confirms that all items on the Infrastructure List have been installed to City Standards as part of the project. Creating and revising the letter has proven to be time consuming process which can delay the issuance of a Letter of Completion and Acceptance. A separate column provided on the revised Infrastructure List allows the inspecting engineer of record to initial off and date each line item on the Infrastructure List as being installed under his supervision with a given project. The engineers Certification of Substantial Compliance (Figure 27) can be modified to include a reference to the revised Infrastructure List eliminating the need for a detailed description of the work performed under the project (see attached revised Figure 27). The City Construction Engineer can then use the certification from the inspecting engineer on the Infrastructure List as an attachment to the Letter of Completion. Once forwarded to the City Engineer, a check of the items built with the project against the items contained within an SIA can then readily be made, expediting the issuance of the Letter of Completion and Acceptance and the release of the SIA.

**ORIGINAL**

ORIGINAL

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

AGENT / OWNER

David M. Hassard  
NAME (print)

SMP Architects  
FIRM

David M. Hassard  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: \_\_\_\_\_

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Chairman for Sheron Watson 12/29/04 DRB CHAIR - date

Christina Sandoval 12/29/04 PARKS & GENERAL SERVICES - date

[Signature] 12-29-04 TRANSPORTATION DEVELOPMENT - date

Bradley D. Bingham 12/29/04 UTILITY DEVELOPMENT - date

[Signature] 12-29-04 CITY ENGINEER - date

\_\_\_\_\_ AMAFCA - date

\_\_\_\_\_ - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z ZONING & PLANNING

- 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 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: Qwest Communications (Larry Railey Mgr, Real Estate) PHONE: 505-245-6076  
 ADDRESS: Plaza Compana, 400 Tijeras NW, Suite 535 FAX: 505-245-6099  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_  
 AGENT (if any): SMPC Architects (David Hassard, Principal) PHONE: 505-255-8668  
 ADDRESS: 115 Amherst Drive SE FAX: 505-268-6665  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: dmh@smpcarch.com

DESCRIPTION OF REQUEST: Building addition and remodeling with associated site improvements (curb cuts and driveway, parking and landscaping). *Site plan for Bldg Permit*  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes  No.

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

Lot or Tract No. A Portion of Lot 22 Block: 8 Unit: \_\_\_\_\_  
 Subdiv. / Addn. Original Townsite of Westland, within the Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico  
 Current Zoning: SU-2 for IP Uses Proposed zoning: same  
 Zone Atlas page(s): K-9-Z No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): .91 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A  
 UPC No. 100905721508030526CA MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 108 94th Street NW  
 Between: Central Avenue and Volcano Road

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): Z-81-22, SP76-316

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

SIGNATURE David M. Hassard DATE 12-7-04  
 (Print) David M. Hassard \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01911</u>	<u>SBP</u>	<u>PC3)</u>	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> MAGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>12-29-04</u>	_____	_____	<u>\$ 40500</u>
Planner signature / date <u>12-14-04</u>	Project # <u>1003829</u>	_____	_____	_____

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp
  - 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
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

David M. Hassard

*David M. Hassard*

Applicant name (print)

