

## PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/12/05	1003865	Sketch	Comments
2/23/05	1003865 Oakland Self Storage	site plan bdy permit	given Deferred for Plan
4/6/05	1003865 No Albug Acres	Prel. Final	Index deferred for SPBP
4/27/05	Same		7 P Index Deferred

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**April 6, 2005  
DRB Comments**

**ITEM # 11**

**PROJECT # 1003865**

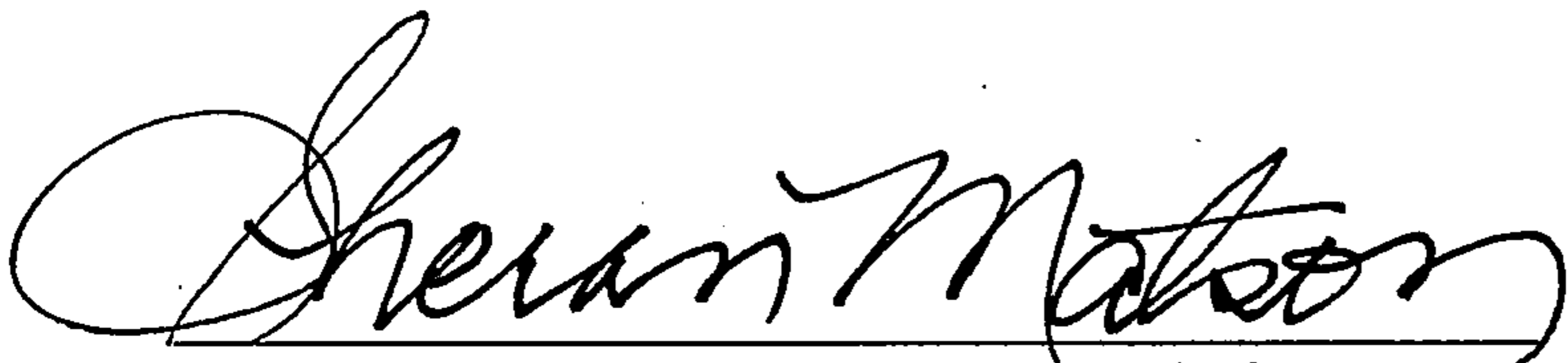
**APPLICATION # 05-00521**

**RE: North Albuquerque Acres, Unit B/ minor plat**

There are no objections to this request once the Site plan for Subdivision is corrected to match the plat with regard to lot size. Also, the Site Plan for Building permit was indefinitely deferred for the plat. The SPBP must be heard at DRB for final approval.

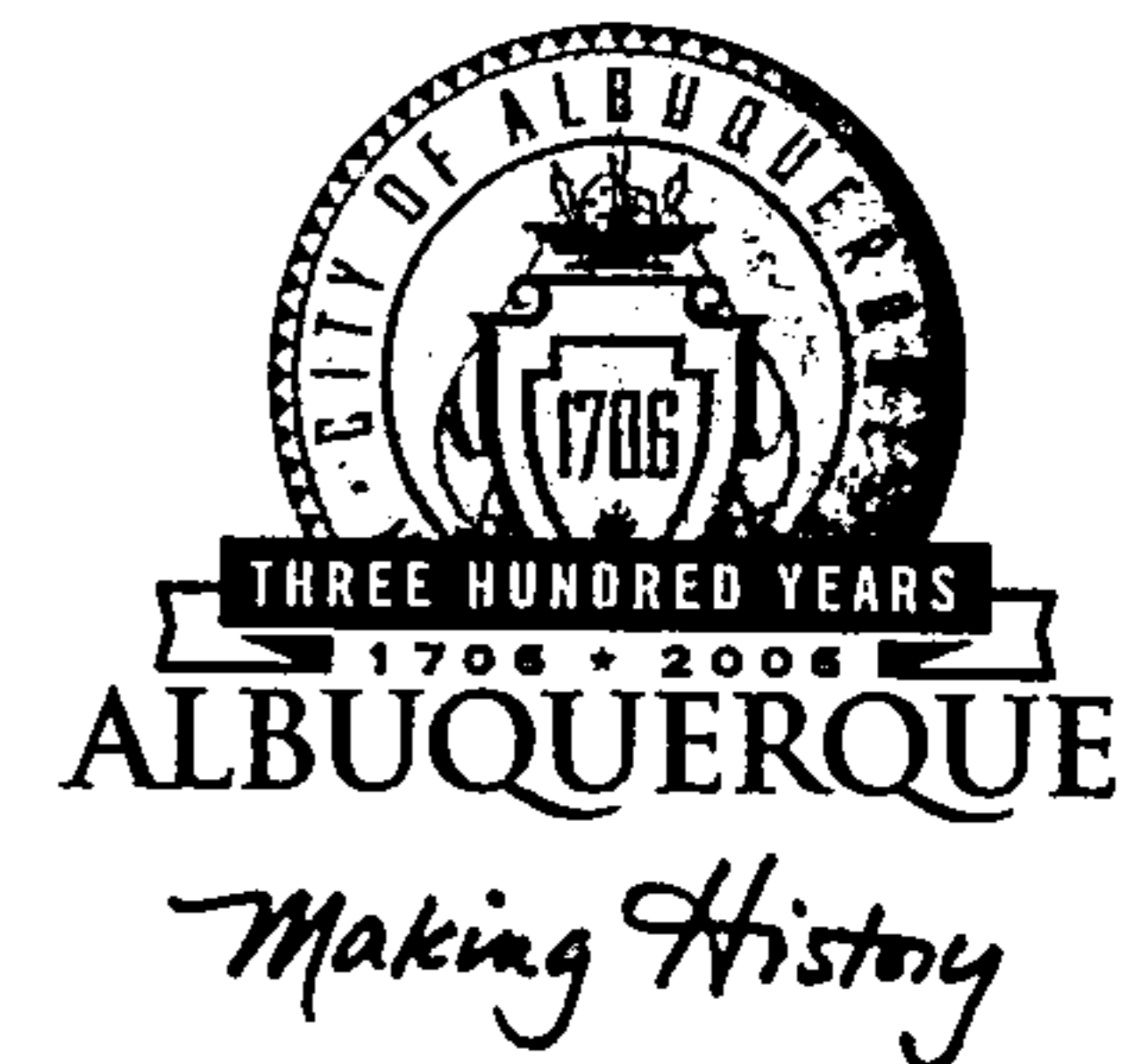
Planning will record the plat. Please contact Claire Senova, DRB Administrative assistant for details.

AGIS dxf is approved.



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: 1003865

AGENDA ITEM NO: 11

SUBJECT:

Final Plat  
Preliminary Plat

ACTION REQUESTED:

APP:(x)

P.O. Box 1293

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X<sup>indef</sup>; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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: April 6, 2005

**3865**

### DXF Electronic Approval Form

DRB Project Case #: 1003865

Subdivision Name: NORTH ALBUQUERQUE ACRES BLK 28 TRACT A UNIT B LOT 22A

Surveyor: RONALD A FORSTBAUER

Contact Person: TERESE FORSTBAUER

Contact Information: 268-2112

DXF Received: 3/28/2005

Hard Copy Received: 3/28/2005

Coordinate System: Ground rotated to NMSP Grid

  
Approved

03-28-2005  
Date

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

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**AGIS Use Only**

Copied cov 3865 to agiscov on 3/28/2005 Contact person notified on 3/28/2005

#9



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

Complete 7/28/05

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

DRB Application No.: 05DRB-00521 (FP)

Project # 1003865

Project Name: NO ALBUQ ACRES, UNIT B

Agent: Forstbauer Surveying

Phone No.: 268-2112

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/27/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

- PLANNING (Last to sign): Record Plat
- ~~AGIS~~
- \_\_\_\_\_
- \_\_\_\_\_

- 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. (confirmed w/ AGIS — was approved)
- Copy of recorded plat for Planning.

Project Number

1003865



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

REVISED 2/5/04

Comp 7/28/05 KS

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

DRB Application No.: 05DRB-00304 (SBP)

Project # 1003865

Project Name: OAKLAND SELF STORAGE

Agent: Dorman Breen Architects

Phone No.: 7928160

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/27/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

- PLANNING (Last to sign): ~~\_\_\_\_\_~~
- Junipers dt Landscape Plan
- \_\_\_\_\_
- \_\_\_\_\_

- 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 1003865

#9



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00521 (FP)

Project # 1003865

Project Name: NO ALBUQ ACRES, UNIT B

Agent: Forstbauer Surveying

Phone No.: 268-2112

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/27/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

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

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

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

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

PLANNING (Last to sign): Record Plat

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

**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.

*Okay*

Project Number

1003865

(duplicate)

#9

3865

### DXF Electronic Approval Form

DRB Project Case #: 1003865

Subdivision Name: NORTH ALBUQUERQUE ACRES BLK 28 TRACT A UNIT B LOT 22A

Surveyor: RONALD A FORSTBAUER

Contact Person: TERESE FORSTBAUER

Contact Information: 268-2112

DXF Received: 3/28/2005

Hard Copy Received: 3/28/2005

Coordinate System: Ground rotated to NMSP Grid

Neal Weinberg  
Approved

7/27/05  
Date

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

**AGIS Use Only**  
Copied fc3865 to agiscov on 7/27/2005 Contact person notified on 7/27/2005





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 27, 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

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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: 10:50 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 # 1004300**  
05DRB-01080 Minor-SiteDev Plan  
BldPermit

JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [Deferred from 7/27/05] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

2. **Project # 1004244**  
05DRB-01085 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for ST. PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 6-13, Block(s) 19, and Lot(s) 1-11, Block(s) 18, and vacated Altez NE right-of-way, **MESA VILLAGE ADDITION**, zoned SU-1, located on CONSTITUTION AVE NE, between ERBBE ST NE and CLANCY ST NE containing approximately 4 acre(s). [REF: 05EPC-00928] (J-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-01176 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for ST. PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 6-13, 1-11, Block(s) 18, 19, **MESA VILLAGE ADDITION**, zoned SU-1, located on CONSTITUTION AVE NE, between ERBBE ST NE and CLANCY ST NE containing approximately 4 acre(s). [REF: 05EPC-00928] (J-20) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITY DEVELOPMENT FOR ADJUSTMENT OF EASEMENT TO INCLUDE ALL EXISTING METERS, ADD LANGUAGE FROM ORIGINAL VACATION ORDINANCE FOR RETAINED EASEMENTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**

3. **Project # 1003257**  
05DRB-00934 Major-Vacation of Public Easements  
05DRB-00933 Major-Vacation of Pub Right-of-Way  
05DRB-00929 Major-Preliminary Plat Approval  
05DRB-00935 Minor-Sidewalk Waiver  
05DRB-00936 Minor-Temp Defer Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB-00204] [Deferred from 6/29/05 & 7/20/05 & 7/27/05] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/3/05.**

4. **Project # 1004282**  
05DRB-01061 Major-Preliminary Plat  
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>nd</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05](K-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/11/2006.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. **Project # 1003801**  
05DRB-01180 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-01179 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION**, zoned SU-1 for C-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] [David Stallworth, EPC Case Planner] (J-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMMENTS ON COMMENT SHEET AND PARKING CALCS NOTE FROM DAVID STALLWORTH AND DAVID STALLWORTH'S INITIALS ON THE PLAN AND TO UTILITIES DEVELOPMENT TO REVISE UTILITY PLAN (WATER METER LOCATION & SIZE, FIRE HYDRANT LOCATION). WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project # 1001043**  
05DRB-01182 Minor-SiteDev Plan  
BldPermit/EPC

HUITT-ZOLLARS, INC agent(s) for KITTS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) A, STONEBRIDGE POINTE SUBDIVISION (to be known as **WEST BANDELIER**) zoned SU-1 FOR R-2, located on MCMAHON NW and BANDELIER DRIVE NW containing approximately 8 acre(s). [REF: 04EPC00850] [**Russell Brito, EPC Case Planner**] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A CHANGE ON SHEET 8 - CHANGE TITLE TO WEST BANDELIER AND 3 COPIES OF THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT, NEED PLAT, GATE QUEUING, ADA STALLS AND RADII AND TO CITY ENGINEER FOR SIA.**

7. **Project # 1001946**  
05DRB-01047 Minor-SiteDev Plan  
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] [*Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05*] (D-18) **DEFERRED AT AGENT'S REQUEST TO 8/3/05.**

8. **Project # 1004326**  
05DRB-01147 Minor-SiteDev Plan  
BldPermit

INSITEWORKS agent(s) for JLM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-A, **LOOP INDUSTRIAL DISTRICT, UNIT 5**, zoned SU-2 for M-1, located on JEFFERSON ST NE, between PASEO DEL NORTE NE and WILSHIRE AVE NE containing approximately 2 acre(s). [*Deferred from 7/20/05*] (C-17) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

9. **Project # 1003865**

~~05DRB-00521-Minor-Final~~ Plat Approval

FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006, DRB-99-187, Z-87-42-1] [ *Final Plat was Indef Deferred for SIA 4/6/05*] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

10. **Project # 1002176**

05DRB-01178 Minor-Extension of Preliminary Plat

SURVEYS SOUTHWEST, LTD. agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) E-1, **NORTH FOUR HILLS**, zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: Z-98-113, Z-98-54, 02DRB01306, 04DRB00526, 00960, 00961, 04DRB00962, 00963] (L-23) **WITH THE REINITIALING OF THE INFRASTRUCTURE LIST DATED 7/27/05 A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project # 1004325**

05DRB-01146 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD, agent(s) for BILL ROBERTS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) F, **HOLIDAY PARK, UNIT 11**, zoned C-1 neighborhood commercial zone, located on JUAN TABO BLVD NE, between COMANCHE RD NE and containing approximately 1 acre(s). [REF: Z-1761] [*Deferred from 7/20/05*] (G-21) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO COMPLETE WATER/SEWER TAPPING PERMITS AND OPEN NEW ACCOUNTS FOR TRACT F-2.**

12. **Project # 1002529**  
05DRB-01175 Major-Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] [Deferred from 7/27/05] (B-13/B-14) **DEFERRED AT THE AGENT'S REQUEST TO 8/3/05.**

13. **Project # 1004337**  
05DRB-01177 Minor-Prelim&Final Plat  
Approval

HARRIS SURVEYING agent(s) for PALM HARBOR HOMES request(s) the above action(s) for all or a portion of Lot(s) A, **BELLAMAH'S CENTRAL ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NE, between EUBANK BLVD NE and MORRIS NE containing approximately 3 acre(s). (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

14. **Project # 1000511**  
05DRB-01102 Minor-Vacation of  
Private Easements  
05DRB-01101 Minor-Prelim&Final Plat  
Approval

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS LOOP NE, between VENTURA ST NE and GREENWOOD ST NE containing approximately 1 acre(s). [REF: DRB-94-551] (D-20) **THE VACATION OF PRIVATE EASEMENTS WILL BE WITHDRAWN BY AGENT. THE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

15. **Project # 1002739**  
05DRB-01174 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOMES NEW MEXICO, INC request(s) the above action(s) for all or a portion of Tract(s) PARCEL 2-D LANDS OF RIO BRAVO PARTNERS, (to be known as **ANDERSON HEIGHTS, UNIT 1-A**) zoned R-D residential and related uses zone, developing area, located on 118<sup>TH</sup> STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). **(N-8/P-8) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE CALCULATIONS AND PLANNING TO RECORD.**

16. **Project # 1004179**  
05DRB-01181 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for JOHN PRICE request(s) the above action(s) for all or a portion of Tract(s) 82, (to be known as **ALVARADO GARDENS REPLAT, UNIT #3**) zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between TRELIS DR NW and GLENWOOD DR NW. [REF: DRB-94-102, 05DRB00796] **(G-12) PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

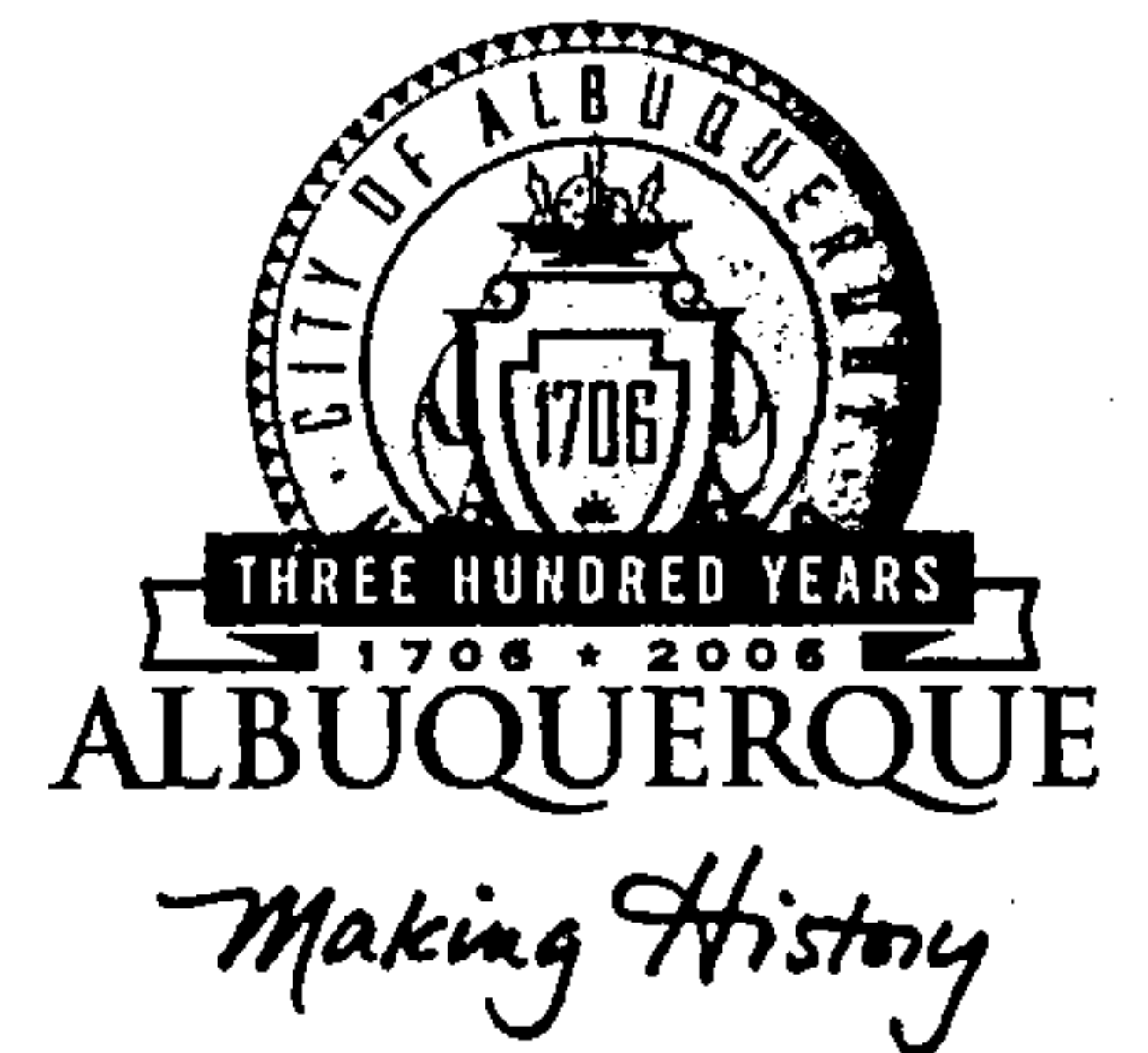
**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

**THERE ARE NO SKETCH PLATS THIS WEEK**

17. Approval of the Development Review Board Minutes for June 29, 2005. **THE DRB MINUTES FOR JUNE 29, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003865**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

Check on the SIA status. - *SIA has been approved*

P.O. Box 1293

**RESOLUTION:**

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

Albuquerque

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

New Mexico 87103 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

FOR:

www.cabq.gov

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

**DATE:** JULY 27, 2005





9

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

REVISED 2/5/04

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

DRB Application No.: 05DRB-00304 (SBP)

Project # 1003865

Project Name: OAKLAND SELF STORAGE

Agent: Dorman Breen Architects

Phone No.: 7928160

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/27/05 by the DRB with delegation of signature(s) to the following departments.

## OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

- PLANNING (Last to sign): ~~\_\_\_\_\_~~
- Junipers off Landscape Plan
- \_\_\_\_\_

- 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 1003865



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 27, 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.  
B. Changes and/or Additions to the Agenda  
C. New or Old Business

Adjourned: 11:55 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000635**  
05DRB-00547 Major-Vacation of  
Public Easements

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BLVD NW containing approximately 3 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698,04DRB01764] (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1002948**  
05DRB-00538 Major-Vacation of  
Public Easements  
05DRB-00539 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for BEALHEN CONSTRUCTION LLC, C/O MS DEV ONE LLC, request(s) the above action(s) for all or a portion of Lot(s) 7, **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on VISTA FAISAN TRAIL NW, between EL POTRERO NW and GUADALUPE TRAIL NW containing approximately 1/4 acre(s). [REF: 03EPC01736, 03EPC01485, 03DRB01486, 03DRB01497, 04DRB01504, 04DRB01669] (F-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND 15-DAY APPEAL PERIOD.**

- 05DRB-00666 Minor-Prelim&Final Plat  
Approval  
05DRB-00665 Minor-Vacation of  
Private Easements

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on VISTA FAISAN TRAIL NW, between EL POTRERO NW and GUADALUPE TRAIL NW containing approximately 1 acre(s). [REF: 03EPC01736, 03DRB01485, 03DRB01486, 03DRB01497, 04DRB01504, 04DRB01669] (F-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003902**  
05DRB-00542 Major-Vacation of Pub  
Right-of-Way  
05DRB-00543 Major-Vacation of  
Public Easements  
05DRB-00544 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for PETERSON-FOX LLC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 41, **TIJERAS PLACE IMPROVEMENT COMPANY INC**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA DR SE containing approximately 1 acre(s). [REF: 05DRB00102] (K-18) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING OR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

4. **Project # 1003757**  
04DRB-01688 Major-Vacation of Pub  
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing approximately 1 acre(s). [REF:V-89-87, DRB-89-490] [Deferred from 12/1/04, 12/15, 1/12/05 & 2/9/05 & 3/9/05] (H-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003470**  
04DRB-01523 Major-Preliminary Plat  
Approval  
04DRB-01524 Minor-Temp Defer  
SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81<sup>ST</sup> ST NW and southwest of ATRISCO NW between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05, 4/20/05] (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/27/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/26/05 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS**  
**(CITY COUNCIL FINAL SIGN-OFF)**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

6. **Project # 1002457**  
05DRB-00649 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for KENNY HINKES, RE/MAX ELITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X1A & X2A, **GLENWOOD HILLS, UNIT 1**, zoned C-1, located on TRAMWAY BLVD NW, between MONTGOMERY BLVD NW and COMANCHE RD NW containing approximately 3 acre(s). [REF: 03EPC00157, 03EPC00156, 03EPC00180, 05EPC00177, 05EPC00178] **[David Stallworth, EPC Case Planner] [Deferred from 4/27/05] (G-23) DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**
  
7. **Project # 1004138**  
05DRB-00667 Minor-SiteDev Plan  
BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5**, zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s). [REF:Z-79-80-2,S-80-26] **[Deferred from 4/27/05] (D-17) DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**
  
8. **Project # 1004141**  
05DRB-00670 Minor-SiteDev Plan  
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1, **JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP, located on WASHINGTON NE, between HAWKINS NE and RUTLEDGE NE containing approximately 1 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RESOLUTION OF MINOR COMMENTS.**

9. **Project # -1003865**  
05DRB-00304 Minor-SiteDev Plan  
BldPermit

DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE**) zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] [*Was Indef Deferred 2/23/05 for Plat*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/27/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/9/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR REMOVAL OF JUNIPERS FROM LANDSCAPE PLAN.**

05DRB-00521 Minor-Prelim&Final Plat  
Approval

FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006, DRB-99-187, Z-87-42-1] [*Indef Deferred 4/6/05*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/27/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/9/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1004112**  
05DRB-00603 Minor-SiteDev Plan  
BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK**, zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] [*Deferred from 4/20/05*] (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. **Project # 1002371**  
05DRB-00560 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF:02DRB01824, 03DRB02150] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05 & 4/20/05] (D-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CASE PLANNERS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

12. **Project # 1004120**  
05DRB-00622 Minor-Prelim&Final Plat  
Approval

ABQ ENGINEERING INC agent(s) for TRAVIS S THOM request(s) the above action(s) for all or a portion of Lot(s) 30B-2, **ALVARADO GARDENS, UNIT 3**, zoned R-2, located on CANDELARIA RD NW, between RIO GRANDE BLVD NW and GLENWOOD RD NW containing approximately 1 acre(s). (G-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002636**  
05DRB-00372 Minor- Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] [Deferred from 3/30/05] (H-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE.**

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

14. **Project # 1004139**  
05DRB-00668 Minor-Sketch Plat or  
Plan

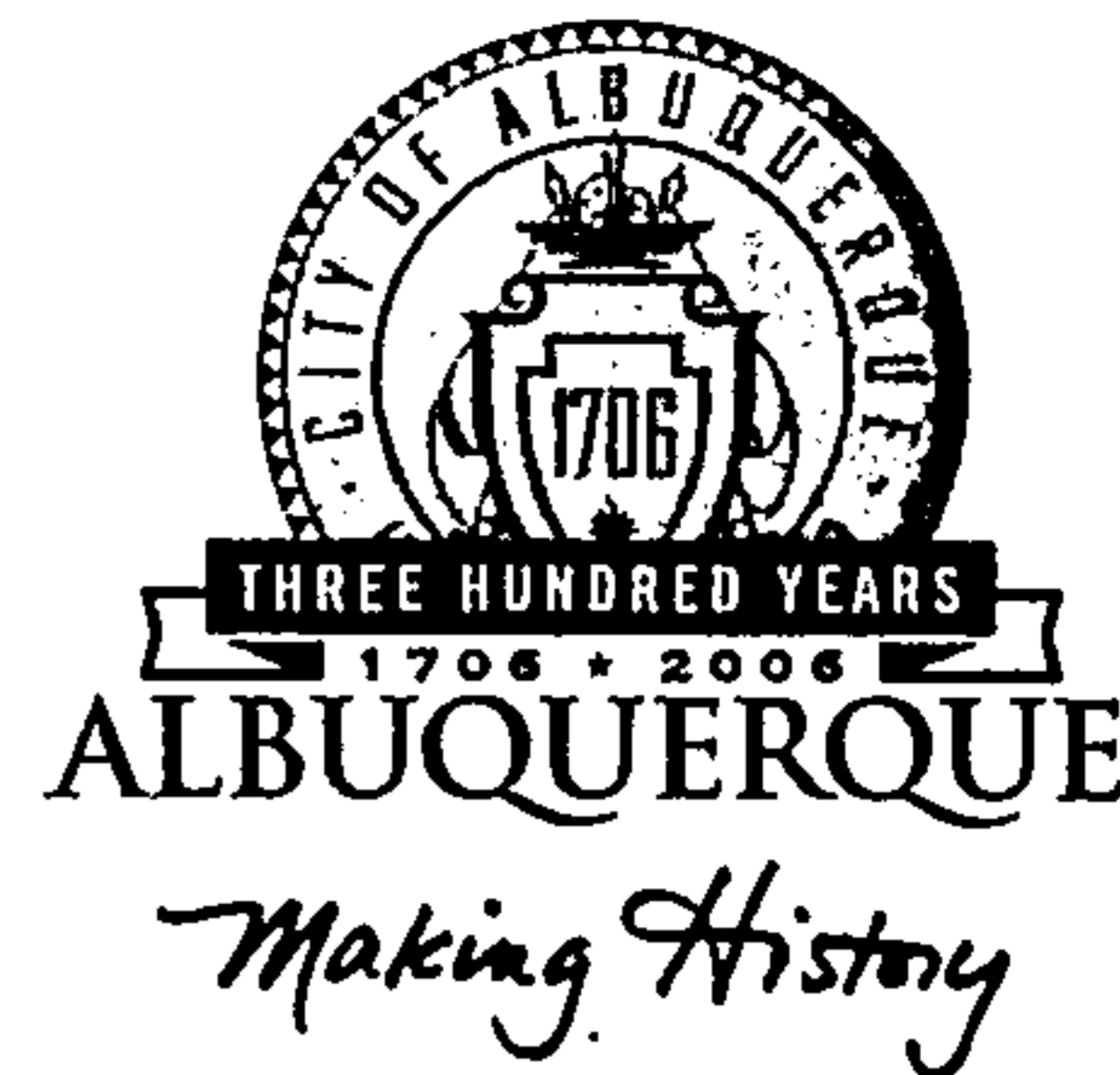
BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28 and 29, Block(s) 17, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MODESTO SEVEN**) zoned R-D residential and related uses zone, developing area, located on MODESTO AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). **(B-20) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for April 13, 2005. **DRB MINUTES FOR APRIL 13, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003865**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Site Plan for BP  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

APP:(x)

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved drainage report dated 4-9-05 is on file for Preliminary Plat approval.  
Comment on infrastructure list.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

*FP indef*

www.cabq.gov

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:** April 27, 2005

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
February 23, 2005  
DRB Comments**

**ITEM # 9**

**PROJECT # 1003<sup>86</sup>~~685~~ APPLICATION # 05-00304**

**RE: Oakland Self Storage/SPBP**

- 1. In the future, be sure the Landscape Plan & Site Plan are the same scale & oriented the same direction.**
- 2. Maintenance of the irrigation system must be specified on the Landscape Plan. In addition, please remove the junipers listed and substitute another comparable shrub.**

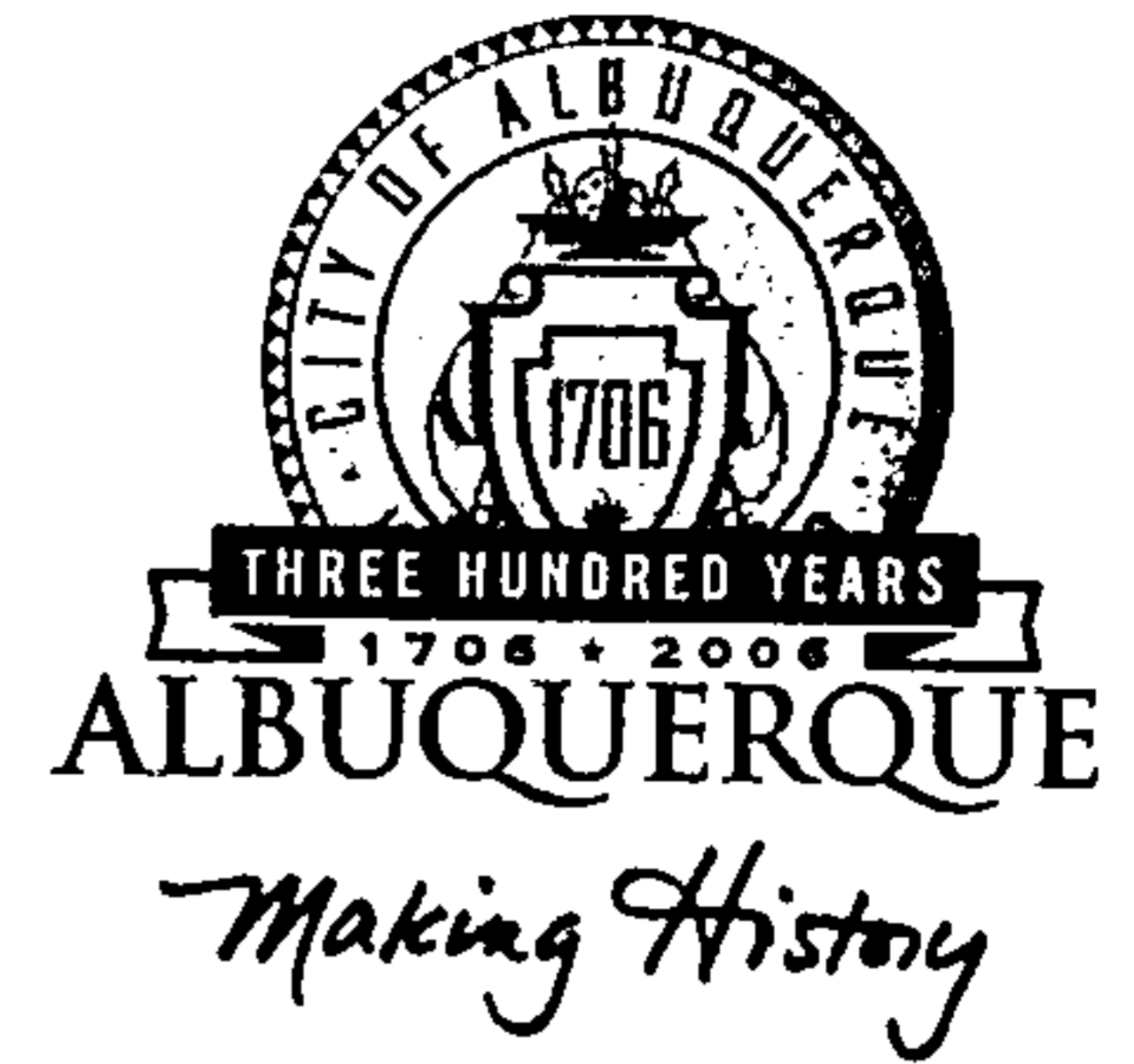
**Planning can take delegation until the comments in #2 are addressed.**



---

**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: 1003865**

**AGENDA ITEM NO: 9**

**SUBJECT:**

- |                         |                          |                           |
|-------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan      |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan         |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension        |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report is required for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED *indef.* X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** February 23, 2005

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
1/12/05 DRB Comments**

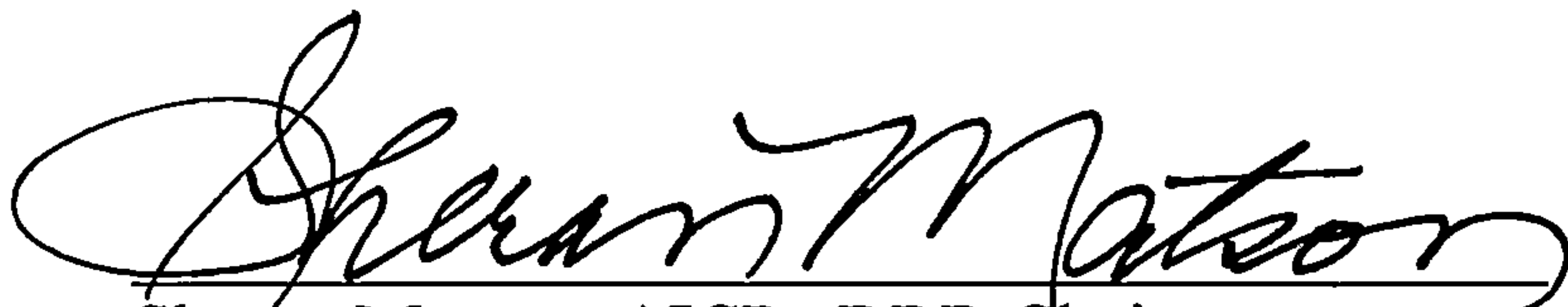
**ITEM # 20**

**PROJECT # 1003865**

**APPLICATION # 05-00006**

**RE: Lots 11, 12, 21,22, Block 2B, N.A.A./sketch**

No objection. However, before the site is developed, a site plan is required per the North I25 Sector Plan. DRB is the approval body for this particular site plan.



Sheran Matson, AICP DRB Chair

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



*copies*  
*F* *m*

**DEVELOPMENT REVIEW BOARD**  
**UTILITY DEVELOPMENT**  
**Standard Comment Sheet**

DRB-1003865

Item No. 20

Zone Atlas C-18

DATE ON AGENDA 01/12/05

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED:  ANNEXATION

SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT

( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION

( ) SITE PLAN FOR BUILDING PERMIT

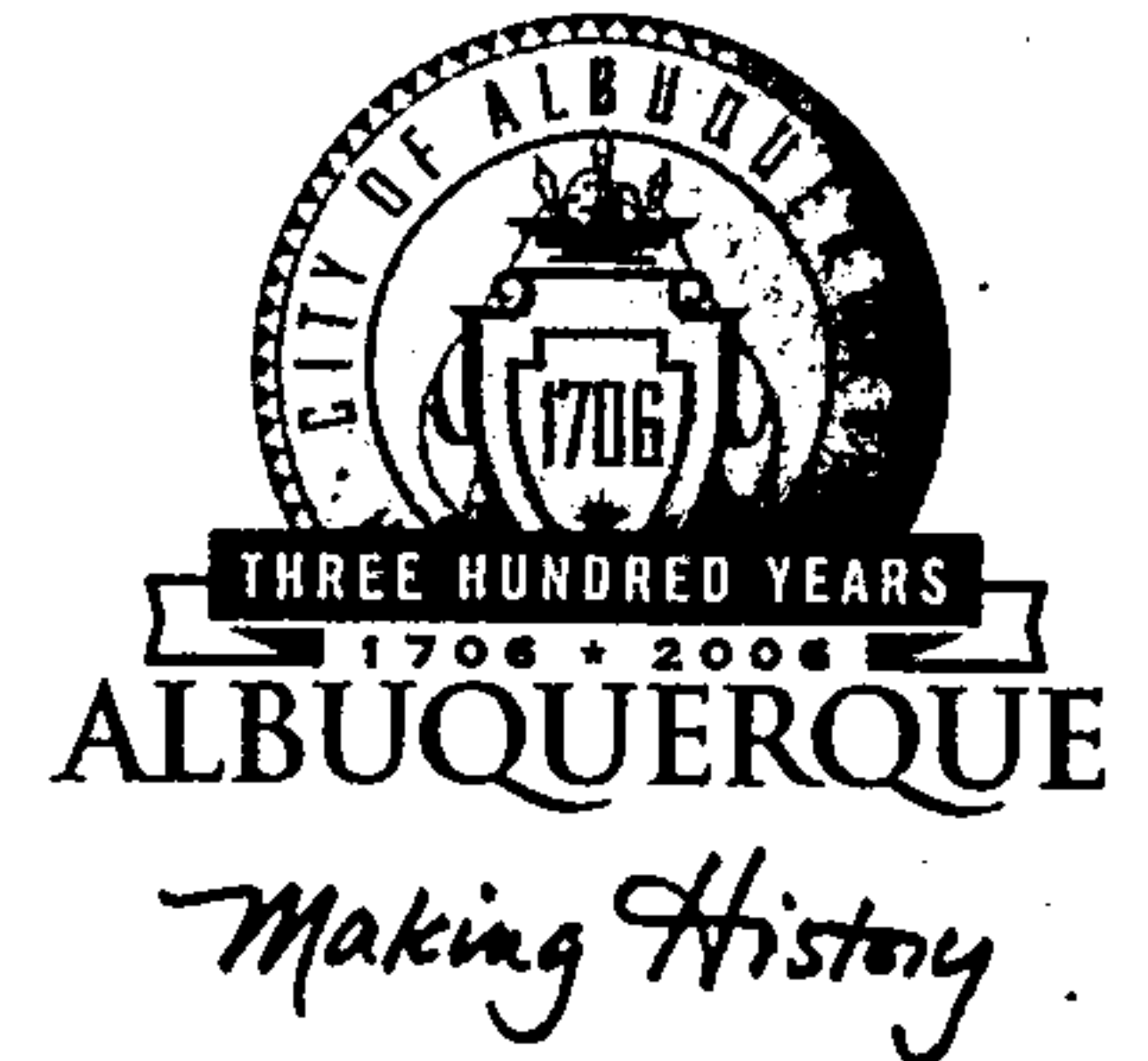
**Comments:**

There are no public water and sewer lines in either Oakland or Alameda, therefore upon development of property, these public lines must be constructed by the developer.

Need to request a Water/Sewer Availability Statement prior to development plans submittals to City.

If you have any questions or comments please call Roger Green at 924-3989.

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003865**

**AGENDA ITEM NO: 20**

**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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage plan is required for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.  
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat 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:** January 12, 2005





2. **Project # 1003905**  
05DRB-00134 Major-Vacation of Public  
Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003713**  
05DRB-00147 Major-Vacation of Pub  
Right-of-Way  
05DRB-00148 Minor-Prelim&Final Plat  
Approval  
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00303 Minor-SiteDev Plan  
BldPermit

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [RUSSELL BRITO, EPC CASE PLANNER FOR MARY PISCITELLI] (J-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR MINOR CORRECTIONS.**

4. **Project # 1003703**  
05DRB-00150 Major-Preliminary Plat Approval  
05DRB-00151 Major-Vacation of Pub Right-of-Way  
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

5. **Project # 1001031**  
05DRB-00140 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00298 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F-1 & F-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB 1001031, 01DRB00788, 05DRB00140] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AIDS DXF AND THE 15-DAY APPEAL PERIOD.**

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

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

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

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

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05 & 2/16/05] (B-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS ON THE REVISIONS OF THE SITE PLAN.**

05DRB-00165 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [Deferred from 2/9/05 & 2/16/05] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WS APPROVED WITH THE CONDITION: THE AMAFCA BOARD SHALL ALSO VACATE THIS EASEMENT AND THE DEVELOPER SHALL ENTER INTO A TURN-KEY AGREEMENT WITH AMAFCA FOR THE MAINTENANCE OF THE CHANNEL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLTL, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05 & 2/23/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

**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.

9. **Project # -1003865**  
05DRB-00304 Minor-SiteDev Plan  
BldPermit
- DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE**) zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
10. **Project # 1000980**  
05DRB-00161 Minor-Amnd SiteDev Plan  
BldPermit/EPC  
05DRB-00162 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00163 Minor-SiteDev Plan  
BldPermit/EPC
- NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
- 05DRB-00160 Minor-Prelim&Final Plat  
Approval
- RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

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

11. **Project # 1002928**  
05DRB-00297 Major-Amnd Prelim Plat Approval  
05DRB-00308 Major-Final Plat Approval
- SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS**, zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s). [REF: DRB04-00718] *[Deferred from 2/23/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
12. **Project # 1003417**  
05DRB-00238 Minor-Amnd Prelim Plat Approval  
05DRB-00237 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **MOUNTAIN TRAIL SUBDIVISION, UNIT 3**, zoned R-D, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671, 04DRB01056, 04DRB01057, 04DRB01058, 04DRB01232] (B-19) **AMENDED PRELIMINARY PLAT WAS APPROVED. AMENDED INFRASTRUCTURE LIST DATED 2/23/05 WAS APPROVED. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
13. **Project # 1003759**  
05DRB-00294 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. **Project # 1003420**  
05DRB-00295 Minor-Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Tract(s) B-2 UNIT 3, VOLCANO CLIFFS, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 5 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1000081**  
05DRB-00305 Minor-Prelim&Final Plat  
Approval

TIERRA WEST agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) B3D, **COTTONWOOD CORNERS**, zoned SU-1 IP, located on COORS BLVD BYPASS NW, between ELLISON DR NW and NM 528 NW containing approximately 6 acre(s). [REF: 00DRB00276, 04AA01343] (A-13/A-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE AND A COPY OF AN AMENDED SITE PLAN TO MAKE SURE IT MATCHES THE PLAT.**

17. **Project # 1002506**  
05DRB-00306 Minor-Final Plat  
Approval

TIERRA WEST agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C,12A and 12B, PORTION OF BLACK RANCH, (to be known as **BLACK FARMS ESTATES, UNITS 1 & 2**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 67 acre(s). [REF: 04DRB00637, 03EPC00501] (C-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA'S SIGNATURES.**

18. **Project # 1002639**  
05DRB-00307 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION**, zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] [*Deferred from 2/23/05*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

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

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

20. **Project # 1001934**  
05DRB-00292 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN & PATRICK NAPOLEONE request(s) the above action(s) for all or a portion of Tract(s) 4C-4G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 02DRB00697, 02DRB01863, 02DRB01866, 04DRB01471] (G-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

21. **Project # 1000795**  
05DRB-00302 Minor-Sketch Plat or  
Plan

WAYJOHN SURVEYING INC agent(s) for JOHN & NADINE MINER request(s) the above action(s) for all or a portion of Lot(s) 24, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW, between RIO GRANDE BLVD MW and 12<sup>TH</sup> ST NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003971**  
05DRB-00293 Minor-Sketch Plat or  
Plan

WAYJOHN SURVEYING INC agent(s) for LUBRICAR INC request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H MOTT ADDITION**, zoned C-2, located on 4<sup>TH</sup> ST NW, between GENE AVE NW and GAVILAN PL NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



23. **Project # 1003975**  
05DRB-00301 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION (to be known as ZUNI TOWNHOMES) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF:ZA-78-377]K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003973**  
05DRB-00299 Minor-Sketch Plat or Plan

ISAACSON AND ARFMAN agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 7, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE NW containing approximately 15 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003974**  
05DRB-00300 Minor-Sketch Plat or Plan

ISAACSON AND ARFMAN, P.A. agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 5, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between TREELINE NW and UNIVERSE BLVD NW containing approximately 6 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Approval of the Development Review Board Minutes for February 2, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 2, 2005 WERE APPROVED.**

ADJOURNED: 1:30 P.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 6, 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

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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: 11:30 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 # 1001085**  
05DRB-00402 Major-Two Year SIA

ANTHONY E DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1**, zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and AMAFCA ROW/I-40 containing approximately 10 acre(s).[REF: 01DRB00261, 03DRB00372] (J-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1000296**  
05DRB-00406 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1, **OXBOW VILLAGE**, zoned SU-3, located on NORTHERN AVE NW, between OXBOW VILLAGE LN NW and VISTA GRANDE DR NW containing approximately 1 acre(s). [REF: 02DRB02808] (G-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1000692**  
05DRB-00407 Major-SiteDev Plan BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). [Deferred from 4/6/05] (E-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

4. **Project # 1003384**  
05DRB-00380 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO. LLC request(s) the above action(s) for Tract(s) MM-1-A and MM-1-B, **SEVEN BAR RANCH**, zoned C-2 (SC), located on Seven Bar Loop Rd NW between Cottonwood DR NW and Old Airport Ave NW containing approximately 7 acre(s). [REF: 04DRB-01874, 04EPC-01035] (B-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003634**  
05DRB-00409 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [Deferred from 4/6/05] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

6. **Project # 1004010**  
05DRB-00404 Major-Vacation of Public Easements

MARK & MICHELLE GALLEGOS 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, **LANDS OF ROBERT N GARCIA**, zoned RA-2, located on DON ONOFRE TRAIL NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [REF: [DRB-94-022] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05*] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

8. **Project # 1002636**  
05DRB-00373 Major-Vacation of Public Easements  
05DRB-00372 Minor-Prelim&Final Plat Approval  
05DRB-00374 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] [*Deferred from 3/30/05*] (H-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: UTILITY DEVELOPMENT NEEDS TO RECEIVE A RECORDED COPY OF RELEASE OF EASEMENT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

**Project # 1002636**  
05DRB-00371 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). [*Deferred from 3/16/05 & 3/30/05*] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND UTILITIES, PROJECT DEPENDS ON INFRASTRUCTURE BEING INSTALLED WITH LOTS 24A-D. UTILITIES CANNOT SIGN PLAT UNTIL AFTER PLAT FOR 24A-D.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

9. **Project # 1001932**  
05DRB-00523 Minor-SiteDev Plan  
BldPermit/EPC
- CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, **(to be known as GUARDIAN SELF STORAGE)** zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] [David Stallworth, EPC Case Planner] [Deferred from 4/6/05] (G-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

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

10. **Project # 1004074**  
05DRB-00524 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JAKE TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 19, **ROSSITER ADDITION**, zoned R-2, located on 10<sup>TH</sup> ST NW, between BELLROSE AVE NW and 11<sup>TH</sup> STREET NW containing approximately 1 acre(s). (G-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
11. ~~**Project # 1003865**~~  
05DRB-00521 Minor-Prelim&Final Plat  
Approval
- FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006, DRB-99-187, Z-87-42-1] (C-18) **THE ABOVE REQUEST WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1000560**  
05DRB-00527 Minor-Prelim&Final Plat  
Approval
- PRECISION SURVEYS INC agent(s) for DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B1, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE NE containing approximately 6 acre(s). [Deferred from 4/6/05] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
13. **Project # 1001409**  
05DRB-00531 Minor-Prelim&Final Plat  
Approval
- ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] [Deferred from 4/6/05] (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
14. **Project # 1003554**  
05DRB-00530 Minor-Prelim&Final Plat  
Approval
- TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS, (to be known as CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] [Deferred from 4/6/05] (L-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**
15. **Project # 1003971**  
05DRB-00506 Minor- Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING, INC agent(s) for LUBRICAR INC. request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H. MOTT ADDITION**, zoned C-2, located on 4<sup>TH</sup> STREET NW, between GENE AVE NW and GAVILAN PLACE NW containing approximately 1 acre(s). [REF: 05DRB-00293] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003989**  
05DRB-00507 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, B & R ADDITION, zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project # 1003668**  
04DRB-01414 Minor- 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] [The final plat was indefinitely deferred for the SIA]* (C-20) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1003247**  
05DRB-00498 Minor-Prelim&Final Plat  
Approval

LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL**, zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: REEVALUATE HE NEED FOR THE 25-FOOT PRIVATE ACCESS EASEMENT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1002629**  
05DRB-00497 Minor-Prelim&Final Plat  
Approval

LYLE C LOSACK, PE agent(s) for BRENDAN T. O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, DAVIDSON ADDITION, (to be known as DON JUAN DE ONATE ALBUQUERQUE REDEVELOPMENT DEVELOPMENT OWNED AND BUILT BY BRENDAN T. O' SULLIVAN SUBDIVISION, zoned SU-2 FOR RT, located on CANDELARIA NW, between 10<sup>TH</sup> STREET NW and 7<sup>TH</sup> STREET NW containing approximately 1 acre(s). [REF: 03DRB00683, 03DRB02124][*Deferred from 3/30/05*](G-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

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

20. **Project # 1004076**  
05DRB-00526 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for ROY SOLOMON request(s) the above action(s) for all or a portion of Lot(s) 11 THRU 14, Block(s) 23, THOMAS ADDITION, zoned R-LT residential zone, located on HILTON AVE NE and HENDRIX RD NE and containing approximately 1 acre(s). (G-20) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

21. **Project # 1003828**  
05DRB-00520 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 & 114A, MRGCD MAP #34, zoned R-1, located on CANDELARIA RD NW, between 12<sup>TH</sup> ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01904] (G-13) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.



22. **Project # 1002457**  
05DRB-00529 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS**) zoned SU-1 PRD, located on MONTGOMERY BLVD NE, between TRAMWAY NE and SPANISH BIT NE containing approximately 3 acre(s). [REF: ZA-73-89, ZA-74-187] (G-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004075**  
05DRB-00525 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO AND NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 12, 000 acre(s). (P-21 THRU P-22, S-14 THRU S-22, N-21, N-22, S-12, T-12, Q-15 THRU Q-22, T-14 THRU T-22, R-14 THRU R-22, U-14 THRU U-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for March 23, 2005. **THE DRB MINUTES FOR MARCH 23, 2005 WERE APPROVED BY THE BOARD**

ADJOURNED: 11:30 A.M.

# AA DRB

CITY OF ALBUQUERQUE  
ADMINISTRATIVE APPROVAL (AA)- SITE DEV PLAN AMENDMENT  
ROUTING & REVIEW SHEET

APPLICATION #: 12AA 10098	PROJECT #: 1003865
PROJECT NAME: 6600 Oakland	
APPLICANT or AGENT: Dorman Bree Architects	
PHONE # and E-MAIL: 792-8160	
ZONE ATLAS PAGE: C-18	
ADMINISTRATIVE APPROVAL (AA) for:	<input type="checkbox"/> EPC CASE <input type="checkbox"/> DRB CASE

<b>CURRENT PLANNING</b>	DATE RECEIVED:
APPLICATION COMPLETE:	DATE:
APPLICATION INCOMPLETE:	DATE:
ROUTING NEEDED:	<input type="checkbox"/> YES <input type="checkbox"/> NO
COMMENTS:	

<b>TRANSPORTATION (505) 924-3630</b>	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: NSF	DATE: 09/24/12
COMMENTS:	

<b>UTILITIES (505) 924-3989</b>	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: <i>[Signature]</i>	DATE: 9-28-12
COMMENTS:	

<b>HYDROLOGY (505) 924-3986</b>	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: <i>Auth C. Chur</i>	DATE: 10-2-12
COMMENTS:	

<b>PLANNING DIRECTOR (505) 924-3860</b>	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: <i>[Signature]</i>	DATE: 10-3-12
COMMENTS:	



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Dorman Breen Architects, Mark Bacuk PHONE: 505.792.8160  
 ADDRESS: 10305 Timan Pl. NW FAX: 505.792.8160  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: markb@dormanbreen.com

APPLICANT: Jay Parks PHONE: 505.991.1574  
 ADDRESS: 6800 Oakland Ave NE FAX: \_\_\_\_\_  
 CITY: ALB STATE NM ZIP 87113 E-MAIL: jparkes20@comcast.net  
 Proprietary interest in site: owner List all owners: —

DESCRIPTION OF REQUEST: permission to add on a stairwell to the office bldg.

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

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

Lot or Tract No. 22A Block: 28 Unit: B  
 Subdiv/Addn/TBKA: North Alb. Acres  
 Existing Zoning: SU-2, IP Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-18.2 UPC Code: 101806443546610322

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX,Z, V, S, etc.): 1003865

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: one No. of proposed lots: same Total site area (acres): 3.3  
 LOCATION OF PROPERTY BY STREETS: On or Near: on Oakland, north of Alameda  
 Between: San Pedro and Louisiana

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Mark Bacuk DATE \_\_\_\_\_  
 (Print Name) Mark Bacuk Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>1244</u> - <u>10098</u>	<u>AA</u>	_____	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>45.00</u>

Revised: 4/2012

Hearing date N/A

[Signature]  
 Staff signature & Date 9-19-12

Project # 1003865

**FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)**

**AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**

**AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**

- Letter describing and justifying the request
- One (1) copy of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB).
- Copy of EPC or DRB *Official Notice of Decision* associated with the approved site development plan
- One (1) copy of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket. Refer to the Site Development Plan for Building Permit or Site Development Plan for Subdivision *Checklist* for information needed on the proposed Site Development Plan.
- Map from the most recent Zone Atlas, with the entire property(ies) precisely and clearly outlined
- Letter of authorization from the property owner, if the application is submitted by an agent
- Fee (see fee schedule)
- Any original and/or related file numbers must be listed on the cover application

**NOTE: The next two items are also required if the square footage change is 2% or more of the approved square footage and/or if any person may be substantially aggrieved by the altered plan.**

- NA**
- Notification letter addressed to owners of adjacent properties and certified mail receipts
  - Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

**WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)  
(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE )**

- Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- Letter of authorization from the property owner if application is submitted by an agent
- Fee (see fee schedule)
- Any relevant file numbers (case history of previous development applications) must be listed on cover application
- Copy of EPC *Official Notice of Decision*, if the subject site went through the EPC process
- Proposed Site Development Plan set: title sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17"). No electrical sheets needed.
- For collocation on a public utility pole: the PNM approved site dev. plan set for the proposed WTF (1 copy)
- Photo simulations- before and after the proposed WTF (3 views minimum)
- Site Development Plan sheets must be stamped by a registered engineer or architect.
- Copy of approved Site Development Plan being amended by adding the proposed WTF, if applicable (1 copy)
- City Zone Atlas map page, with location of the subject site clearly indicated
- 1 map showing Zoning of the subject site and adjacent properties
- 1 map showing Land Use (ex. residential, commercial, etc.) of the subject site and adjacent properties
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- For collocation on a public utility pole: written response to items a through e in §14-16-3-17(A)(14)
- Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on the proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] Note: Notarized statement and affidavit must be on separate pages.
- Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- Copy of letter and site plan sheet(s) to both contacts for each neighborhood association, with certified return receipts
- List of property owners within 100 feet of the subject site and copy of letter and site plan sheet(s) sent to property owners, with certified return receipts [§14-16-3-17(A)(13)(f)]
- Supplemental Application Form for Wireless Projects- filled out completely, with the required attachments provided and labeled.

**NOTE: For WTFs proposed to be located on City of Albuquerque property, a lease agreement with the City will be needed. Please contact Catalina Lehner at (505) 924-3935 for more information.**

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

Mark Bacuk  
Applicant's Name (please print!)

[Signature]      9/17/12  
Applicant's Signature      Date



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

Application case numbers:  
12AA - 10098  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature]      9-19-12  
 Planner's Signature / Date

Project #: 1003865

April 27, 2005

9. **Project # 1003865**  
05DRB-00304 Minor-SiteDev Plan  
BldPermit

DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE**) zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] *[Was Indef Deferred 2/23/05 for Plat]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/27/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/9/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR REMOVAL OF JUNIPERS FROM LANDSCAPE PLAN.**

05DRB-00521 Minor-Prelim&Final Plat  
Approval

FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006, DRB-99-187, Z-87-42-1] *[Indef Deferred 4/6/05]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/27/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/9/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1004112**  
05DRB-00603 Minor-SiteDev Plan  
BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK**, zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] *[Deferred from 4/20/05]* (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**



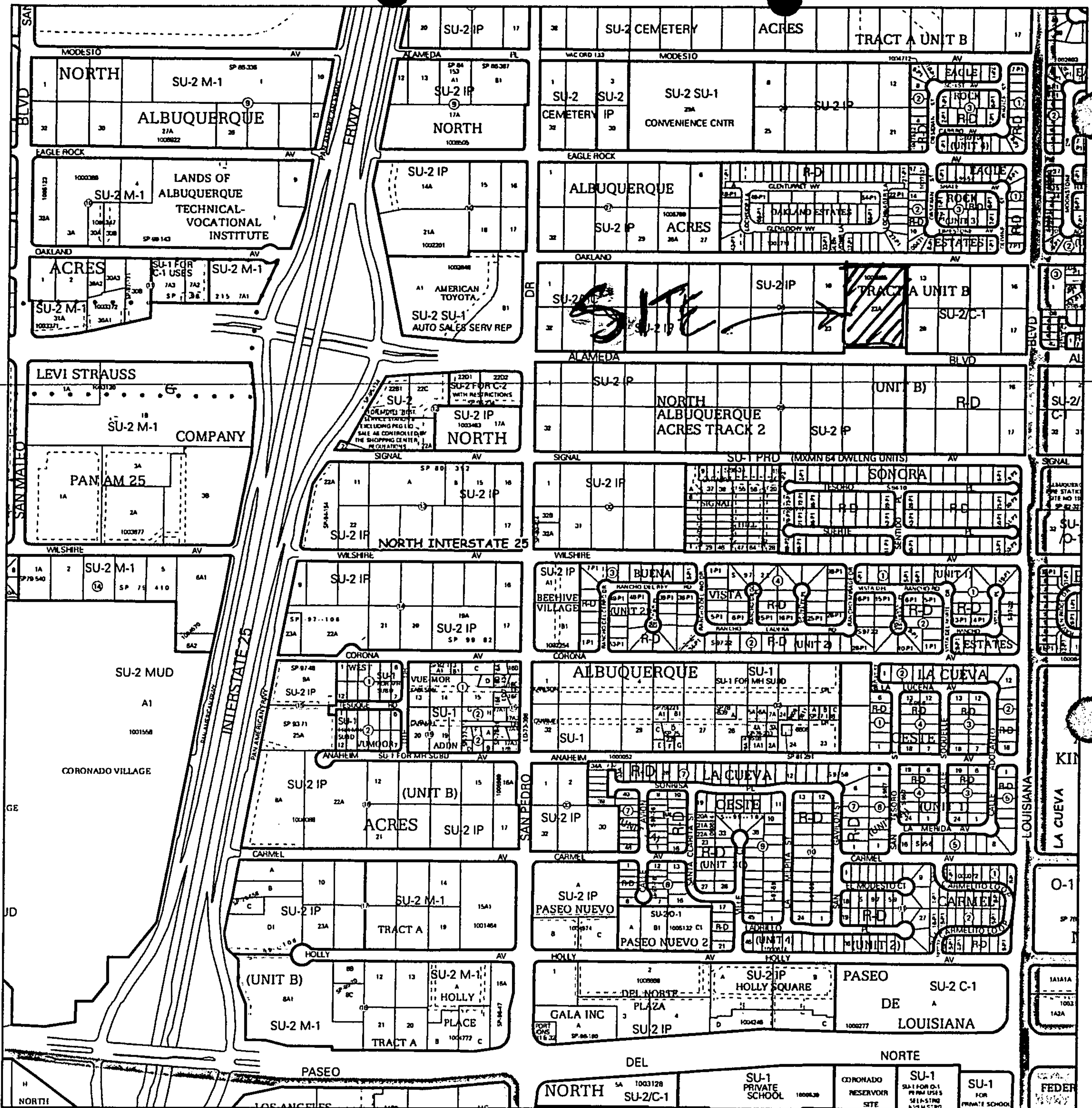
**ACTION REQUESTED:**  
**ADMINISTRATIVE AMENMENT OF:**  
**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**Regarding:**  
ALAMEDA STORAGE Co.  
6800 Oakland Ave. NE  
Albuquerque, New Mexico, 87113