12-7-04

Applicant signature / date

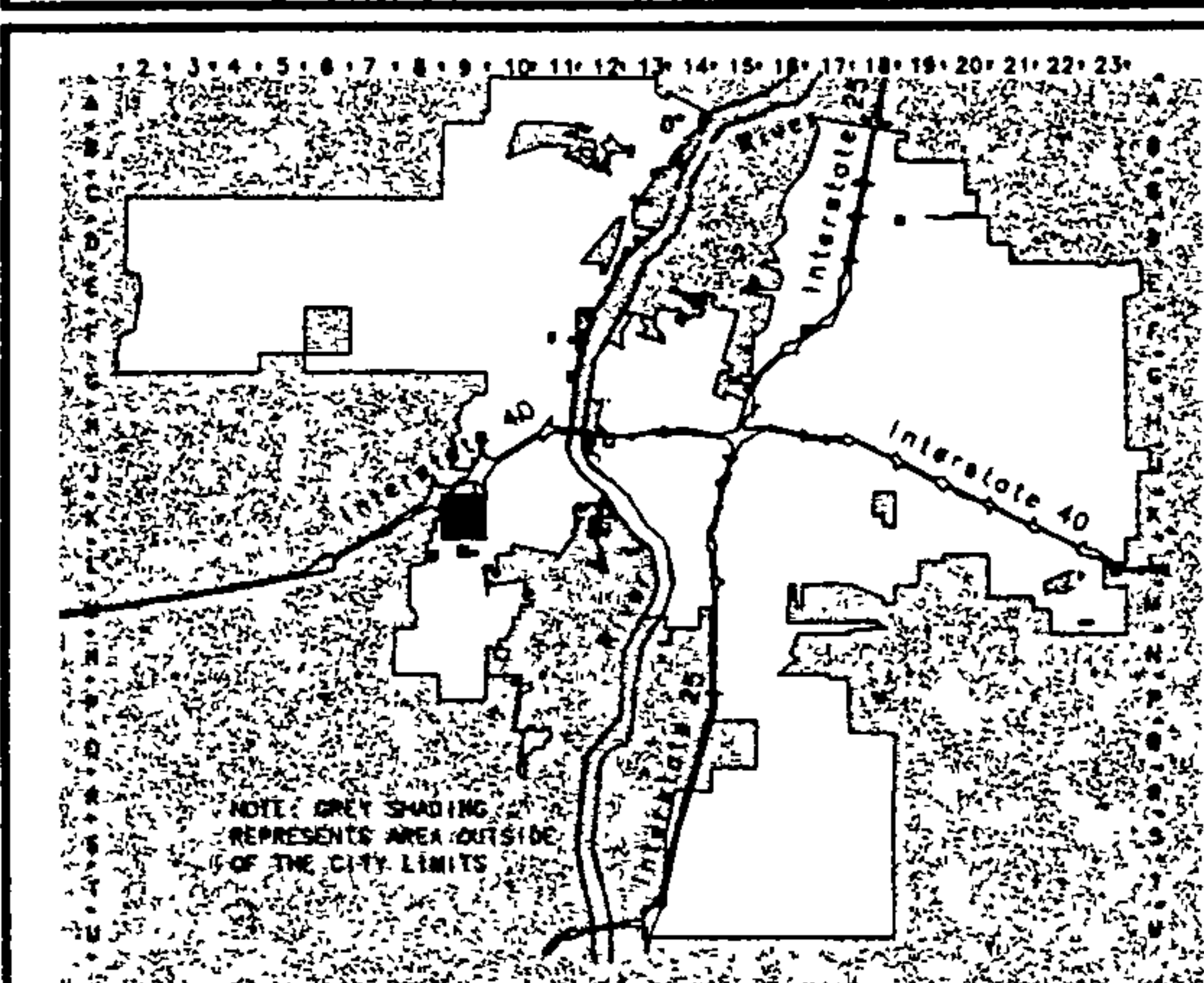
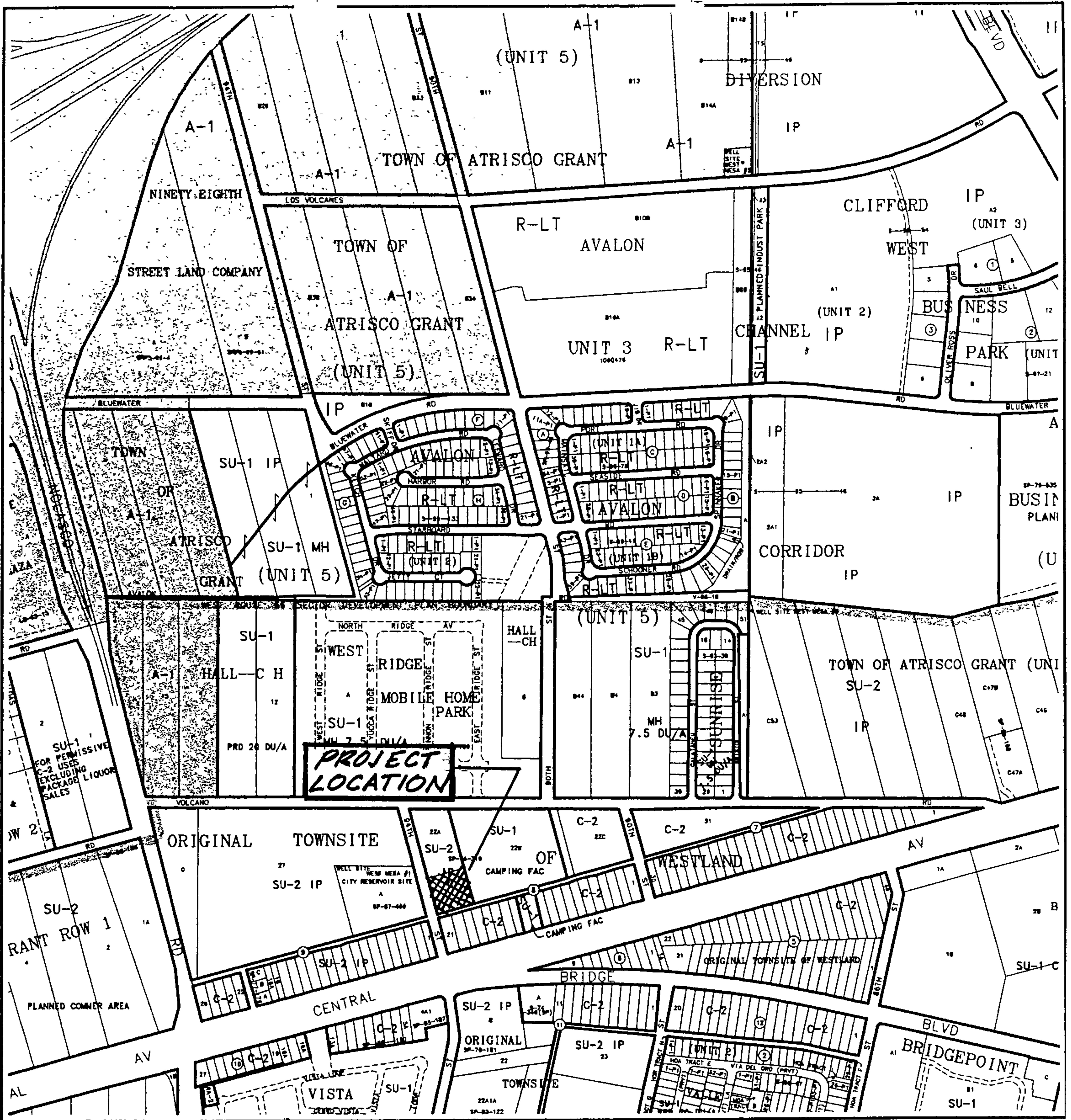


Form revised September 2001

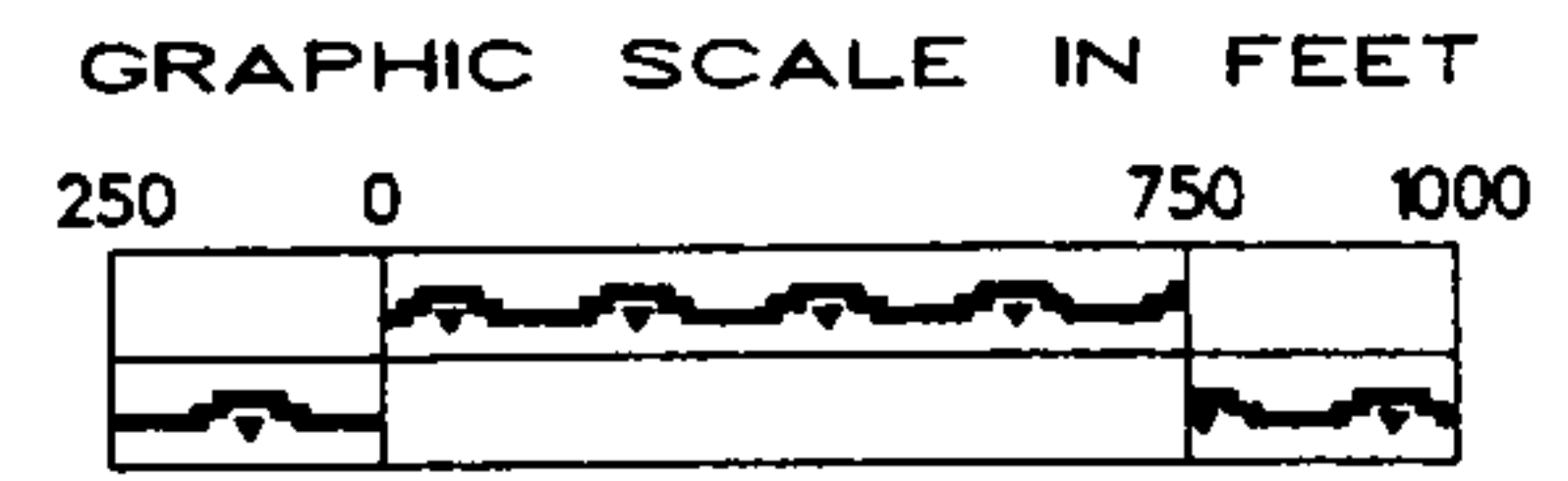
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 04DRB - -01911

*Spencer King* 12-14-04  
 Planner signature / date  
 Project # 1003829



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



Zone Atlas Page  
**K-9-Z**  
Map Amended through July 28, 2000

**NARRATIVE SUMMARY**

December 6, 2004

The Albuquerque West Exchange Building is a 7,500 sq. ft., single-story facility containing telecommunication switching and transmission equipment which provides essential telephone network and service for customers within its service area. Most of the building area is dedicated equipment space or equipment support space. The building is currently at its customer capacity. There are technicians who work out of the office with a maximum of one or two in the building at any given time. Other personnel service the building from time to time out of other telephone company facilities in the Albuquerque area.

Qwest will need to expand the equipment and equipment support spaces to meet projected growth over the next 10 to 20 years. This growth is due to additional customers, new technologies and new services. Qwest proposes a two-phase expansion plan, adding approximately 2,800 sq. ft. and remodeling a portion of the existing building initially with another 5,803 sq. ft. addition constructed sometime in the future. All planned construction would occur on the existing property with minor improvements at the street right-of-way.

Qwest projects that the current equipment spaces will be at capacity by fiscal year 2006. The new 2,800 sq. ft. addition, which includes exterior and interior remodeling, will provide space to expand the Digital Switch and TOLL equipment. The addition is located to the north side of the existing building towards the east end (rear). An existing CMU wall partially screens the building addition when viewed from the street. Site improvements include a new parking lot, driveway curb cuts, sidewalks, refuse enclosure, mechanical equipment enclosure, landscaping, grading and drainage, and paving of the adjacent alley.

The maximum allowable lot coverage is 50%. The current lot coverage is 18.8%, (7,500 sf / 39,998 sf). New addition will increase the lot coverage to 25.8%, (10,300 sf / 39,998 sf). The future addition will increase the lot coverage to 40.3%, (16,103 sf / 39,998 sf).

The off-street parking regulations do not address this type of facility specifically but, according to the zoning enforcement officer, it most closely resembles a warehouse use. The minimum required parking for the new and future additions is 9 spaces, (16,103 s.f. / 1 space per 2,000 s.f.). Two of those spaces will be handicapped accessible.

The existing building is constructed with concrete masonry walls painted a shade of white, and a concrete floor and roof structure. The new addition will be constructed with concrete masonry walls, concrete floor and steel framed roof system. The addition will be detailed and painted to match the existing building.

**Qwest Corporate R** state  
201 Third Street N.W., Sta 780  
P.O. Box 1355  
Albuquerque, NM 87102



12-3-2004

Qwest Albuquerque West Equipment Building  
108 94<sup>th</sup> St NW  
Albuquerque, New Mexico

To whom it may concern,

This letter shall serve as approval for SMPC Architects to act as agent for Qwest Communications. This approval is for all planning and design efforts related to the remodel, expansion and improvements of the above building during the course of 2004 and 2005.

A handwritten signature in black ink that reads "Larry Railey". The signature is fluid and cursive, with a large loop at the end.

Larry Railey  
Senior Project Analyst  
Qwest Communications





***WEST ROUTE 66  
SECTOR DEVELOPMENT PLAN***



*City of Albuquerque  
Planning Department/Planning Division*

*January 1988*

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- f. Any sign which is located (painted, affixed, etc.) on trees, rocks or other natural features.
- g. Any sign which overhangs the right-of-way or property line.
- h. Any sign which consists of banners, pennants, ribbons, streamers, strings of light bulbs and spinners.
- i. Any sign which is in any way animated (including twinkling or wind-activated moveable parts), emits smoke, visible vapors, particles, sound or odor, or rotates or moves in any manner.
- j. Any sign which has flashing lights incorporated as part of its design and performance.
- k. Any sign which has illumination which turns on or off or changes in brightness.

#### SITE LIGHTING

The intent of the site lighting standards are to provide adequate lighting on a site for safety and to prohibit site lighting from creating a nuisance on adjacent properties.

1. Site lighting shall not have a total off-site luminesce greater than 1000 foot lamberts measured from the property line of any private property in a residential zone.
2. Exterior lighting, if any, shall be designed as part of the architectural and landscape character of a project. Fixture style and design shall be compatible and consistent with the building design.
3. Site area lighting, including parking area lighting, shall be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises.

#### ADMINISTRATION

A site development plan must be approved by the City Planner for each property developed in the plan area to ensure compliance with the Design Overlay Zone. Where a site development plan is required by the basic zone, it shall incorporate the provisions required by the Design Overlay Zone; two separate site development plans are not intended for a given site.



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 10/19/2004

## B. Proposed Development

### 1. Structural

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

### 2. Parking and Internal Circulation ~~ASX~~

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including handicapped spaces
  - 2. Calculations: spaces required: 6 provided: 9  
Handicapped spaces required: 1 provided: 1
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required:           
provided:
  - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location and description of amenities, including patios, benches, tables, etc.

### 3. Streets and Circulation

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

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 10/19/2004

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

## 4. Utilities

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

## 5. Phasing

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

## SHEET #2 - LANDSCAPING PLAN

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

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

## SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 10/19/2004

## A. General Information

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

## B. Grading Information

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

## SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

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

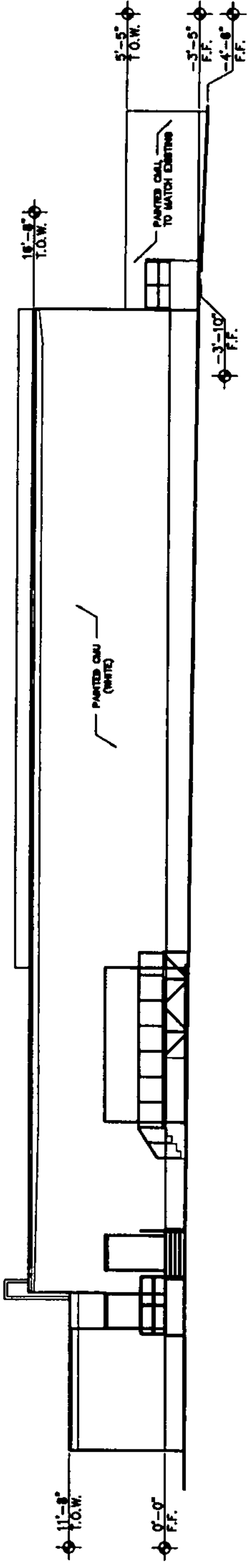
*Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.*