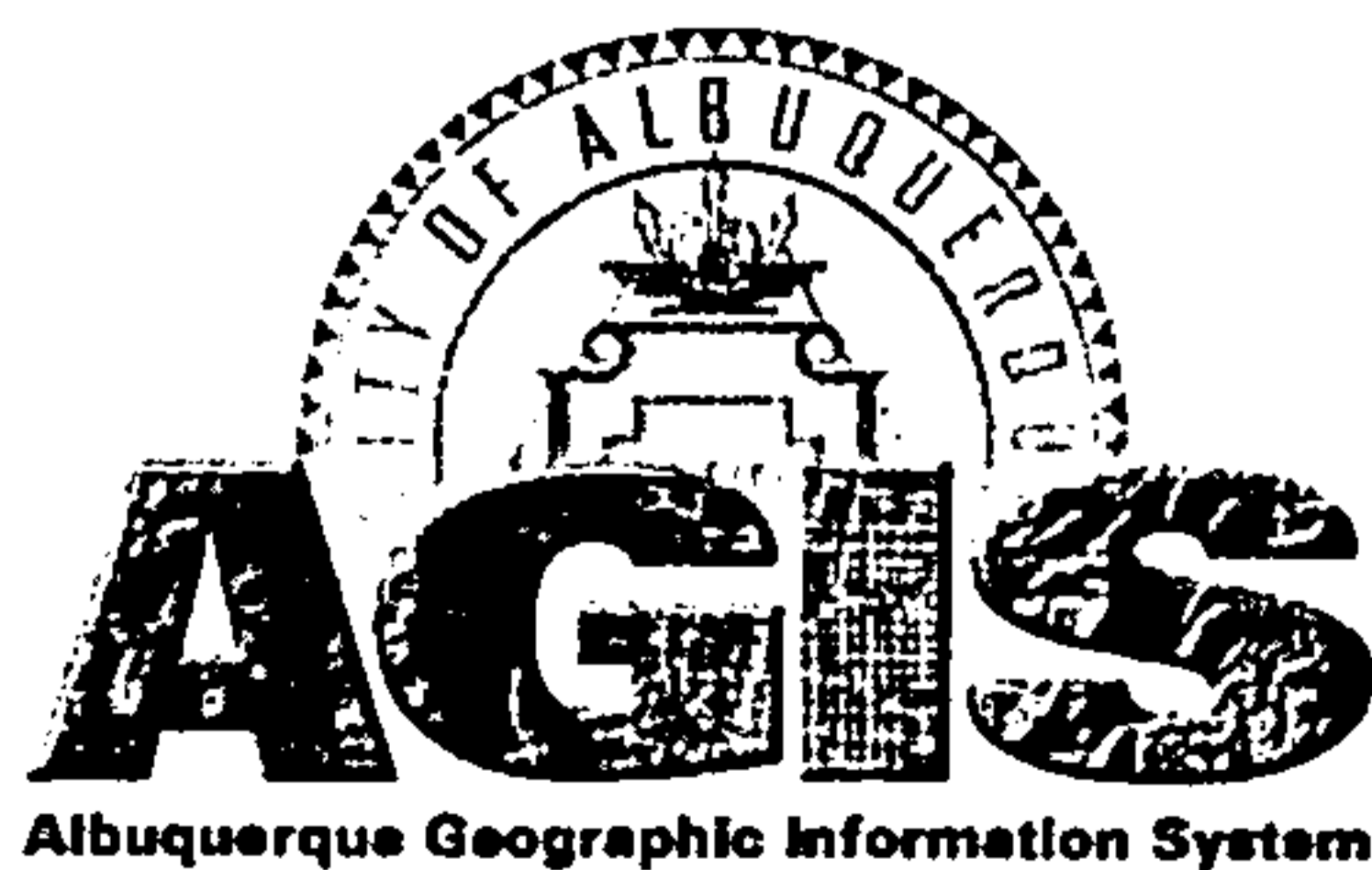
Location: Located South of Oakland Ave. NE,  
Between San Pedro Dr. & Louisiana Blvd.

The owner requests permission to construct a stairway to connect the two stories of the office building with an interior stairway.

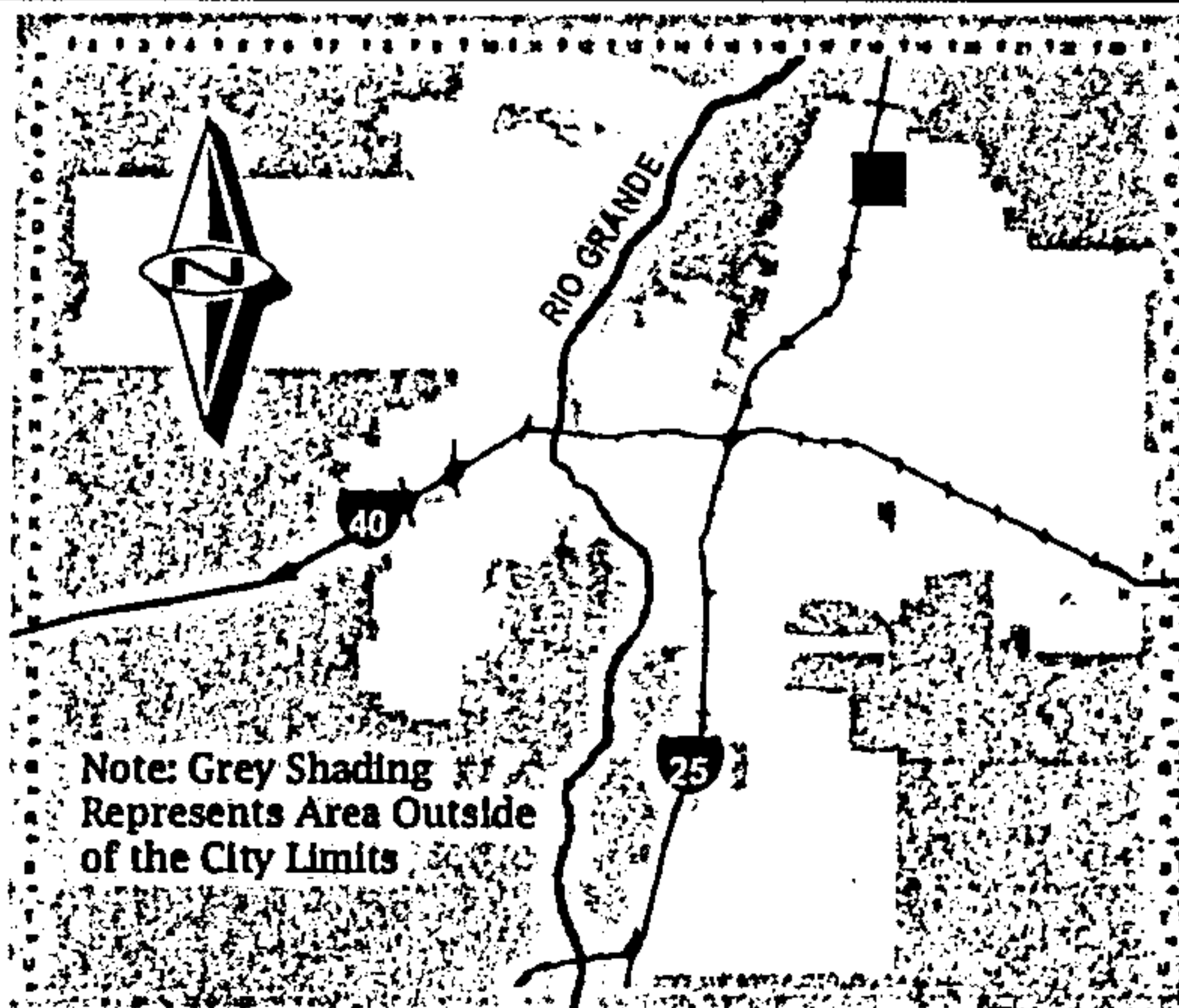
Agent for the owner:  
Dorman/Breen Architects  
Contact person: Mark Baczek, AIA @ ofc:792-8160, fax: 792-8160



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/4/2010



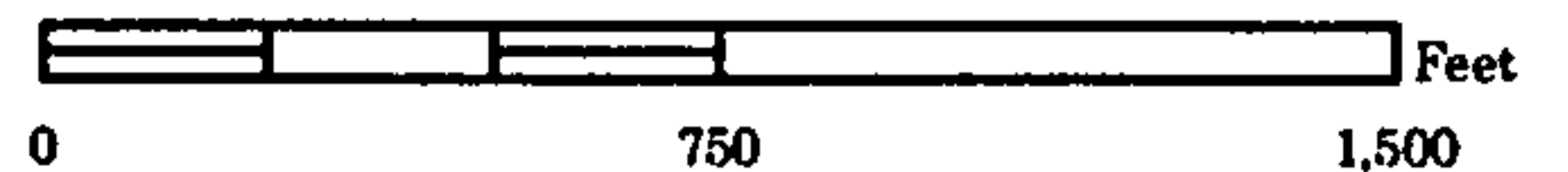
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

# C-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contour
- Wall Overlay Zone





**To: The City of Albuquerque  
Planning Department**

**Assignment of Dorman Breen Architects as Owner's Agent for submission of  
application for: Amended Site Development Plan for Building Permit**

**Application Type: Amended Site Development Plan for Building Permit**


**Original Project No. 1003865**

**Original Application No. 05DRB-00304**

**Property Address: 6800 Oakland Ave. NE, Alb., NM 87113**

**Property Legal Description: Lot 22a, Block 28, Tract A, Unit B, North Albuquerque  
Acres subdivision, within the City of Albuquerque, Bernalillo County, New Mexico.**

**I hereby designate Dorman Breen Architects as Owner's Local Agent for purposes  
relating to the submission of the application for the: Amended Site Development Plan  
for Building Permit.**

 \_\_\_\_\_ Date: 9/2/12  
Property Owner.

ARCHITECTS  
P.O. BOX 11804 Albuquerque, NM 87192 Phone: (505)299-5940 Fax: (505)296-0431  
www.dormanbreen.com



APPLICATION NO. 07 AA-10044	PROJECT NO. 1003865
PROJECT NAME Alameda Storage Co.	
APPLICANT / AGENT Mark Baczelk	PHONE NO. 792-8166
ZONE ATLAS PAGE C-18	DATE SUBMITTED 7/27/07

# ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)  
(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
<del>SDP-Building Permit / SDP-Subdivision</del> AA	F: 7/27/07 D: _____ F: 7/11/07 D: _____ A: 7/27/07	F: 7/27/07 D: _____ F: _____ D: _____ A: 7/30/07	<del>F: _____ D: _____ F: _____ D: _____ A: _____</del>	F: 8/9/07 D: _____ F: _____ D: _____ A: 8/14/07	F: 9/17/07 D: _____ F: _____ D: _____ A: 9/17/07	<del>F: _____ D: _____ F: _____ D: _____ A: _____</del>
Administrative Amendments (AA's)	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number 1003865

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

Called agent on 8/20/07. He was aware of Niles's comment + will take care of them. Sam 8/20/07

Agent picked up plans to revised 8/24/07 Sam  
Agent brought in revised plans. Sam 9/14/07  
In April 9/17/07 Sam

\*Business Days  
\*\*Pulled by Agent (P)  
F = forwarded  
D = disapproved  
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

Called Applicant: _____	<b>First Review</b> Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

Called Applicant: _____	<b>Second Review</b> Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

Called Applicant: _____	<b>Third Review</b> Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

Called Applicant: _____	<b>Fourth Review</b> Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

DRB AA

APPLICATION NO. 07AA-10044	PROJECT NO. 1003865
PROJECT NAME Alameda Storage Co.	
EPC APPLICATION NO.	
APPLICANT / AGENT Mark Baczek	PHONE NO. 792-8160
ZONE ATLAS PAGE c-18	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
<b>ONE STOP COMMENT FORM LOG</b>	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>MB</i>	DATE <i>8/9/07</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>MB</i>	DATE <i>7/30/07</i>	DATE
COMMENTS:		
<del><i>n/a</i></del>		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED <i>NSF</i>	DATE <i>7/27/07</i>	DATE
PLANS APPROVED <i>MB</i>	DATE <i>9-14-07</i>	DATE
COMMENTS:		
<i>Any pvt. work w/in (COA ROW) Alameda will need a work order (contact Jane Rael@ 924-3992) to design radiuses (geometry) and pvt. design etc. to include sign requirements &amp; design (location)</i>		

<del>PARKS AND REC (505) 768-5328</del>		
<del>PLANS DISAPPROVED</del>	<del>DATE</del>	<del>DATE</del>
<del>PLANS APPROVED</del>	<del>DATE</del>	<del>DATE</del>
<del>COMMENTS:</del>		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>9/17/07</i>	DATE <i>9/17/07</i>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

*Agent picked up plans to review, Ann 8/24/07*

DRB AA

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### 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

### 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)
- APPEAL / PROTEST of...
  - 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: JAY PARKS PHONE: 798.9301  
 ADDRESS: 6800 Oakland Ave NE FAX: 798.9302  
 CITY: ALB, NM STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_  
 AGENT (if any): Dorman Breen Architects PHONE: 792.8160  
 ADDRESS: 10305 Timm Pl NW FAX: 792.8160  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: dormanbreen-west

DESCRIPTION OF REQUEST: seek Admin Amendment to SDPBP @ comcast.net to allow right turn exit onto Alameda Blvd.

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

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

Lot or Tract No. Lot 22, TRACT A Block: 28 Unit: B  
 Subdiv. / Addn. North Alb Acres Subdivision  
 Current Zoning: SU-2-IP Proposed zoning: Same  
 Zone Atlas page(s): C-18, 2 No. of existing lots: one No. of proposed lots: Same  
 Total area of site (acres): 3.3 Density if applicable: dwellings per gross acre: 4606 dwellings per net acre: one  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101806443540610322 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: on OAKLAND AVE.  
 Between: San Pedro and Louisiana.

### CASE HISTORY:

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

DRB # 1003865, appl. # 05 DRB-00304

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

SIGNATURE Mark Baculik DATE 6/19/07  
 (Print) \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #'s are assigned
- AGIS copy has been sent
- Case history #'s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>07AA - 10044</u>	<u>AA</u>		\$ <u>45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>45.00</u>

Hearing date: \_\_\_\_\_

Andrew Jones 7/27/07  
 Planner-signature / date

Project # 1003865

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the Lucc approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

Mark Baruk  
Applicant name (print)  
Mark Baruk 7/27/07  
Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers  
0711A - 10044

Andrew... 7/27/07  
Planner signature / date

Project # 1003865

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

07/27/2007 Issued By: PLNABG

Permit Number: 2007 010 044

Category Code 940

Application Number: 07AA-10044, Amndt Site Development Plan - Bld Prmt

Address:

Location Description: OAKLAND AVE NE BETWEEN SAN PEDRO NE LOUISIANA BLVD NE

Project Number: 1003865

**Applicant**  
Jay Parks

8800 Oakland Ave Ne  
Albuquerque, NM 87113  
798-9301

**Agent / Contact**  
Dorman Breen Architects

10305 Timan Pl Nw  
Albuquerque, NM 87114  
792-8166

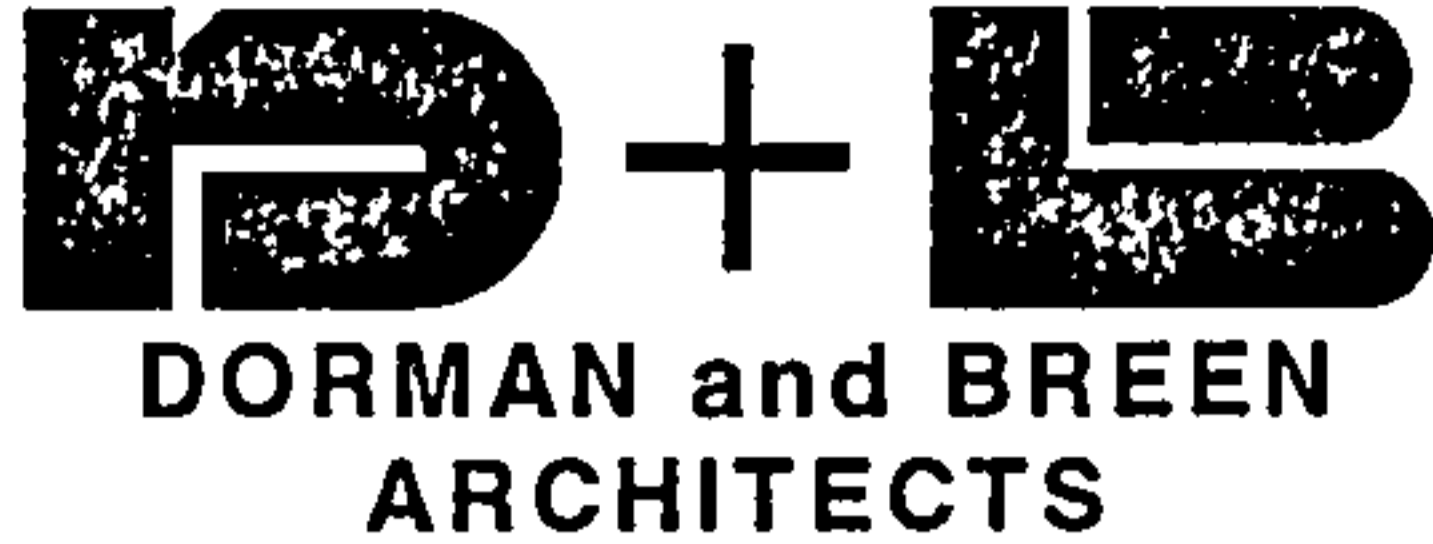
### Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4971000	AA Actions	\$45.00
<b>TOTAL:</b>		<b>\$45.00</b>

City Of Albuquerque  
Treasury Division

7/27/2007 11:43AM LOC: ANNX  
WS# 008 TRANS# 0012  
RECEIPT# 00079297-00079297  
PERMIT# 2007010044 TRSDMG  
Trans Amt. \$45.00  
APN Fee \$45.00  
VI \$45.00  
CHANGE \$0.00

Thank You



**ACTION REQUESTED:**  
**ADMINISTRATIVE AMENMENT OF:**  
**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

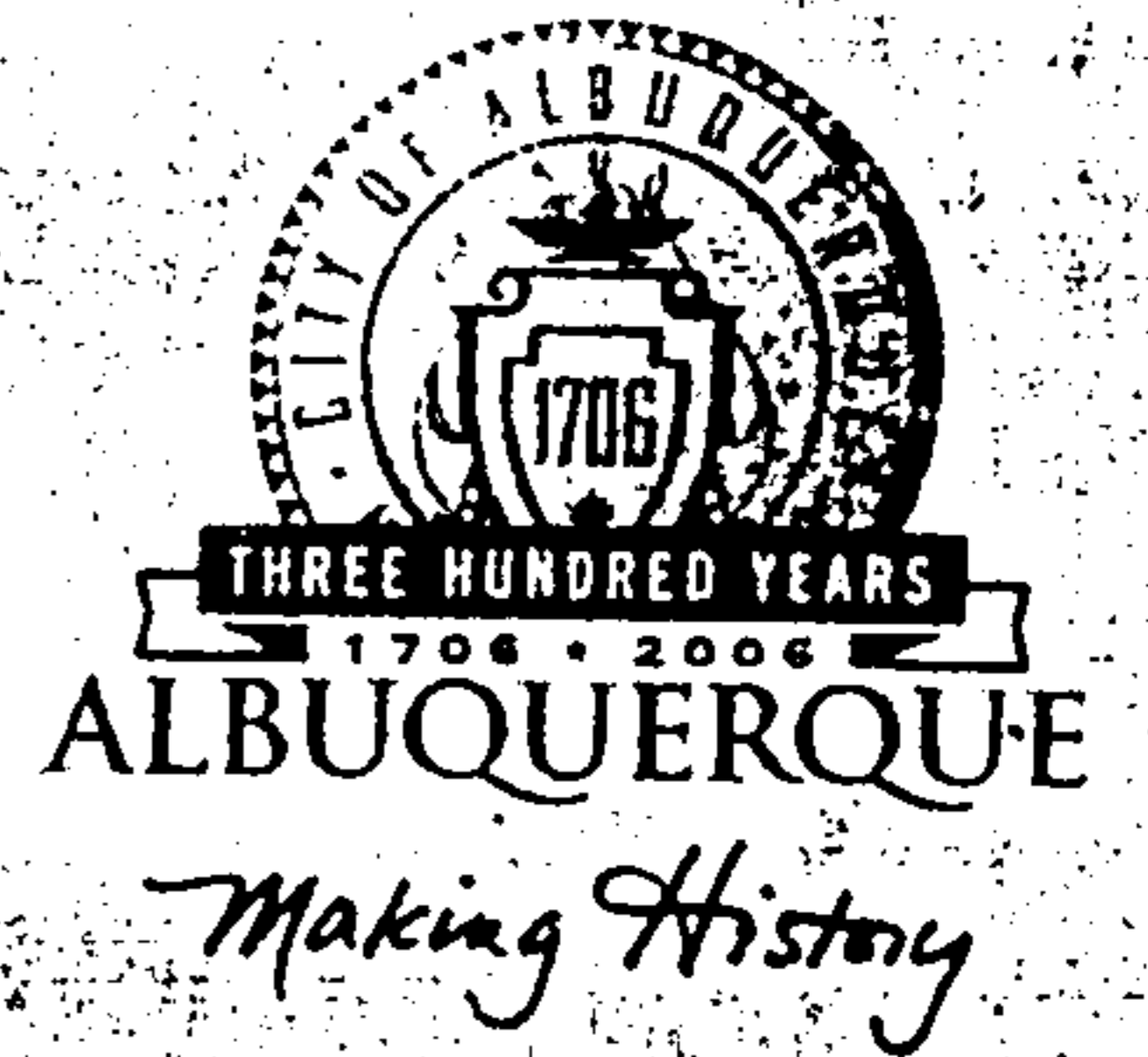
**Regarding:**  
ALAMEDA STORAGE Co.  
6800 Oakland Ave. NE  
Albuquerque, New Mexico, 87113

Location: Located South of Oakland Ave. NE,  
Between San Pedro Dr. & Louisiana Blvd.