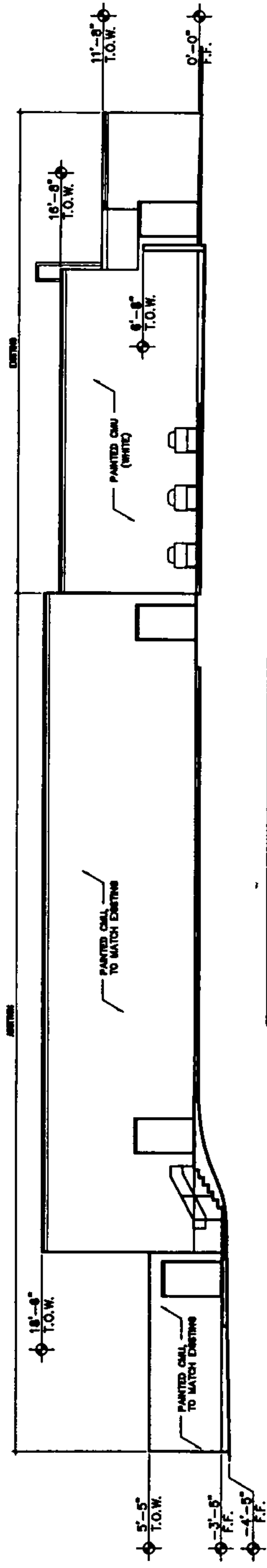




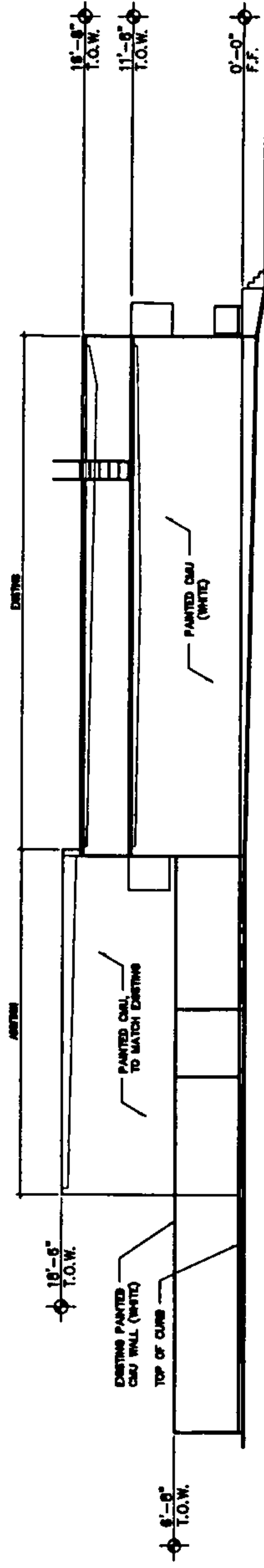
**MATERIALS KEYING LEGEND**



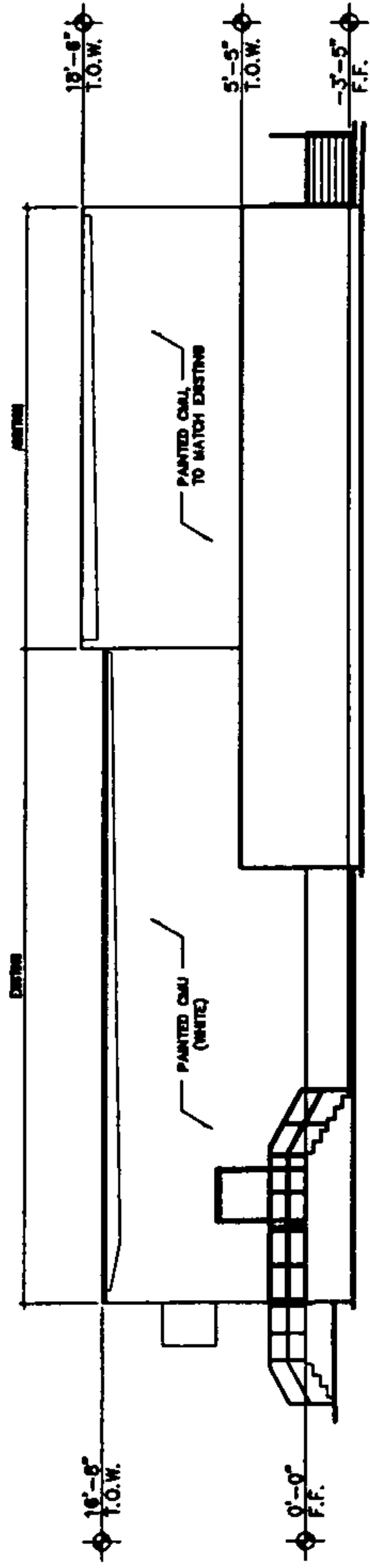
K1	<b>SOUTH ELEVATION</b>
1"=1'-0"	A101



H1	<b>NORTH ELEVATION</b>
1/8"=1'-0"	A01



E1	<b>WEST ELEVATION</b>
1/8"=1'-0"	A01



A1	<b>EAST ELEVATION</b>
1/8"=1'-0"	A01

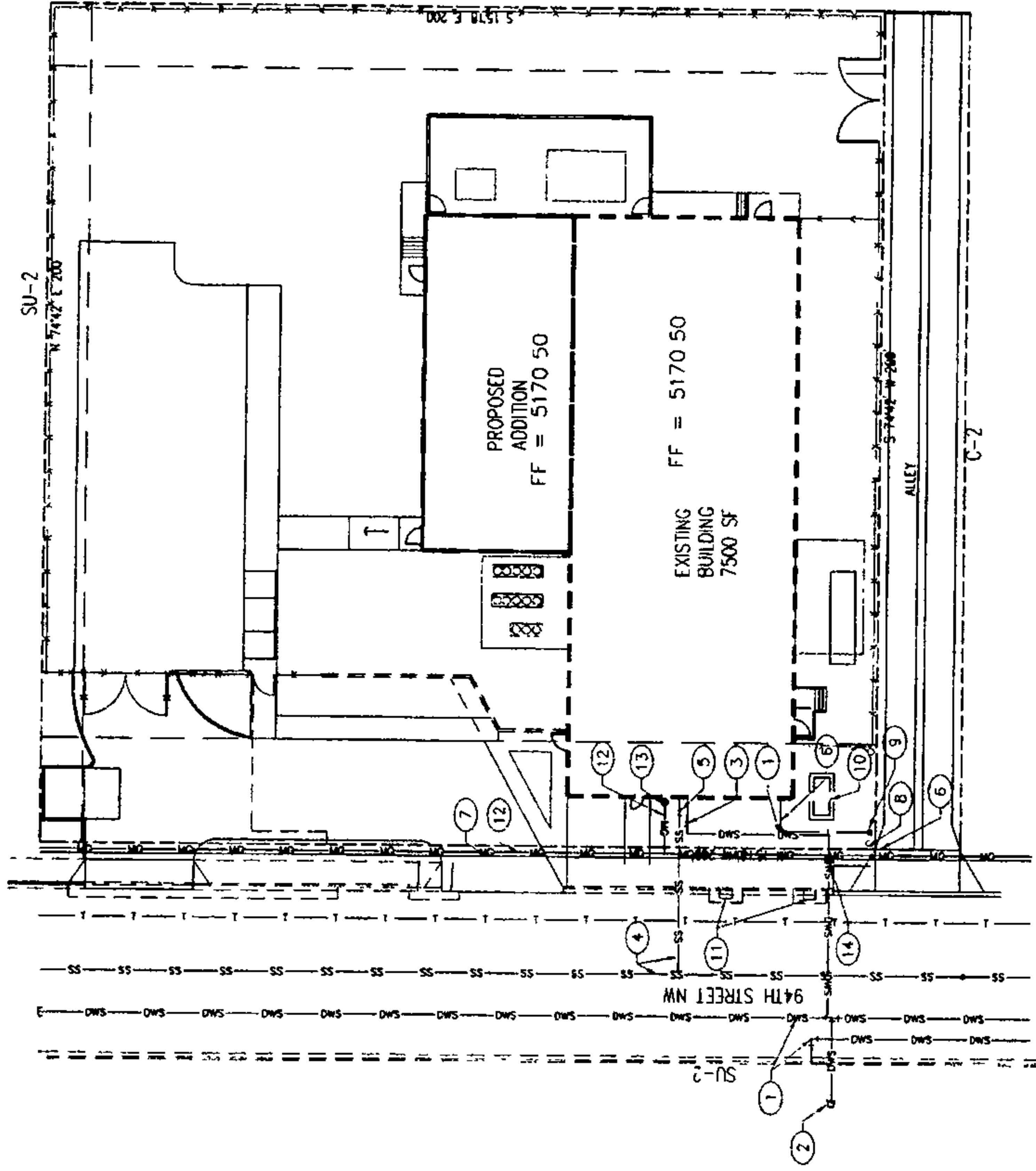



 118 ALBUQUERQUE DRIVE, NW  
 ALBUQUERQUE, NM 87106  
 TEL: (505)948-8888  
 FAX: (505)948-8888  
 ARCH

108 94TH STREET NW  
 ALBUQUERQUE WEST  
 ELEVATIONS

**KEYED NOTES:**

- 1 Existing water line to remain. Protect during construction.
- 2 Existing fire hydrant to remain. Protect during construction.
- 3 Existing gas valve to remain. Protect during construction.
- 4 Existing Sanitary Sewer to remain. Protect during construction.
- 5 Existing Sanitary Sewer clean out.
- 6 Existing underground telecommunications line.
- 7 Existing underground power line.
- 8 Existing power poles.
- 9 Existing telecommunications lines.
- 10 Existing Electrical transformer.
- 11 Existing Storm drain catch basin.
- 12 Existing underground natural gas line.
- 13 Existing natural gas meter.
- 14 Existing 1 1/2" water meter and meter box.

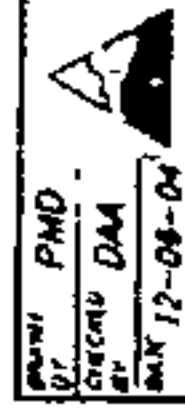


LEGEND	
[Symbol]	NEW RESIDENTIAL PAVING
[Symbol]	NEW CONC WALKS, APRONS PER COA STD DWG 2430
[Symbol]	NEW STD CURB & GUTTER PER COA STD DWG 2415A
[Symbol]	NEW 4' WIDE SIDEWALK PER COA STD DWG 2430
[Symbol]	SUB DIVISION BOUNDARY
[Symbol]	LOT LINE
[Symbol]	STREET CENTERLINE
[Symbol]	EDGE OF EXIST PAVEMENT
EXISTING FEATURES	
[Symbol]	TRAFFIC SIGN
[Symbol]	FIRE HYDRANT
[Symbol]	EXISTING MANHOLE
[Symbol]	WATER VALVE
[Symbol]	LIGHT POLE



TELCK-HENSLEY  
ENGINEERING GROUP  
400 JUNE ROAD NE, SUITE A  
ALBUQUERQUE, NEW MEXICO 87111  
ALBUQUERQUE, NEW MEXICO  
ARCHITECTS-PLANNERS-ENGINEERS