This facility built in 2004 has experienced some growth problems exiting very large moving trucks through the drive aisles during peak use hours. The need for an additional egress-only exit gate is necessary to ease the internal site congestion.

The owner requests permission to develop a right turn exit-only driveway onto the Alameda frontage, as noted on the revised site plan. This pavement will only be temporary until the entire street frontage along Alameda is design & constructed; at which time the design of this permanent driveway shall be approved by the City for construction. The owner has provided the money for the Alameda street improvements as part of the original project approval.

Agent for the owner:  
Dorman/Breen Architects  
Contact person: Mark Baczek, AIA @ ofc:792-8160, fax: 792-8160



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003865**

**AGENDA ITEM NO: 9**

**SUBJECT:**

- |                         |                          |                           |
|-------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan      |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan         |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension        |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report is required for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** February 23, 2005





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

REVISED 2/5/04

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

DRB Application No. 05DRB-00304 (SBP)

Project # 1003865

Project Name OAKLAND SELF STORAGE

Architects

Phone No. 7928160

(SUB) (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was submitted to the DRB with delegation of signature(s) to the following departments.

**DEPARTMENTS AND COMMENTS TO BE ADDRESSED**

UTILITIES

PLANNING

RECORDING

TAXES

ASSESSOR

ENGINEER

PARKS

STREETS

WATER

SEWER

TRASH

RECREATION

LIBRARY

ARTS

COMMUNITY DEVELOPMENT

COMMUNITY SERVICES

COMMUNITY RELATIONS

COMMUNITY IMPROVEMENT

COMMUNITY PARTICIPATION

COMMUNITY OUTREACH

COMMUNITY ENGAGEMENT

COMMUNITY CONSULTATION

COMMUNITY COLLABORATION

COMMUNITY PARTNERSHIP

COMMUNITY ALLIANCE

COMMUNITY NETWORK

COMMUNITY COALITION

COMMUNITY MOVEMENT

COMMUNITY ORGANIZATION

COMMUNITY DEVELOPMENT

COMMUNITY IMPROVEMENT

COMMUNITY PARTICIPATION

COMMUNITY ENGAGEMENT

COMMUNITY CONSULTATION

COMMUNITY COLLABORATION

COMMUNITY PARTNERSHIP

COMMUNITY ALLIANCE

COMMUNITY NETWORK

COMMUNITY COALITION

COMMUNITY MOVEMENT

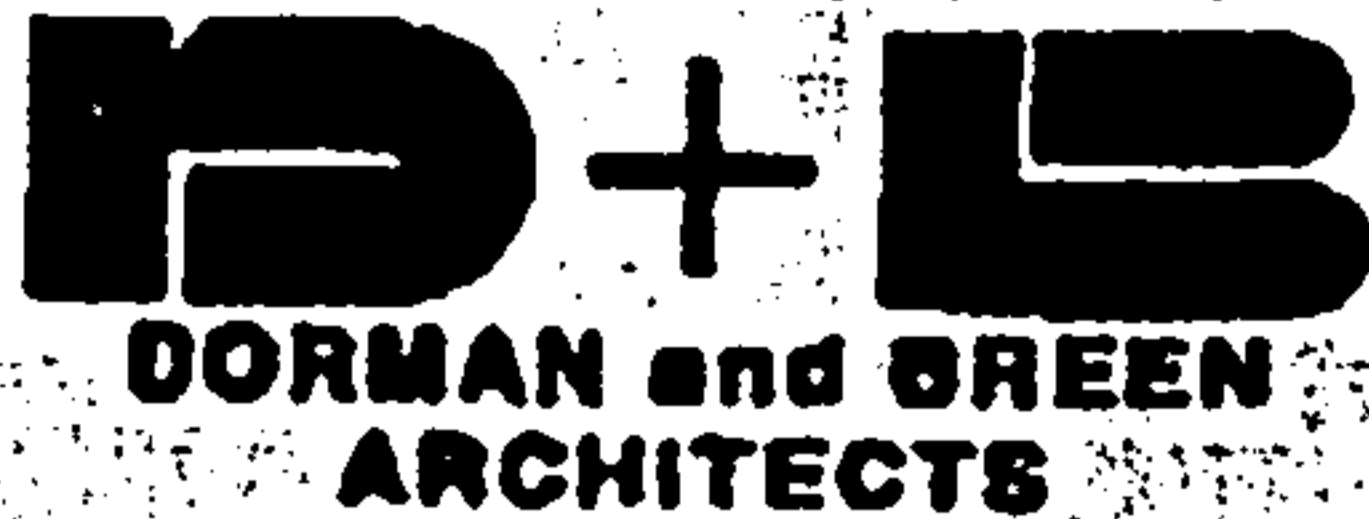
COMMUNITY ORGANIZATION

CITY ENGINEER / AMAFCA *SIA*

*[Handwritten signature]*

- 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: \_\_\_\_\_
  - Exemption from the County Assessor.
  - ~~Two copies of the signed 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 1003865



**To: The City of Albuquerque Development Review Board (DRB)**

**Assignment of Dorman Breen Architects as Owner's Agent**

**Project Architect:**

**Mark Baczek, AIA**

**Ofc: 505-792-8160**

**Fax: 505-792-8160**

**Property:**

**6800 Oakland Ave. NE**

**Albuquerque, New Mexico, 87113**

**Legal Description: Lot 22a, Block 28, Tract A, Unit B**

**North Albuquerque Acres, Bernalillo County, City of Albuquerque, New Mexico**

**Location: Located South of Oakland Ave. NE,**

**Between San Pedro Dr. & Louisiana Blvd.**

**Current Property Owner:**

**Jay Parks**

**6501 Wyoming Blvd, NE**

**Bldg F, Suite 330**

**Albuquerque, New Mexico 87109**

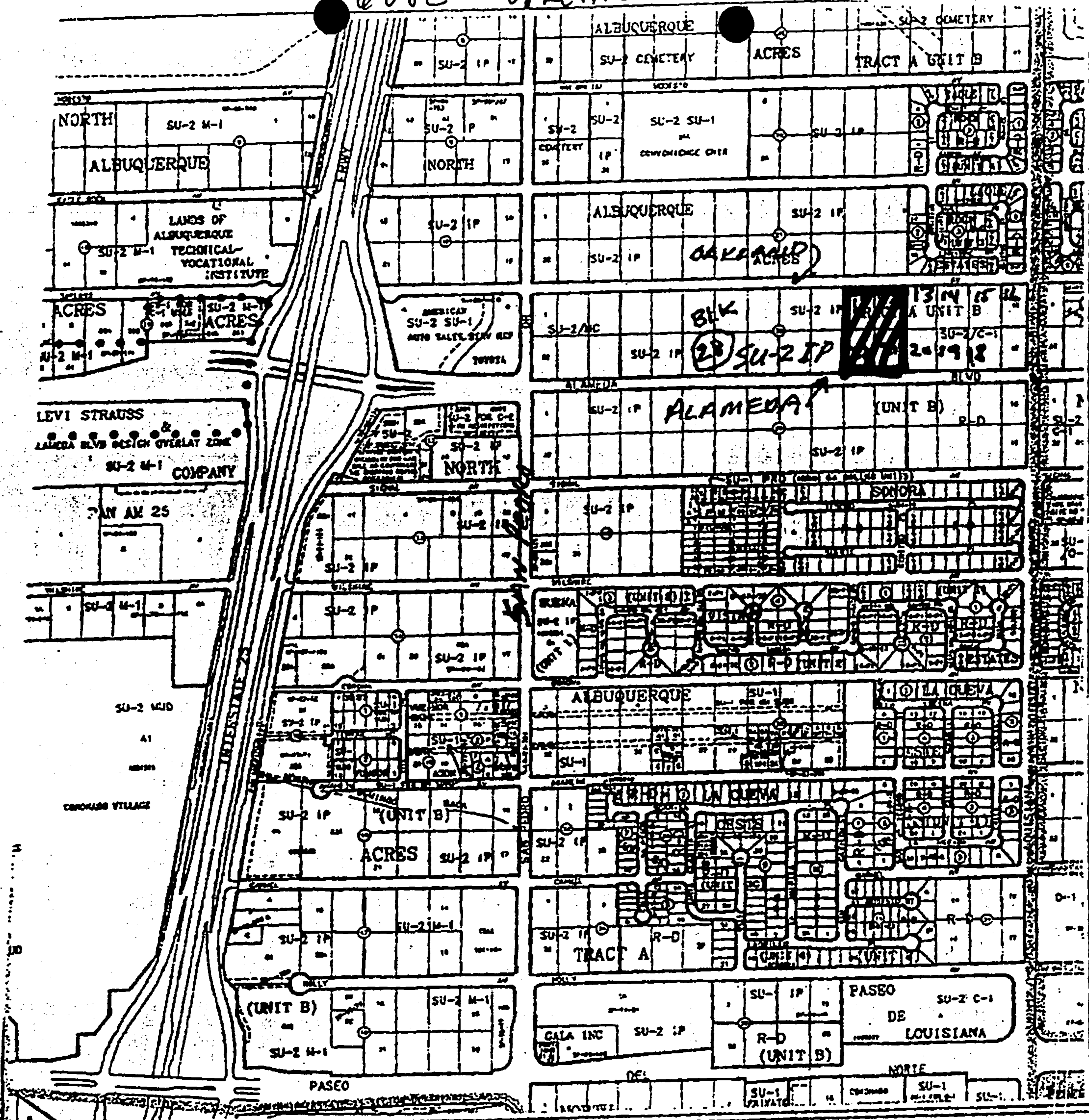
**I hereby designate Dorman Breen Architects as Owner's Agent for purposes relating to the acquisition of a Site Development Plan for Building Permit Approval.**

Owner: \_\_\_\_\_

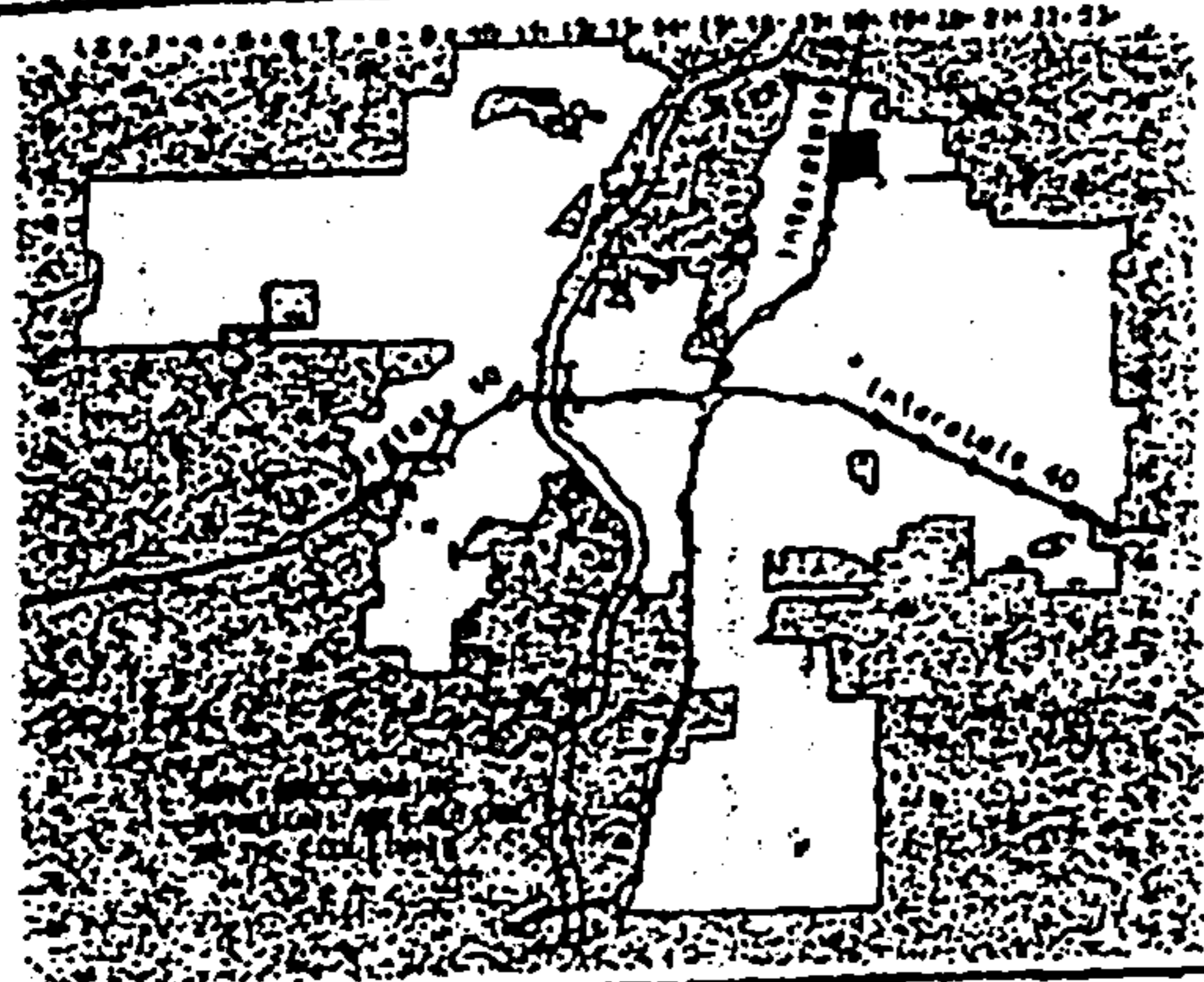
Date: 3/29/07

**Jay Parks, Property Owner**

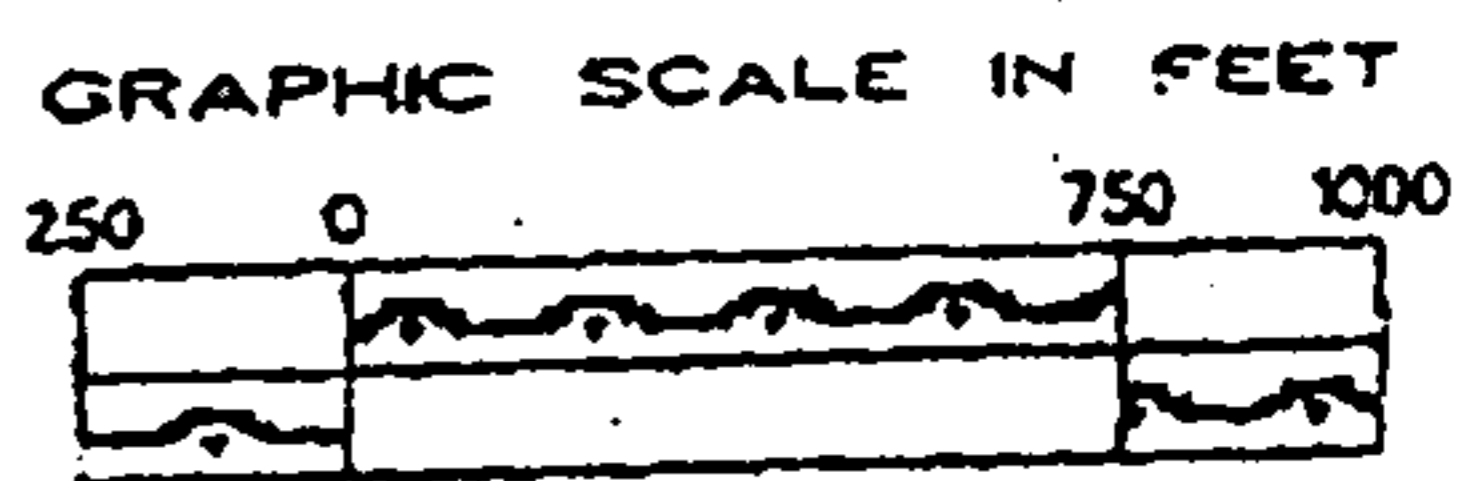
0082 OAKLAND



BLK 23



CITY OF Albuquerque  
 Aerial Geographic Information System  
 PLANNING DEPARTMENT  
 © Copyright 2003



# Zone Atlas Page

# C-18-Z

Map Amended through January 21, 2003

P. 1

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**

PROJECT TITLE: ALAMEDA STORAGE ZONE MAP: C-18-Z

DRB#: \_\_\_\_\_ EPC#: NA WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 22a, Block 28, Tract A, Unit B, North Albuquerque Acres Subdivision, Bernalillo County, New Mexico

CITY ADDRESS: 6800 Oakland Ave. NE, 87113

ENGINEERING FIRM: Isaacson & Arfman, PA. CONTACT: Scott McGee  
 ADDRESS: 128 Monroe St. NE PHONE: 268-8828  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87108

OWNER: Jay Parks Construction Co CONTACT: Jay Parks  
 ADDRESS: 6800 Oakland Ave. NE, Suite B PHONE: 798-9301  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: Dorman/Breen Architects CONTACT: Mark Baczek  
 ADDRESS: 10305 Timan Pl NW PHONE: 792-8160  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87144

SURVEYOR: Forstbauer Surveying, L.L.C. CONTACT: Ronald Forstbauer  
 ADDRESS: 4116 Lomas Boulevard NE PHONE: 268-2112  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: Jay Parks Construction Co. CONTACT: Jay Parks  
 ADDRESS: 6800 Oakland Ave. NE, Suite B PHONE: 798-9301  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:

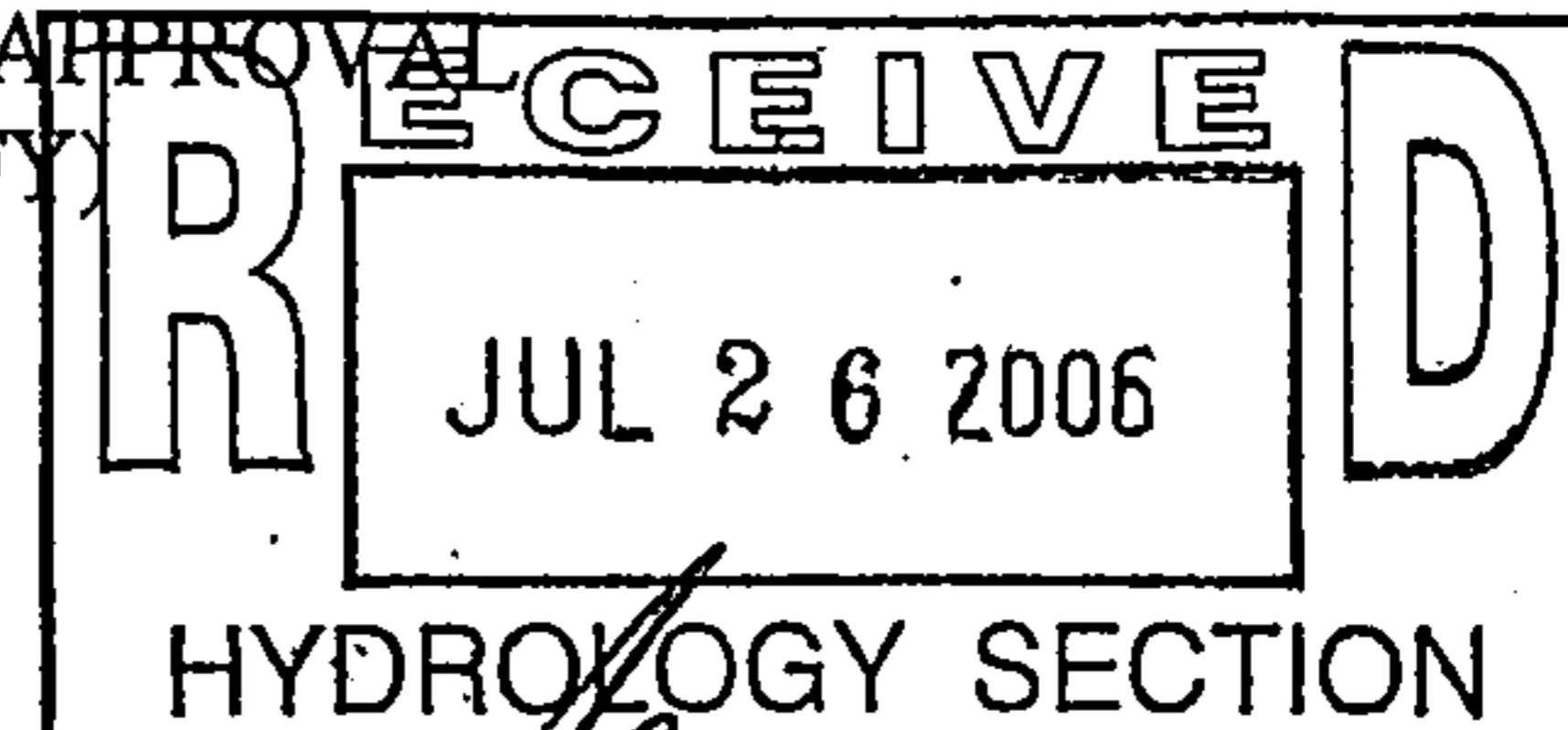
- DRAINAGE REPORT
- DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT
- ENGINEER'S CERT (TCL)
- ENGINEER'S CERT (DRB SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- SIA/FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED



DATE SUBMITTED: 7/25/06 BY: MARK BACZEK

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

10'-0"  
10'-0"  
100 sq ft.  
ALAMEDA

10'-0"  
STORAGE

6'-0"  
798-9301



D/F DISPLAY - INTERIOR ILLUM.  
WHITE FLEX FACES WITH VINYL OVERLAY  
USE CALON 33 RED, D3 BLACK  
CABINET AND POLE PAINTED BLACK

SCALE: 1/2" = 1'

SKETCH NO: 11242 02/10/05

SALES: D. JONES

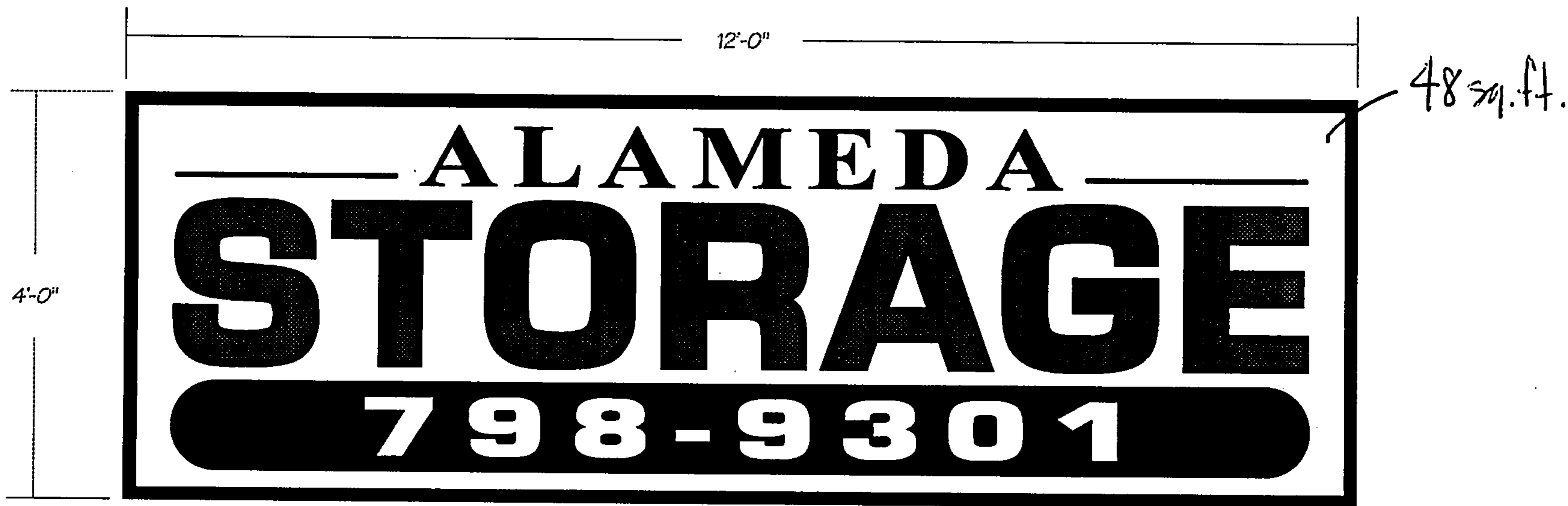
APPROVAL:

505-344-0872  
PO BOX 6381  
ALBUQUERQUE  
NEW MEXICO  
87197

**SignArt**

OF NEW MEXICO INC.

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S/F DISPLAY - INTERIOR ILLUM  
 WHITE LEXAN FACE WITH VINYL OVERLAY  
 USE CALON 33 RED, BLACK  
 CABINET PAINTED BLACK

COLORS SHOWN ARE REPRESENTATIONAL ONLY. SEE MATERIAL SAMPLES FOR ACTUAL COLORS.

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**SignArt**

OF NEW MEXICO INC.

505-344-0872

P.O. BOX 8391, ALBUQUERQUE, NM 87197

SCALE: 3/4" = 1'  
 SKETCH NO: 11241 02/10/05  
 SALES: D. JONES  
 APPROVAL:

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

**PAID RECEIPT**

APPLICANT NAME Park's Custom Bldgs  
 AGENT ForstBauer Surveying  
 ADDRESS 4116 Lomas Blvd NE  
 PROJECT & APP # 1003865/05DRB00521  
 PROJECT NAME N. Albg. Acres

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque  
 Treasury Division

3/29/2005 9:45AM LOC: ANNK  
 RECEIPT# 00037932 WSH 006 TRANS# 0009  
 ACCOUNT 441032 FUND 0110 TRSEJA  
 Activity 3424000  
 TRANS AMT \$235.00  
 J24 Misc \$20.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 215.00 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
- \$ 235.00 TOTAL AMOUNT DUE

**PARKS CONSTRUCTION, INC.**  
 6501 WYOMING BLVD. NE BLDG. F SUITE 330  
 ALBUQUERQUE, NM 87109  
 (505) 798-9301

NEW MEXICO BANK & TRUST  
 RIVERSIDE OFFICE  
 P.O. BOX 1048  
 ALBUQUERQUE, NM 87103  
 95-654/1070

2001

PAY TO THE ORDER OF City of Albuquerque

\$ 215.00

Two Hundred Fifteen and 00/100 \*\*\*\*\* DOLLARS

City of Albuquerque

MEMO Alameda Storage

*[Signature]*  
 AUTHORIZED SIGNATURE

⑈00200⑈ ⑆10700654⑆ 613 397 9⑈

**FORSTBAUER SURVEYING LLC** 6-90  
 4116 LOMAS BLVD. NE  
 ALBUQUERQUE, NM 87110  
 (505) 268-2112

12141

PAY TO THE ORDER OF City of Albuquerque

DATE 3/29/05 95-32-1070

\$ 20.00

Twenty and no/100

**Bank of America.**

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque  
 Treasury Division

FOR \_\_\_\_\_

3/29/2005 9:45AM LOC: ANNK  
 RECEIPT# 00037932 WSH 006 TRANS# 0009  
 ACCOUNT 441006 FUND 0110 TRSEJA  
 Activity 4983000  
 TRANS AMT \$235.00  
 J24 Misc \$215.00  
 CK \$235.00  
 CHANGE \$0.00

⑈01214⑈ ⑆107000327⑆ 000126995596⑈

Thank You

No. of Lots: 1  
Nearest Major Streets  
Alameda/Louisiana NE

**FIGURE 12**

**SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B)**

**AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 17<sup>th</sup> day of July, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Parks Company of NM, Inc.

\_\_\_\_\_ ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 6501 Wyoming NE, Bldg. F, Suite 330, ABQ, NM and whose telephone number is 798-9301, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

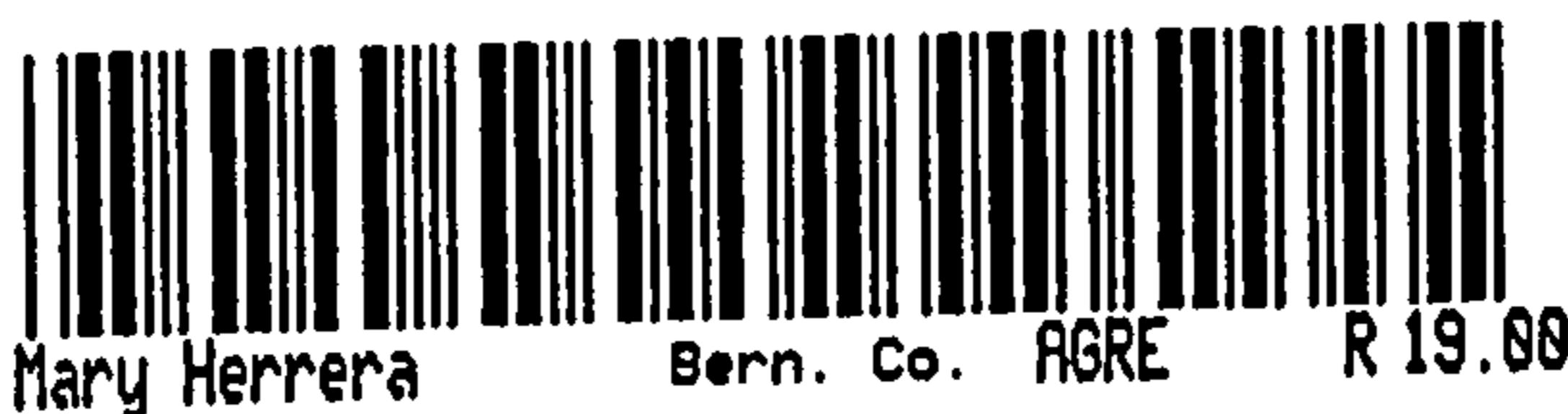
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 11, 12, 21, & 22, Block 28, Tract A, Unit B, \*, recorded on April 24, 1936 in the records of the Bernalillo County Clerk at Book D, pages \*\* through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Parks Company of NM, Inc. ("Owner"). \*North Albuquerque Acres \*\*Folio 130

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lot 22-A, Block 28, Tract A, Unit B, describing Subdivider's Property. North Albuquerque Acres

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 13th day of June, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 762581.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless





the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

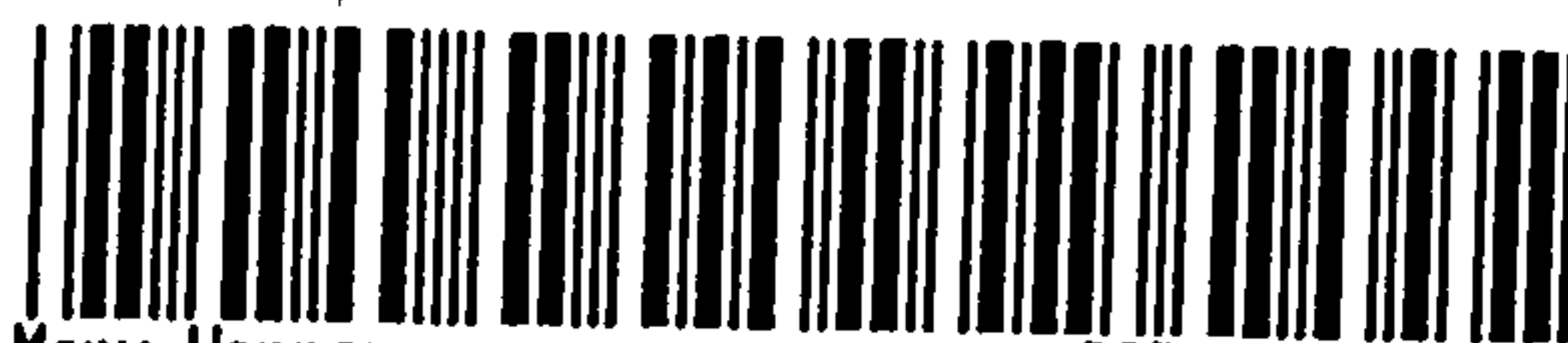
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25 of actual construction cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Forstbauer Surveying, and construction surveying of the private Improvements shall be performed by Forstbauer Surveying. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Isaacson & Arfman, P.A., and inspection of the private Improvements shall be performed by Isaacson & Arfman, P.A., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by Vinyard & Associates, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Loan Reserve Letter  
Amount: \$ 93,209.04 Name of Financial Institution or Surety  
Date City first able to call Guaranty: New Mexico Bank & Trust  
[Construction Completion Deadline]: June 13, 20 07  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
August 13, 20 07  
Additional information: \_\_\_\_\_

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

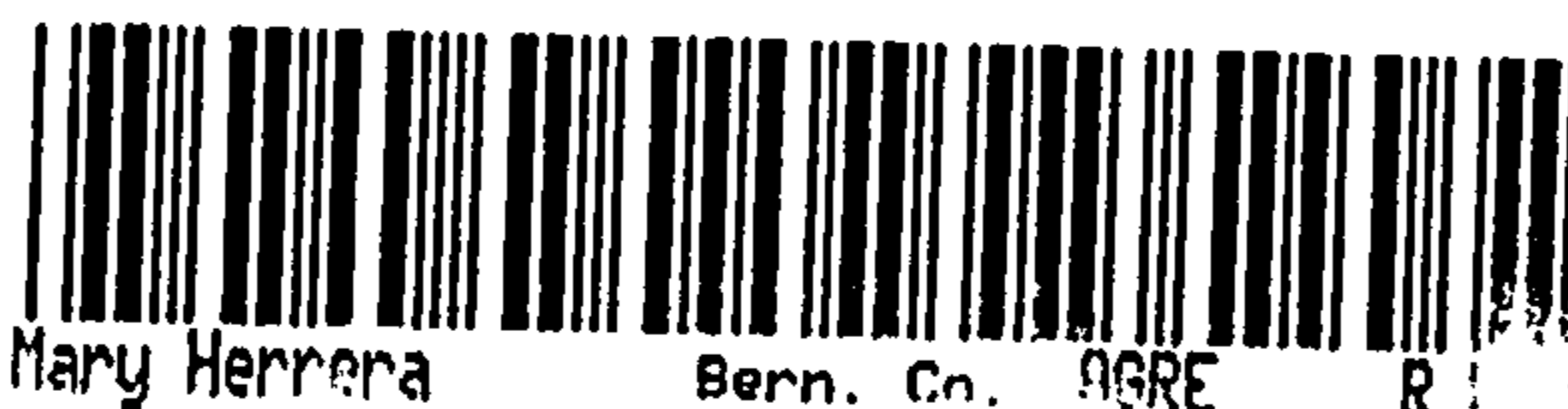
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Parks Company of NM, Inc.

By [Signature]: Jay M. Parks  
Name: JAY M. PARKS  
Title: PRES.  
Dated: 6/20/05

CITY OF ALBUQUERQUE  
Ruth J. Lozano  
City Engineer  
Dated: 7-11-05

Reedee WJ 2/9/05

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO ) ss.

This instrument was acknowledged before me on 20th day of June, 2005 by [name of person:] Jay M. Parks, [title or capacity, for instance, "President" or "Owner":] President of [Subdivider:] Parks Company of NM, Inc.

My Commission Expires: 4/22/07  
OFFICIAL SEAL  
Ruth T. Lozano  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
Commission Expires: 4/22/07

Ruth J. Lozano  
Notary Public

CITY'S NOTARY

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 11th day of July, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 11-25-2007

Dorinda Saavedra  
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED





Post Office Box 1048  
Albuquerque, New Mexico 87103-1048

**LOAN RESERVE LETTER**

June 13, 2005

Mr. Jay J. Czar  
Chief Administrative Officer  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, New Mexico 87103

Re: Loan Reserve for Parks Company of NM, Inc  
City of Albuquerque Project No. 762581  
Project Name: Alameda Self Storage

Dear Mr. Czar:

This letter is to advise the City of Albuquerque ("City") that, at the request of Parks Company of NM, Inc, New Mexico Bank & Trust ("Financial Institution") in Albuquerque, New Mexico holds as a loan reserve the sum of Ninety Three Thousand Two Hundred Nine Dollars and 04/100 (\$ 93,209.04) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires of Parks Company of NM, Inc ("Subdivider") to provide for the installation of the improvements which must be constructed at Alameda Self Storage, Project No. 762581. The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 7-12, 20 05 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A99, pages 9274 to 9274 ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as a result of the Subdivider's construction of a portion of the required infrastructure, then the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be

maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.
3. Draw on Reserve. If by June 13, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between June 13, 2007 and August 13, 2007, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.
4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
  - A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
  - B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
  - C. Expiration of the date (60 days after Construction Completion deadline); or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,


NEW MEXICO BANK & TRUST



Brad Marsh  
Senior Vice President

ACCEPTED:

CITY OF ALBUQUERQUE

By:   
Chief Administrative Officer

8/24/06

Dated: 7-11-05

8/7/05



# FINANCIAL GUARANTY AMOUNT

06/13/2005

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

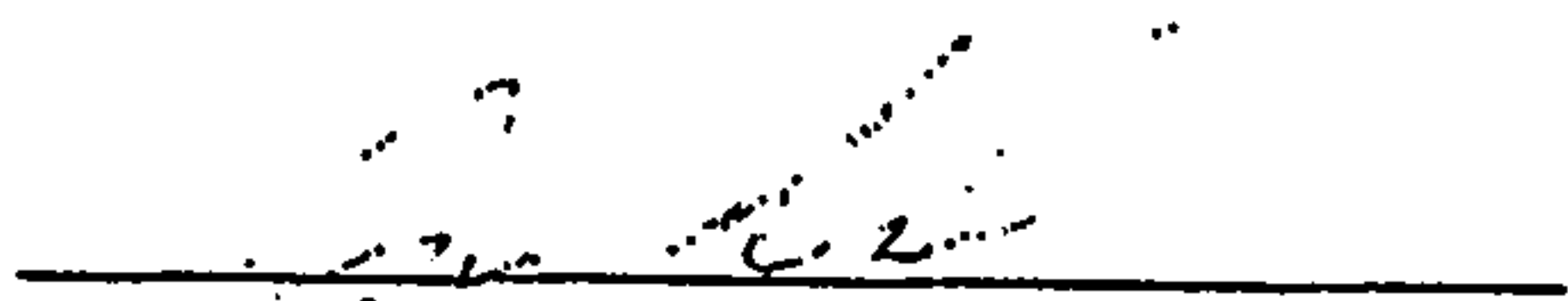
**Project ID #: 762581, Alameda SelfStorage-Pav./Util.Serv.Conns, Phase/U**

Requested By: Scott McGee, PE w/ Isaacson & Arfman, PA

Approved estimate amount:		\$58,473.30
Contingency Amount: 10.00%		\$5,847.33
Subtotal:		\$64,320.63
NMGRT 6.75%		\$4,341.64
Subtotal:		\$68,662.27
Engineering Fee 6.60%		\$4,531.71
Testing Fee 2.00%		\$1,373.25
Subtotal:		\$74,567.23
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$93,209.04</u></b>

APPROVAL:

DATE:



06-13-2005

Notes: 10% contingency, plans not approved. See Proc 'B-mod' for deferred items.

Current DRC  
Project Number:

**ORIGINAL**

FIGURE 12

**INFRASTRUCTURE LIST**

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

OAKLAND SELF STORAGE

PROPOSED NAME OF PLAT *Site Plan for B.P.*

LOTS 11,12,21, & 22 NORTH ALBUQUERQUE ACRES  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

15 SMM  
Date Submitted: February 4, 2005  
Date Site Plan Approved: *02/12/05*  
Date Preliminary Plat Approved: *02/12/05*  
Date Preliminary Plat Expires: *1003865*  
DRB Project No.: *05DRB-0052*  
DRB Application No.:

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 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 Const Engineer
<i>1-1</i>	<i>162581</i>	Std.	Curb & gutter (south)	OAKLAND AVE NE	NW prop. corner	NE property corner	/	/	/
<i>2-1</i>		Med.	Curb & gutter <i>**</i> <i>Δ</i> (north)	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
<i>3-1</i>		Std.	Curb & gutter <i>**</i> <i>Δ</i> (north)	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
<i>4-1</i>		6"	PCC Sidewalk (south)	OAKLAND AVE NE	NW prop. corner	NE property corner	/	/	/
<i>5-1</i>		6"	PCC sidewalk <i>**</i> <i>Δ</i> (north)	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
<i>6-1</i>		<i>24' F-E</i> <i>20' F-C.L. SM</i>	<i>residential</i> Arterial paving (remove C.L. to edge 4'+)	OAKLAND AVE NE	NW prop. corner	NE property corner	/	/	/
<i>7-1</i>		30' FF	Arterial paving <i>**</i> <i>Δ</i>	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
<i>8-1</i>	<i>742481</i>	8"	Waterline <i>*</i>	OAKLAND AVE NE	NW prop. corner	NE prop. corner	/	/	/
<i>9-1</i>		8"	Waterline <i>**</i> <i>Δ</i>	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
<i>10-1</i>	<i>742481</i>	8"	<i>SM</i> Fireline	OAKLAND AVE	NW prop. Corner	NE prop. Corner	/	/	/
<i>11-1</i>		8"	Sanitary sewer <i>*</i>	OAKLAND AVE NE	NW prop. Corner	NE prop. Corner	/	/	/
<i>12-1</i>		8"	Sanitary sewer <i>**</i> <i>Δ</i>	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
<i>13-1</i>		8"	Sanitary sewer	GLEN MHOE LANE	OAKLAND	GLENLOCHY WAY	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #
501	10333

Size	Type of Improvement	Location	From	To
24"	RCP storm drain	OAKLAND AVE NE	NW prop. Corner	NE prop. Corner
24" 30" SM	RCP storm drain ** Δ	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner

Private Inspector	City Inspector	City Const Engineer
/	/	/
/	/	/
/	/	/

\*\* IMPROVEMENTS TO BE DEFERRED (M.D. PREVIOUS 'B')  
 \* COA PROJECT NO. 722481 (OAKLAND ESTATES)

NOTES

1. ~~Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.~~
2. All water to include fire hydrants, valves, and appurtenances per DPM. Sanitary sewer to include manholes per DPM.
3. Paving improvements to include pavement tapers (east and west) per DPM.
4. Landscaping is required for all public roadways.