PROJECT: PWD  
OWNER: DAA  
DATE: 12-04-04

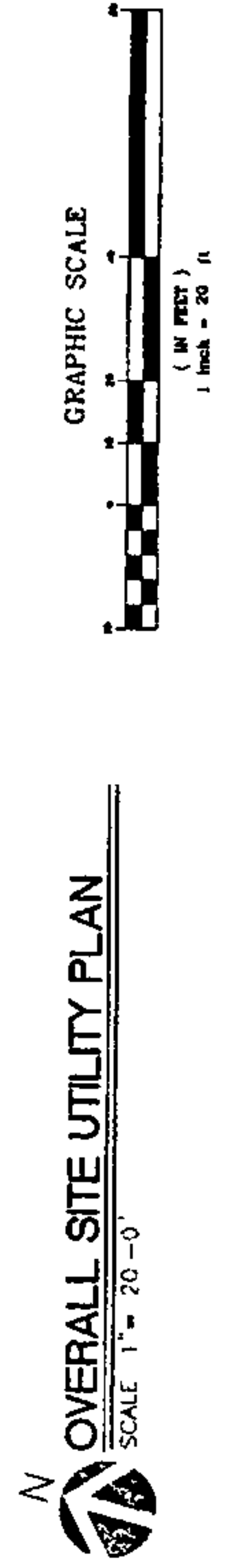


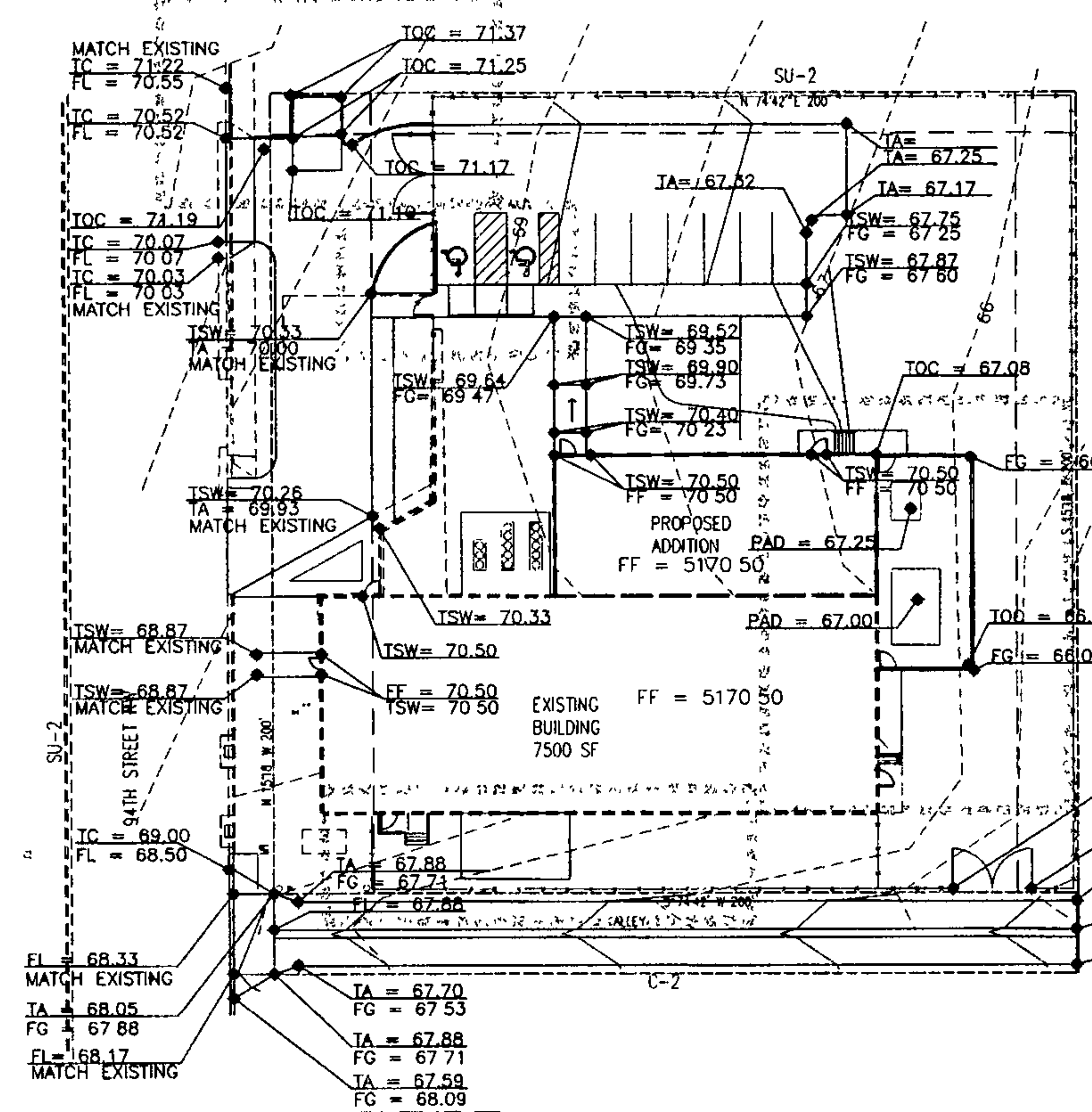
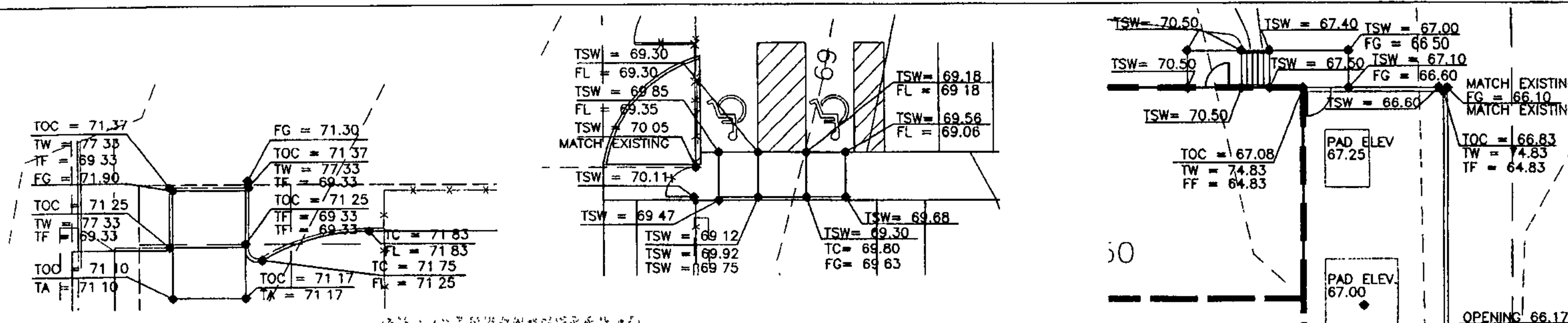
115 MARKET DRIVE SE  
ALBUQUERQUE, NM 87106  
TEL: (505) 275-4444  
FAX: (505) 275-4444

ALBUQUERQUE, NM  
108 94TH STREET NW  
ALBUQUERQUE WEST



OVERALL SITE UTILITY PLAN





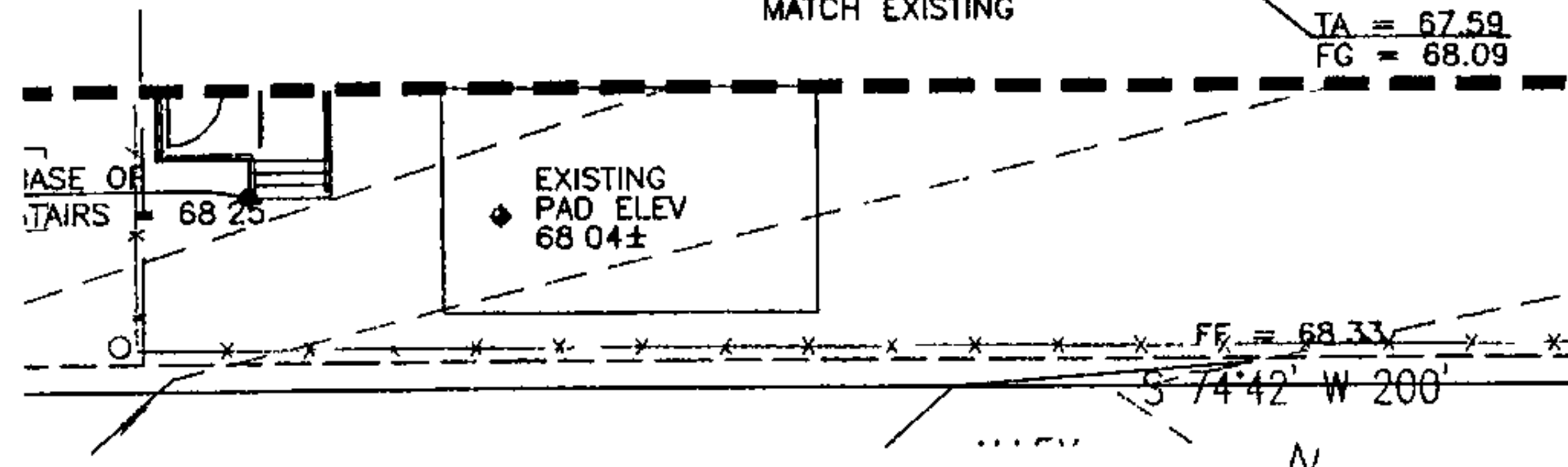
### LEGEND

	NEW RESIDENTIAL PAVING
	NEW CONC WALKS APRONS PER COA STD DWG 2430
	NEW STD CURB & GUTTER PER COA STD DWG 2415A
	NEW 4' WIDE SIDEWALK PER COA STD DWG 2430
	SUB DIVISION BOUNDARY
	LOT LINE
	STREET CENTERLINE
	EDGE OF EXIST PAVEMENT

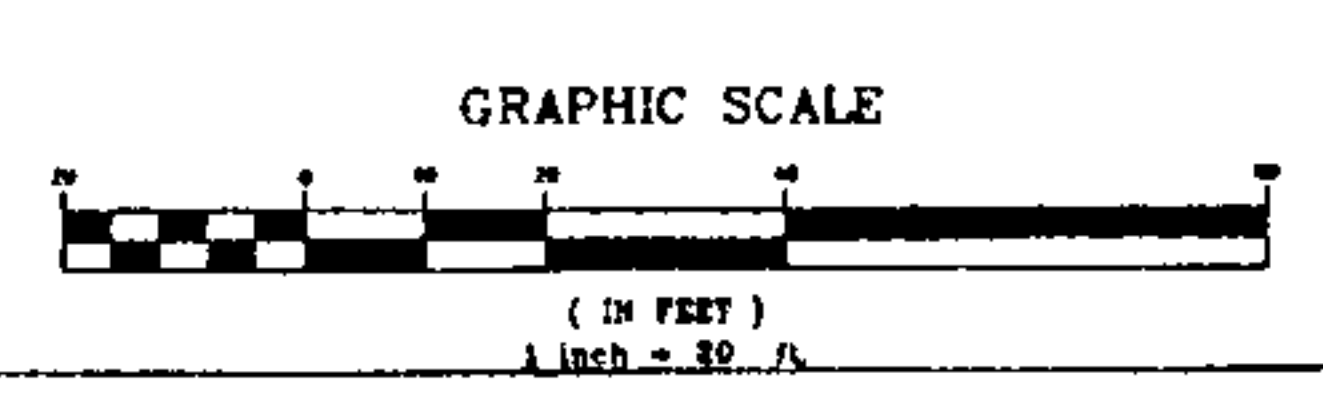
  

### EXISTING FEATURES

	TRAFFIC SIGN		WATER VALVE
	FIRE HYDRANT		LIGHT POLE
	EXISTING MANHOLE		



**OVERALL SITE GRADING PLAN**  
 SCALE: 1" = 20'-0" OVERALL DRAWING  
 SCALE: 1" = 10'-0" ENLARGEMENTS



**THE group** TELCK-HENSLEY ENGINEERING GROUP  
 4801 JUAN TABO NE, SUITE A ALBUQUERQUE, NEW MEXICO 87111  
 Phone: (505) 297-3292 FAX: (505) 297-3884

SMPC 115 AMERST DRIVE SE, ALBUQUERQUE, NM 87106  
 TELE: (505) 235-8668 FAX: (505) 235-8665

Job No: 04034  
 No of Sheets: ARCH

ALBUQUERQUE, NM  
 108 94TH STREET NW  
 ALBUQUERQUE WEST

OVERALL SITE GRADING PLAN

Manager - Real Estate Engineering  
 US Mail Communications  
 Architects Registration - Real Estate  
 Albuquerque, New Mexico

12-13-04 4

**FIRE HYDRANT AND INSTANTANEOUS  
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT  
FIRE MARSHAL'S PLAN CHECKING OFFICE  
600 2<sup>ND</sup> ST N.W., 8<sup>TH</sup> Floor, Plaza del Sol  
Albuquerque, New Mexico 87102  
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER \_\_\_\_\_

REFERRAL # \_\_\_\_\_

SITE ADDRESS 108 9<sup>TH</sup> ST NW

LEGAL DESCRIPTION: SUBJECT TRACT \_\_\_\_\_

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1-2

INSTANTANEOUS FLOW REQUIRED 1461

SQUARE FOOTAGE - LARGEST BUILDING \_\_\_\_\_

TYPE CONSTRUCTION \_\_\_\_\_

Available from existing  
hydrant.  
Roger Green  
12/7/04

**PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS**

**ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION**

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE \_\_\_\_\_

DATE: 12-3-04

FIRE DEPARTMENT INSPECTOR: [Signature]

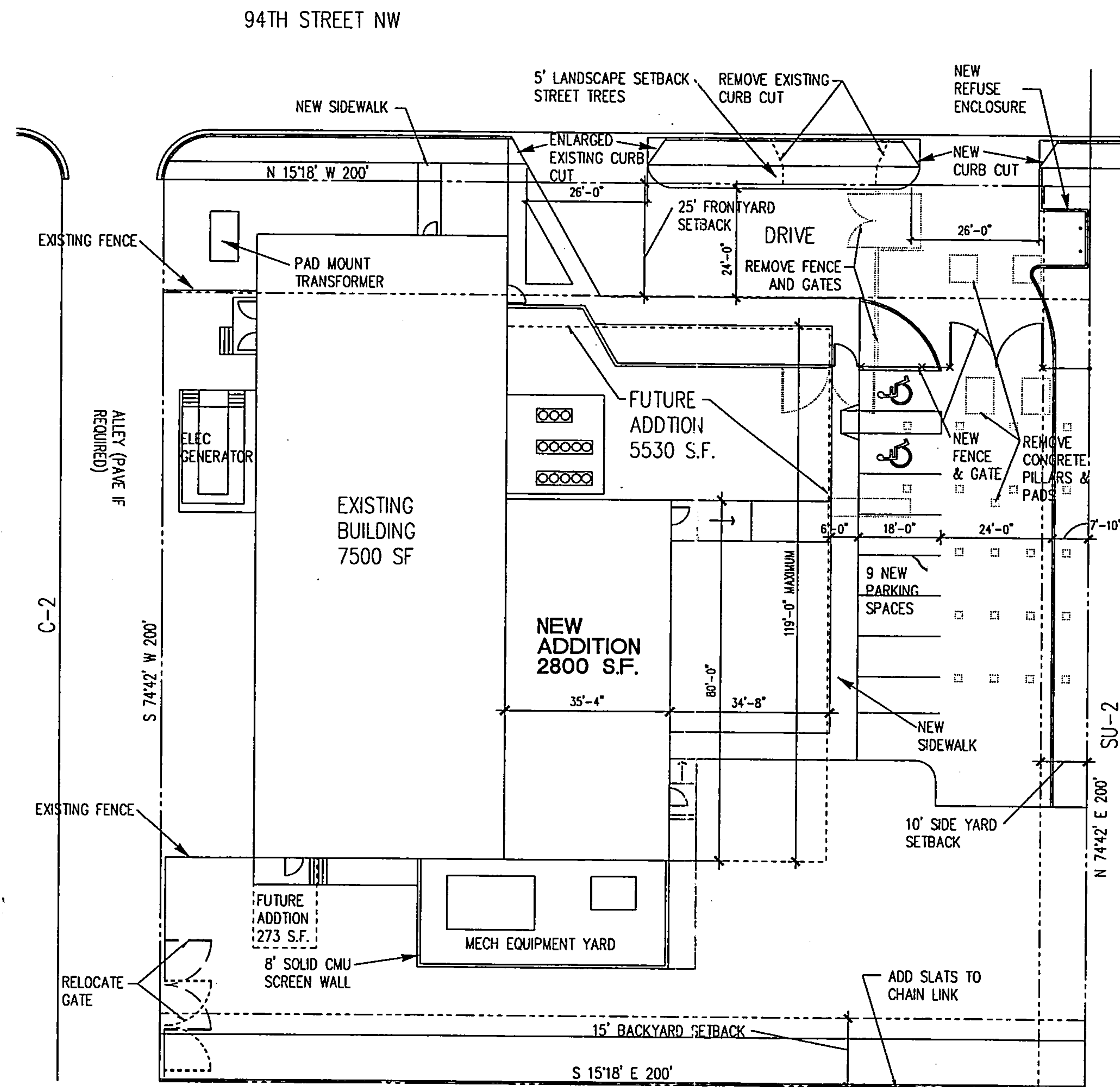
RECEIVED BY: [Signature] TELEPHONE: 255-8668

**NOTES**

- 1 ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
- 2 DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
- 3 DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION

WHITE - INDIVIDUAL      YELLOW - FILE

Fire Hydrant  
SU-2



APD PLANS CHECKING OFFICE  
924-3611  
**APPROVED** / DISAPPROVED  
HYDRANT(S) ONLY  
*FWD 12-7-04*  
SIGNATURE & DATE

MOBILE HOME PARK SU-1	<b>BUILDING INFO:</b> ZONING: SU-2	<b>1ST FLR.</b> EXT. BLDG AREA: 7500 S.F. ADDITION AREA: 2800 S.F. FUTURE ADDITION: 5803 S.F. TOTAL: 10300 S.F.	<b>FUTURE ADD.</b> 5803 S.F. 16103 S.F.
		TOTAL LOT AREA: 39998 S.F. (.91 ACRE)	
		BUILDING COVERAGE: 26% 40%	

A1	SITE PLAN
1/16"=1'-0"	

<small>DRAWN BY: WTF</small> <small>CHECKED BY: DMH</small> <small>DATE: 12/6/04</small>		<small>115 AMHERST DRIVE SE, ALBUQUERQUE, NM 87106 TEL: (505)255-8668 FAX: (505)258-8665</small>	<small>Job No. 04054</small> <small>ARCH</small>	<small>No. of Sheets</small>
ALBUQUERQUE, NM 94TH STREET NW ALBUQUERQUE WEST SITE PLAN				
<small>Manager - Real Estate Engineering</small> <small>US West Communications</small> <small>Business Resources - Real Estate</small> <small>Albuquerque, New Mexico</small>				
5T250-MA-SKC01				

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

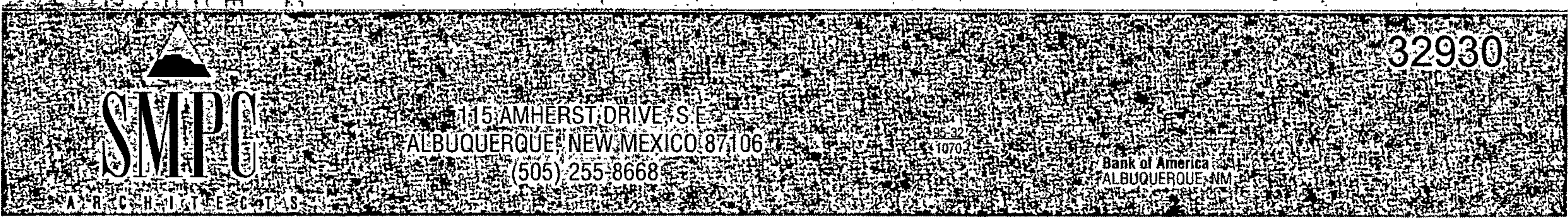
PAID RECEIPT

APPLICANT NAME Qwest Communications  
AGENT SMPC Architects  
ADDRESS 115 Amherst Dr SE  
PROJECT & APP # 1003829/04 DRB 01911  
PROJECT NAME Orig. Townsite of Westland Lt 22 Bk 8

- \$ 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.



PAY EXACTLY: Four hundred five and 00/100 Dollars

City of Albuquerque  
Treasury Division

PAY: CITY OF ALBUQUERQUE

12/14/2004 12-14-04 \$405.00  
RECEIPT# 00035989 WSH 007 TRNSH 0016  
Account: 441032 Fund 0110  
Act. by 3/7/00 TRSLJ5  
Trans. amt \$405.00  
J4 [Signature] \$20.00  
NOT TO EXCEED \$500.00  
MP