AGENT/OWNER

Scott M. McGee  
 NAME (print)

Isaacson & Arfman, P.A.  
 FIRM

Scott M McGee 2/14/05  
 SIGNATURE - date  
 4/27/05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 4/27/05 DRB CHAIR - date  
*[Signature]* 4-27-05 TRANSPORTATION DEVELOPMENT - date  
*[Signature]* 4/27/05 UTILITY DEVELOPMENT - date  
*[Signature]* 4/27/05 CITY ENGINEER - date  
*[Signature]* 4/27/05 CHRISTINA SANDOVAL  
 PARKS & GENERAL SERVICES - date  
 AMAFCA - date  
 - date  
 - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
Δ	6-13-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

8828  
Ruth

SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B Modified Non-Work Order)  
Project No. 762581

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11<sup>th</sup> day of July, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Parks Company of NM, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 6501 Wyoming NE, Bldg. F, Suite 330, ABQ, NM 87109 and whose telephone number is 798-9301, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] Lots 11, 12, 21, & 22, Block 28, Tract A, Unit B, North Albuquerque

Acres  
in the records of the Bernalillo County Clerk at Book D, Folio 130 ~~through~~ --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Parks Company of NM, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lot 22-A, Block 28, Tract A, Unit B, North Albuquerque Acres describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 13<sup>th</sup> day of June, 2007 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.



Mary Herrera

Bern. Co. AGRE

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Page: 1 of 4

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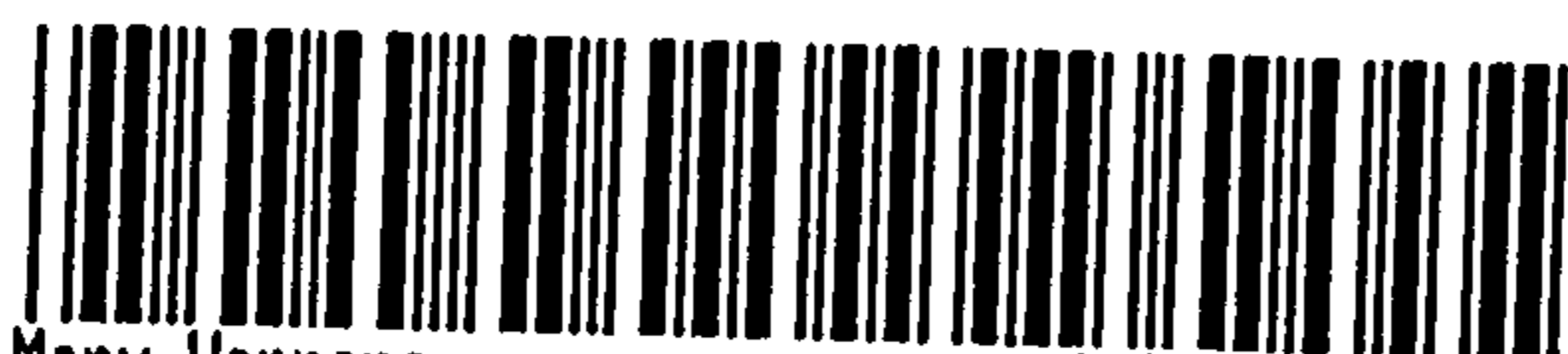
3. Financial Guaranty. The Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Loan Reserve Letter  
Amount: \$127,484.55 Name of Financial Institution or Surety  
providing Guaranty: New Mexico Bank & Trust  
Date City first able to call Guaranty: June 13, 2007  
[Construction Completion Deadline]: June 13, 2007  
If Guarantee other than a Bond, last day City able to call on Guaranty  
is: August 13, 20 07  
Additional information: \_\_\_\_\_

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Planning Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



Mary Herrera

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6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

8. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

9. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

11. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

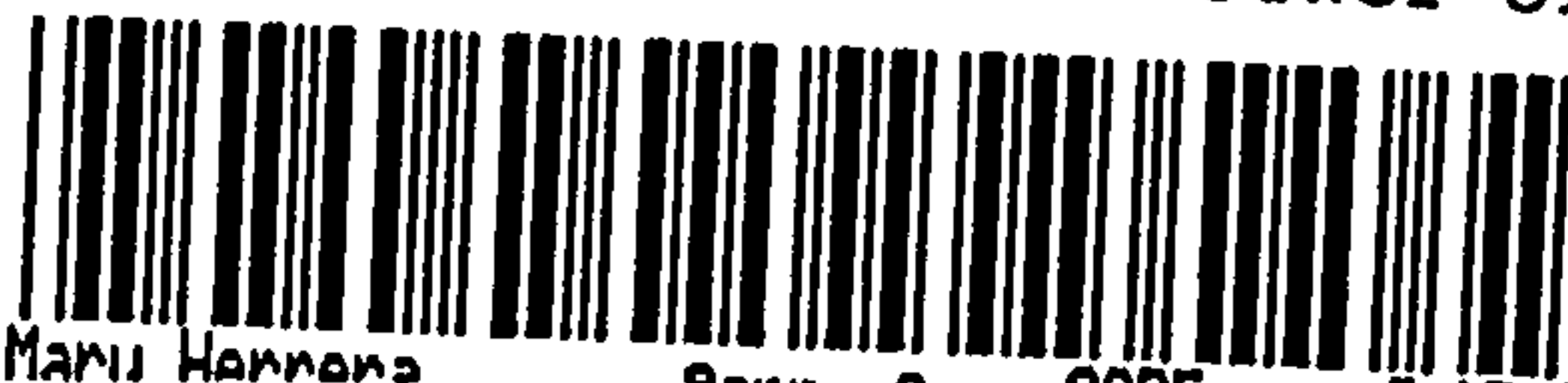
12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

15. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



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SUBDIVIDER: Parks Company of NM, Inc.

CITY OF ALBUQUERQUE

By [Signature]: [Signature]

Name: JAY M. PARKS

Title: PRES.

Dated: 6/20/05

[Signature]  
City Engineer

Dated: 7-11-05

[Signature]

[Signature]

STATE OF NEW MEXICO )

SUBDIVIDER'S NOTARY

) ss.

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 20th day of June,  
2005 by [name(s) of person(s):] Jay M. Parks  
[title or capacity, for instance, "President" or "Owner":] President  
of [Subdivider:] Parks Company of NM, Inc.



OFFICIAL SEAL  
Ruth T. Lozano

NOTARY PUBLIC  
STATE OF NEW MEXICO

My Commission Expires:

4/22/07

My Commission Expires: 4/22/07

[Signature]  
Notary Public

STATE OF NEW MEXICO )

CITY'S NOTARY

) ss.

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 11th day  
of July, 2005 by Richard Dorte, City Engineer,  
of the City of Albuquerque, a municipal corporation, on behalf of said  
corporation.

[Signature]  
Notary Public

My Commission Expires:

11-25-2007



Mary Herrera

Bern. Co. AGRE

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**ORIGINAL**

FIGURE 12

**INFRASTRUCTURE LIST**

**EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

15 SMM  
Date Submitted: February 4, 2005  
Date Site Plan Approved: 04/27/05  
Date Preliminary Plat Approved: 07/27/05  
Date Preliminary Plat Expires: 10/30/05  
DRB Project No.: 05DRB-00521  
DRB Application No.:

OAKLAND SELF STORAGE

PROPOSED NAME OF PLAT Site Plan for B.P.

LOTS 11,12,21, & 22 NORTH ALBUQUERQUE ACRES  
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 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 Unser 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 Const Engineer
1-1	742481	Std.	Curb & gutter (south)	OAKLAND AVE NE	NW prop. corner	NE property corner	/	/	/
2-1		Med.	Curb & gutter ** Δ	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
3-1		Std.	Curb & gutter ** Δ	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
4-1		6'	PCC Sidewalk (south)	OAKLAND AVE NE	NW prop. corner	NE property corner	/	/	/
5-1		6'	PCC sidewalk ** Δ	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
6-1		24' F-E * 20' F-C.L. SM	residential Arterial paving (remove C.L. to edge 4'±)	OAKLAND AVE NE	NW prop. corner	NE property corner	/	/	/
7-1		30' FF	Arterial paving ** Δ	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
8-1	742481	8"	Waterline *	OAKLAND AVE NE	NW prop. corner	NE prop. corner	/	/	/
9-1		8"	Waterline ** Δ	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
10-1	742481	8"	Fireline	OAKLAND AVE	NW prop. Corner	NE prop. Corner	/	/	/
11-1		8"	Sanitary sewer *	OAKLAND AVE NE	NW prop. Corner	NE prop. Corner	/	/	/
12-1		8"	Sanitary sewer ** Δ	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
13-1		8"	Sanitary sewer	GLEN MIRROR LANE	OAKLAND	GLENLOCHY WAY	/	/	/



ORIGINAL

SIA Sequence #	COA DRC Project #
B-1	10258

Size	Type of Improvement	Location	From	To
24"	RCP storm drain	OAKLAND AVE NE	NW prop. Corner	NE prop. Corner
24" 30" SM	RCP storm drain ** Δ	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner

Private Inspector	City Inspector	City Const Engineer
/	/	/
/	/	/

\*\* IMPROVEMENTS TO BE DEFERRED (M.D. PROVISION 'B')

\* COA PROJECT NO. 742481 (OAKLAND ESTATES)

NOTES

1. ~~Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.~~
2. All water to include fire hydrants, valves, and appurtenances per DPM. Sanitary sewer to include manholes per DPM.
3. Paving improvements to include pavement tapers (east and west) per DPM.
4. Landscaping is required for all public roadways.

AGENT/OWNER

Scott M. McGee

NAME (print)

Isaacson & Arfman, P.A.

FIRM

Scott M McGee 2/14/05

SIGNATURE - date

4/27/05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

Christina Sandoval 4/27/05

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

4-27-05

UTILITY DEVELOPMENT - date

4/27/05

CITY ENGINEER - date

4/27/05

AMAFCA - date

- date

- date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
Δ	6-13-05			

# FINANCIAL GUARANTY AMOUNT

06/13/2005

Type of Estimate: SIA Procedure - B - Modified Non-W.O.- w/F.G.

Project Description:

Project ID #: 762581, Alameda SelfStorage-Pav./Util.Serv.Conns, Phase/U

Requested By: Scott McGee, PE w/ Isaacson & Arfman, PA

Approved estimate amount:		\$79,975.54
Contingency Amount:	10.00%	\$7,997.55
Subtotal:		\$87,973.09
NMGRT	6.75%	\$5,938.18
Subtotal:		\$93,911.27
Engineering Fee	6.60%	\$6,198.14
Testing Fee	2.00%	\$1,878.23
Subtotal:		\$101,987.64
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$127,484.55</u></b>

APPROVAL:

DATE:

*[Signature]*

06-13-2005

Notes: 10% contingency, plans not approved. This financial guaranty is for the deferred improvements in Alameda Blvd.



Post Office Box 1048  
Albuquerque, New Mexico 87103-1048

## LOAN RESERVE LETTER

June 13, 2005

Mr. Jay J. Czar  
Chief Administrative Officer  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, New Mexico 87103

Re: Loan Reserve for Parks Company of NM, Inc  
City of Albuquerque Project No. 762581  
Project Name: Alameda Self Storage

Dear Mr. Czar:

This letter is to advise the City of Albuquerque ("City") that, at the request of Parks Company of NM, Inc, New Mexico Bank & Trust ("Financial Institution") in Albuquerque, New Mexico holds as a loan reserve the sum of One Hundred Twenty Seven Thousand Four Hundred Eighty Four Dollars and 55/100 (\$ 127,484.55) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires of Parks Company of NM, Inc ("Subdivider") to provide for the installation of the improvements which must be constructed at Alameda Self Storage, Project No. 762581 . The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 7-12, 2005 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A99, pages 9275 to 9275 ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as a result of the Subdivider's construction of a portion of the required infrastructure, then the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be

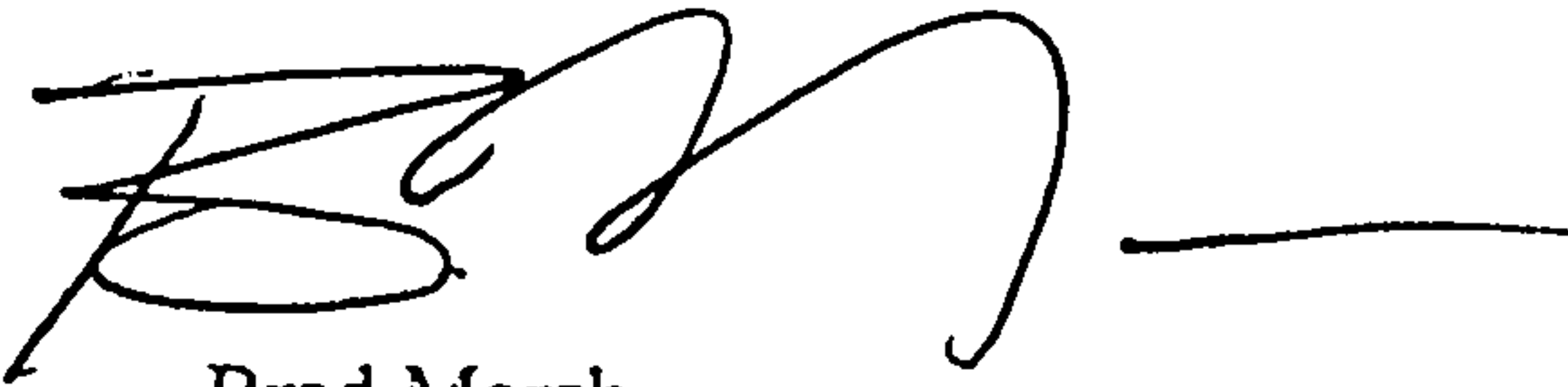
maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.
3. Draw on Reserve. If by June 13, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between June 13, 2007 and August 13, 2007, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.
4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
  - A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
  - B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
  - C. Expiration of the date (60 days after Construction Completion deadline); or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

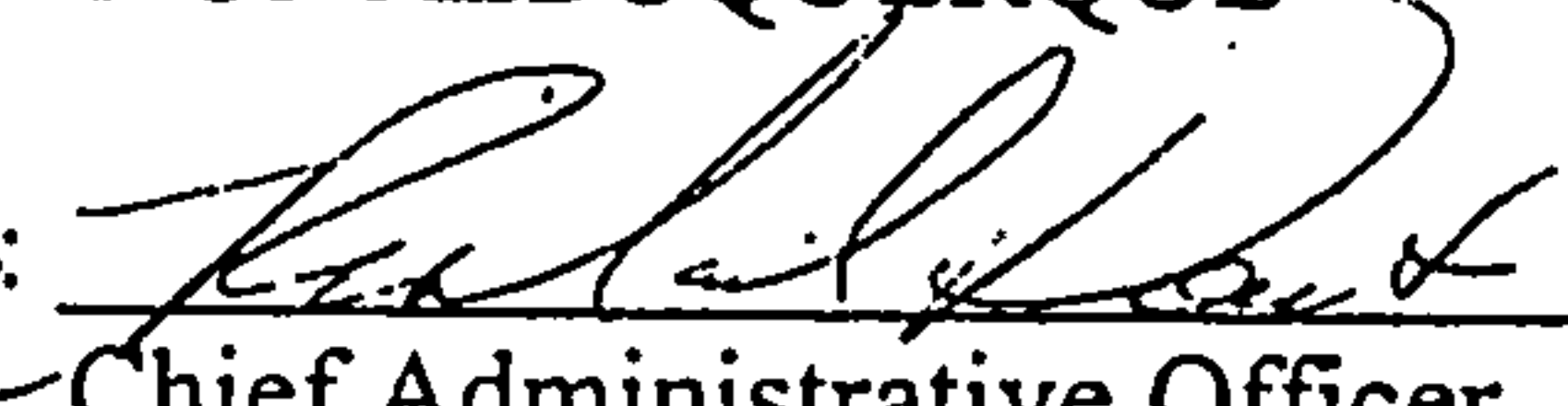
NEW MEXICO BANK & TRUST



Brad Marsh  
Senior Vice President

ACCEPTED:

CITY OF ALBUQUERQUE

By:   
Chief Administrative Officer *Q. Greer*

Dated: 7-11-05

*WJE 7/11/05*

# 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...**

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: PARKS CUSTOM BUILDERS, INC. PHONE: 798-9301

ADDRESS: 6501 WYOMING NE, BLDG F, STE. 330 FAX: 798-9302

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary interest in site: PURCHASER List all owners: PARKS COMPANY OF NEW MEXICO, INC.

AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112

ADDRESS: 4116 LOMAS BL NE FAX: 268-2032

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOL.COM

DESCRIPTION OF REQUEST: CONSOLIDATE LOTS 11, 12, 21, 22 INTO 1 LOT; DEDICATE RIGHT OF WAY; GRANT PUBLIC UTILITY EASEMENTS

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. 11, 12, 21 & 22 Block: 28, TR. A Unit: B

Subdiv. / Addn. NORTH ALBUQUERQUE ACRES

Current Zoning: SU2-IP Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): C18 No. of existing lots: 4 No. of proposed lots: 1

Total area of site (acres): 3.545 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. SEE ATTACHED 101806443540610322 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BL NE

Between: SAN PEDRO and LOUISIANA

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): Proj # 1003865, 05DRB - 00006, 287-42-1, DRB 99-187

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team? Date of review: 1-12-05

SIGNATURE TERESE C. FORSTBAUER DATE 3/29/05

(Print) TERESE C. FORSTBAUER FOR FORSTBAUER SURVEYING LLC. Applicant  Agent

**FOR OFFICIAL USE ONLY**

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- GIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>05DRB - 00521</u>	<u>P.F.</u>	<u>SC3</u>	<u>\$ 215.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>4-6-05</u>		Total	<u>\$ 235.00</u>

*[Signature]*

3-29-05

Project # 1003865

Form revised 4/04

Site  
Plan

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

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

FORSTBAUER SURVEYING, LLC

TERESE C. FORSTBAUER

TERESE C. Forstbauer 3/29/05  
Applicant signature / date

Applicant name (print)

Form revised 11/04

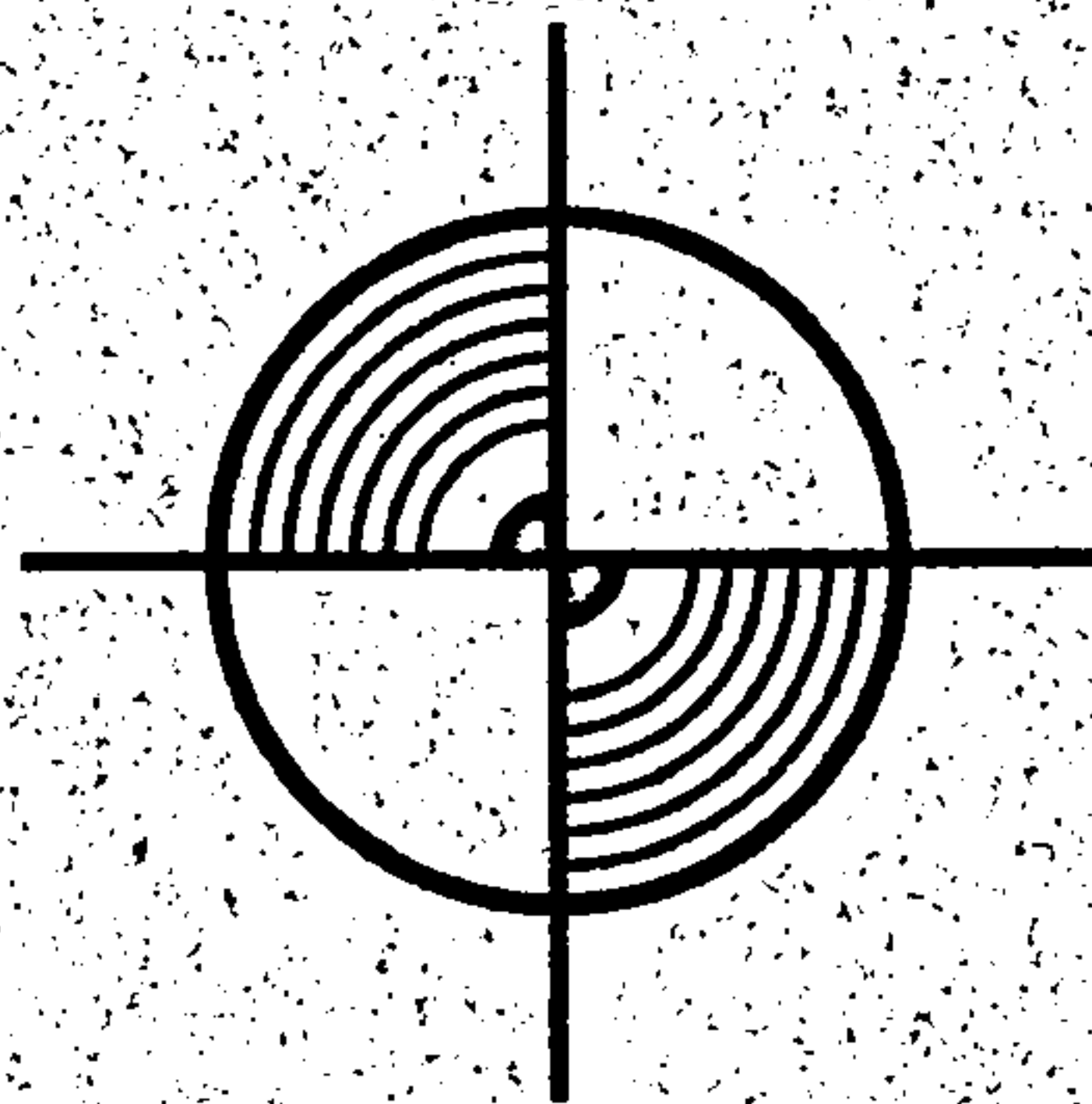


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
OSDRB- \_\_\_\_\_ -00521

[Signature] 3-29-05  
Planner signature / date  
**Project # 1003865**





# Forstbauer Surveying Company, LLC

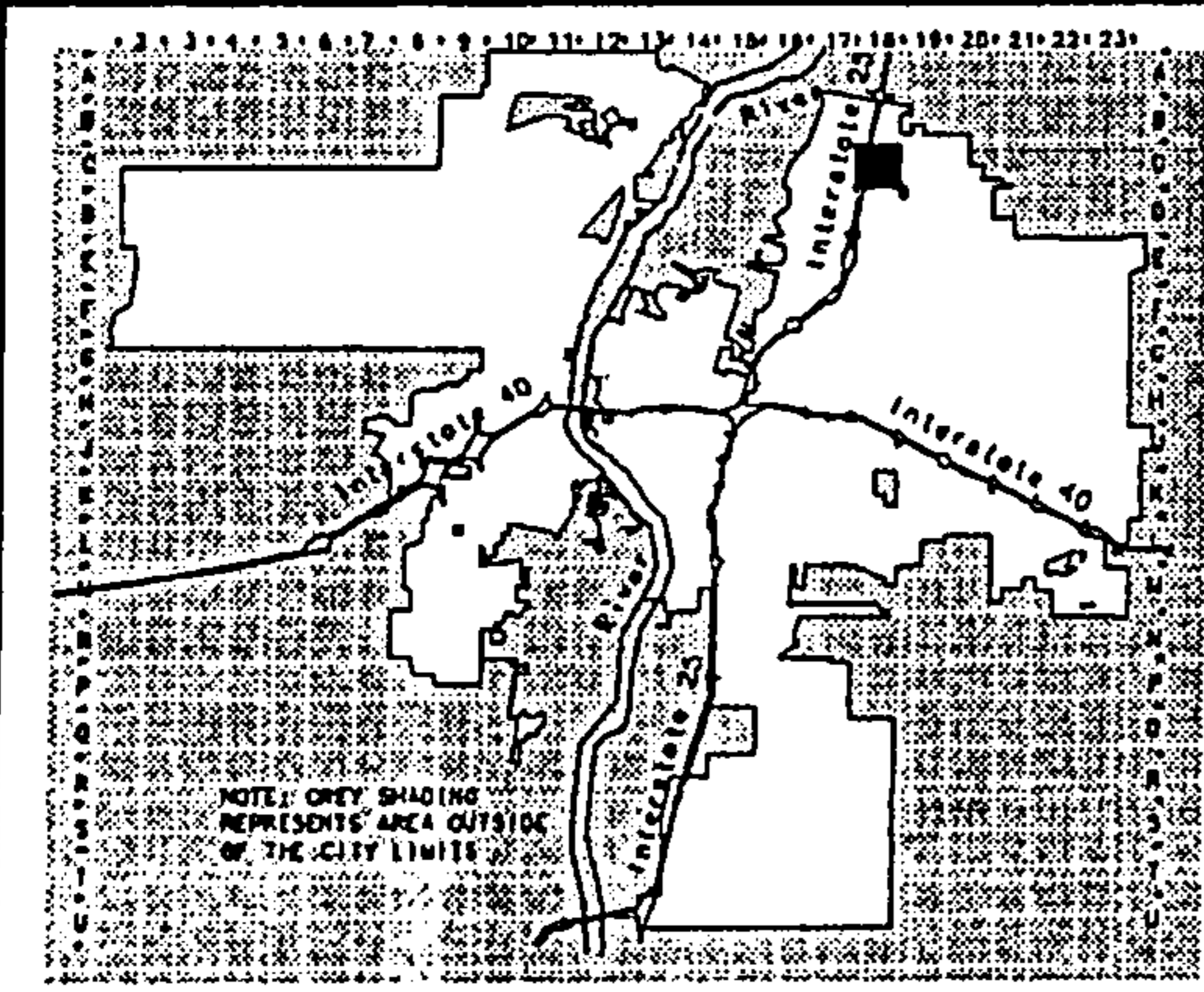
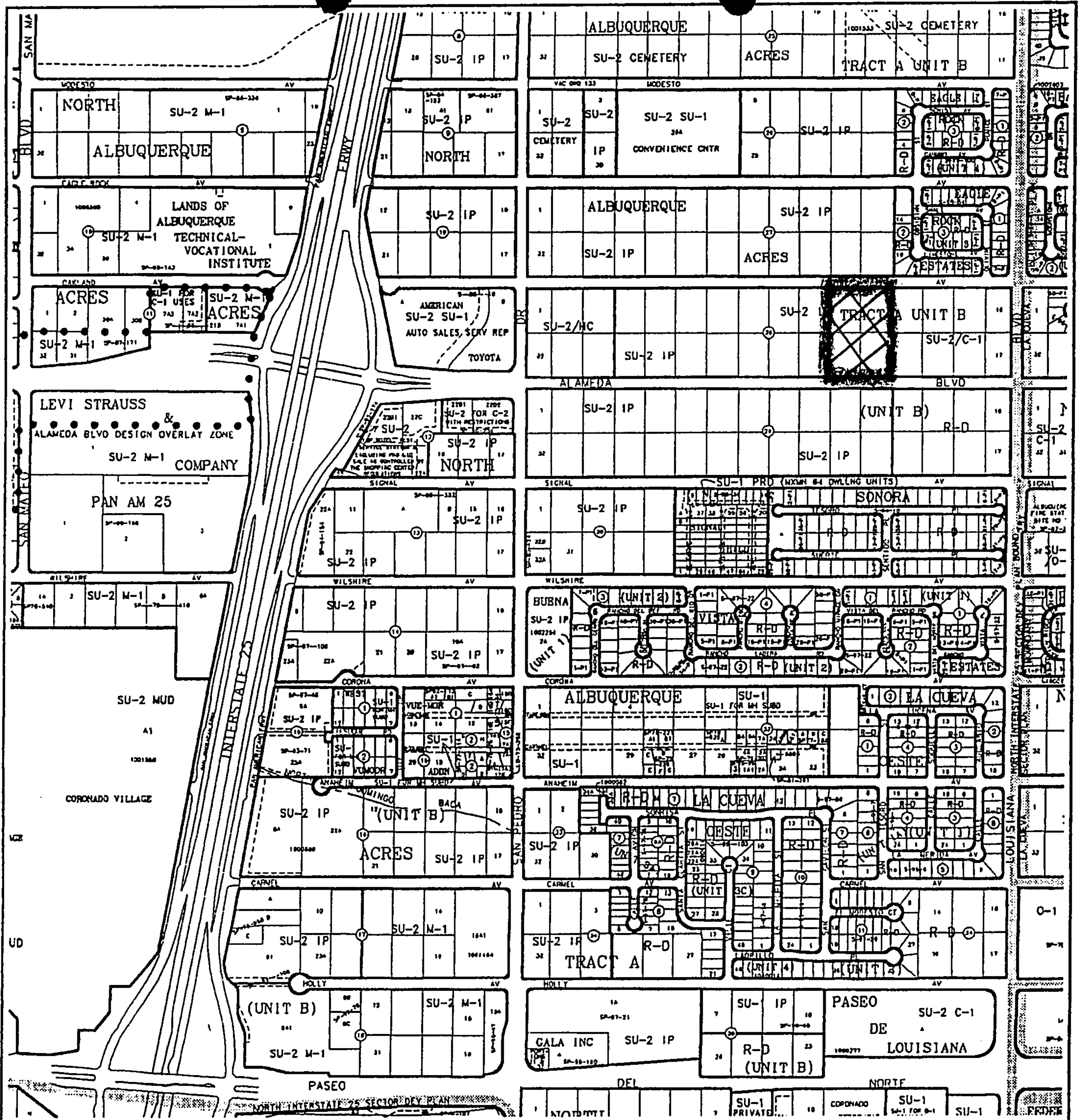
Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor

March 29, 2005

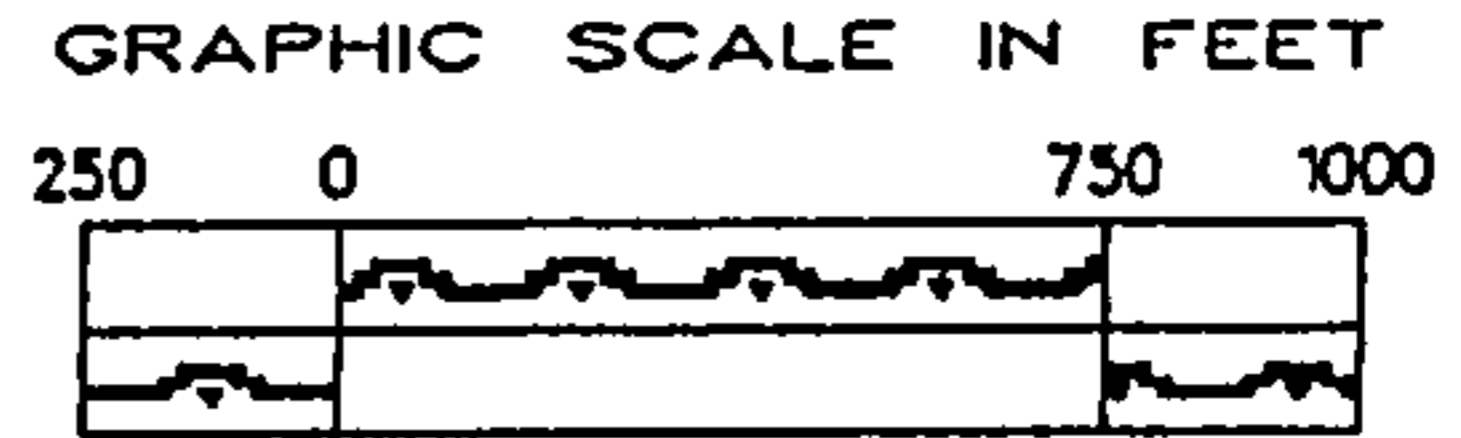
To: Development Review Board

Re: Lots 11, 12, 21 & 22, Block 28, Tract A, Unit B, North Albuquerque Acres

Forstbauer Surveying LLC requests DRB Preliminary / Final Plat approval regarding proposed consolidation of said Lots 11, 12, 21 & 22 into one tract; additional right-of-way dedication: granting of public utility easements as shown on the attached plat. It is anticipated that the proposed lot consolidation will be needed for potential development. A site plan and grading and drainage plan are in process.



CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page  
**C-18-Z**  
Map Amended through July 31, 2003

March 29, 2005

To: Development Review Board

From: Forstbauer Surveying LLC

Re: List of UPC numbers to accompany Preliminary/Final plat submittal  
for Lots 11, 12, 21 & 22, Block 28, Tract A, Unit B, North  
Albuquerque Acres

Lot 11:

UPC# 101806443540610322

Lot 12:

UPC# 101806445240610321

Lot 21:

UPC# 101806445238310312

Lot 22:

UPC# 101806443538310311

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

**PAID RECEIPT**

APPLICANT NAME Park's Custom Bldgs  
 AGENT ForstBauer Surveying  
 ADDRESS 4116 Lomas Blvd NE  
 PROJECT & APP # 1003865/05 DRB 00521  
 PROJECT NAME N. Albg. Acres

Cit of Albuquerque  
Treasury Division

3/29/2005 9:45AM LOC: ANNX  
 RECEIPT# 00037933 WSH 006 TRANSH 0009  
 Account 441006 Fund 0110  
 Activity 4983000 TRSEJA \$235.00  
 Trans Amt \$215.00  
 J24 Misc \$235.00  
 CK \$0.00  
 CHANGE

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 215.00 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
- \$ 235.00 TOTAL AMOUNT DUE

**PARKS CONSTRUCTION, INC.**  
 6501 WYOMING BLVD NE, BLDG. F, SUITE 330  
 ALBUQUERQUE, NM 87109  
 (505) 798-9301

NEW MEXICO BANK & TRUST  
 RIVER SIDE OFFICE  
 P.O. BOX 1048  
 ALBUQUERQUE, NM 87103  
 95-654/1070

2001

PAY TO THE ORDER OF

City of Albuquerque

\$ 215.00

Two Hundred Fifteen and 00/100 \*\*\*\*\* DOLLARS

City of Albuquerque

MEMO

Alameda Storage

*[Signature]*  
 AUTHORIZED SIGNATURE

⑈00200⑈ ⑆10700654⑆ 613 397 9⑈

**FORSTBAUER SURVEYING LLC 6-90**  
 4116 LOMAS BLVD. NE  
 ALBUQUERQUE, NM 87110  
 (505) 268-2112

12141

DATE 3/29/05 95-32-1070

PAY TO THE ORDER OF City of Albuquerque

\$ 20.00

Twenty and no/100

CITY OF ALBUQUERQUE DOLLARS  
 Treasury Division

**Bank of America.**

ACH R/T 107000327

FOR \_\_\_\_\_

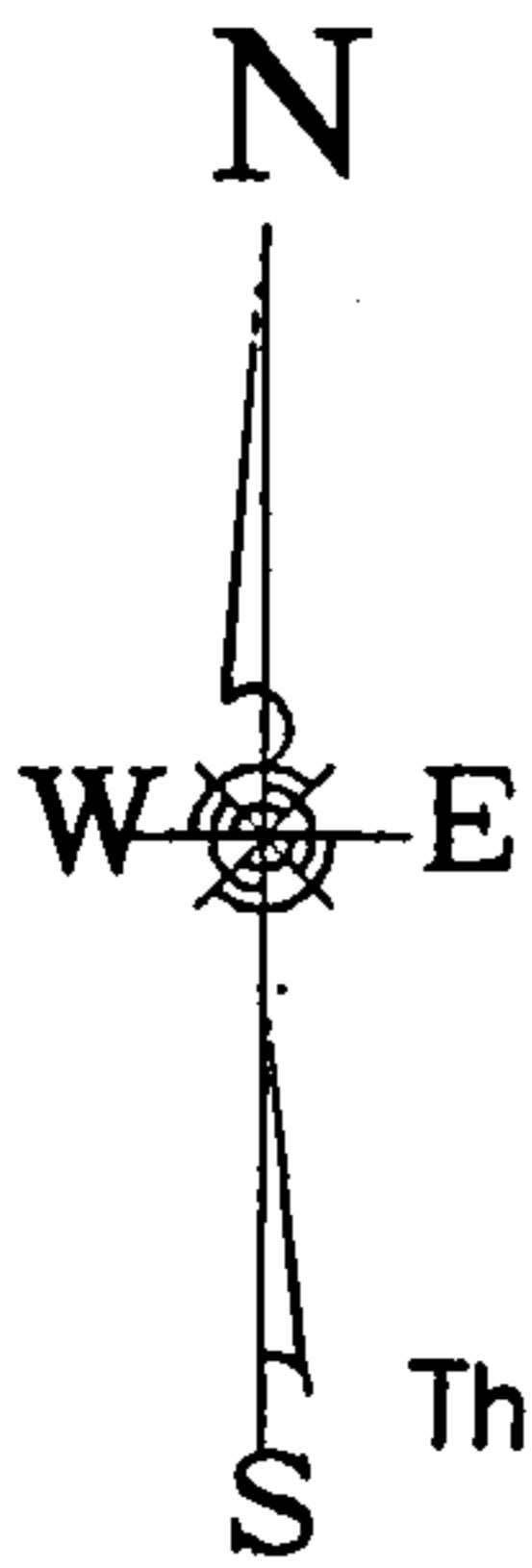
3/29/2005 9:45AM LOC: ANNX  
 RECEIPT# 00037933 WSH 006 TRANSH 0009  
 TRSEJA

⑈01214⑈ ⑆107000327⑆ 000126995596⑈

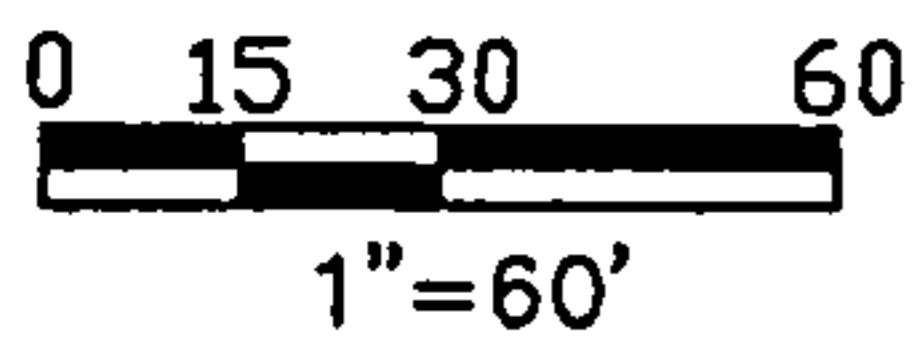
\$235.00

*Original Submittal FOR SKETCH PLAT - PROPERTY IS VACANT - SEE FINAL PLAT FOR ROW DEDICATION & PUES TO BE GRANTED*

Sketch Plat Consolidation  
Proposed Lot 22-A, Block 28  
Tract A, Unit B  
North Albuquerque Acres  
Being a Replat of  
Lots 11, 12, 21 & 22, Block 28, Tract A, Unit B  
North Albuquerque Acres  
Projected Section 13, T.11N., R.3E., N.M.P.M.  
City of Albuquerque, Bernalillo County, New Mexico  
January 2005

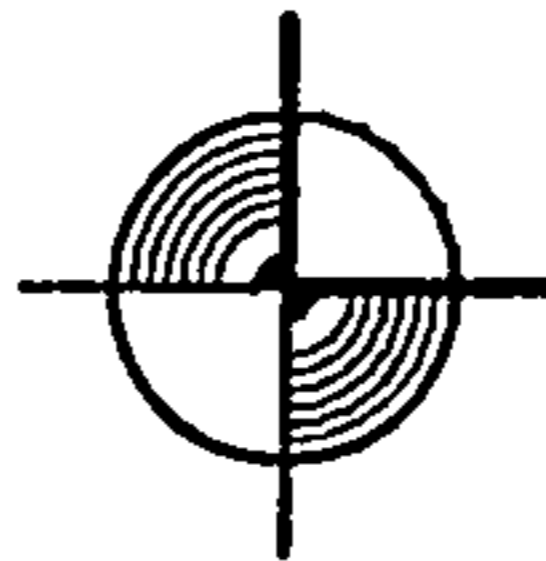
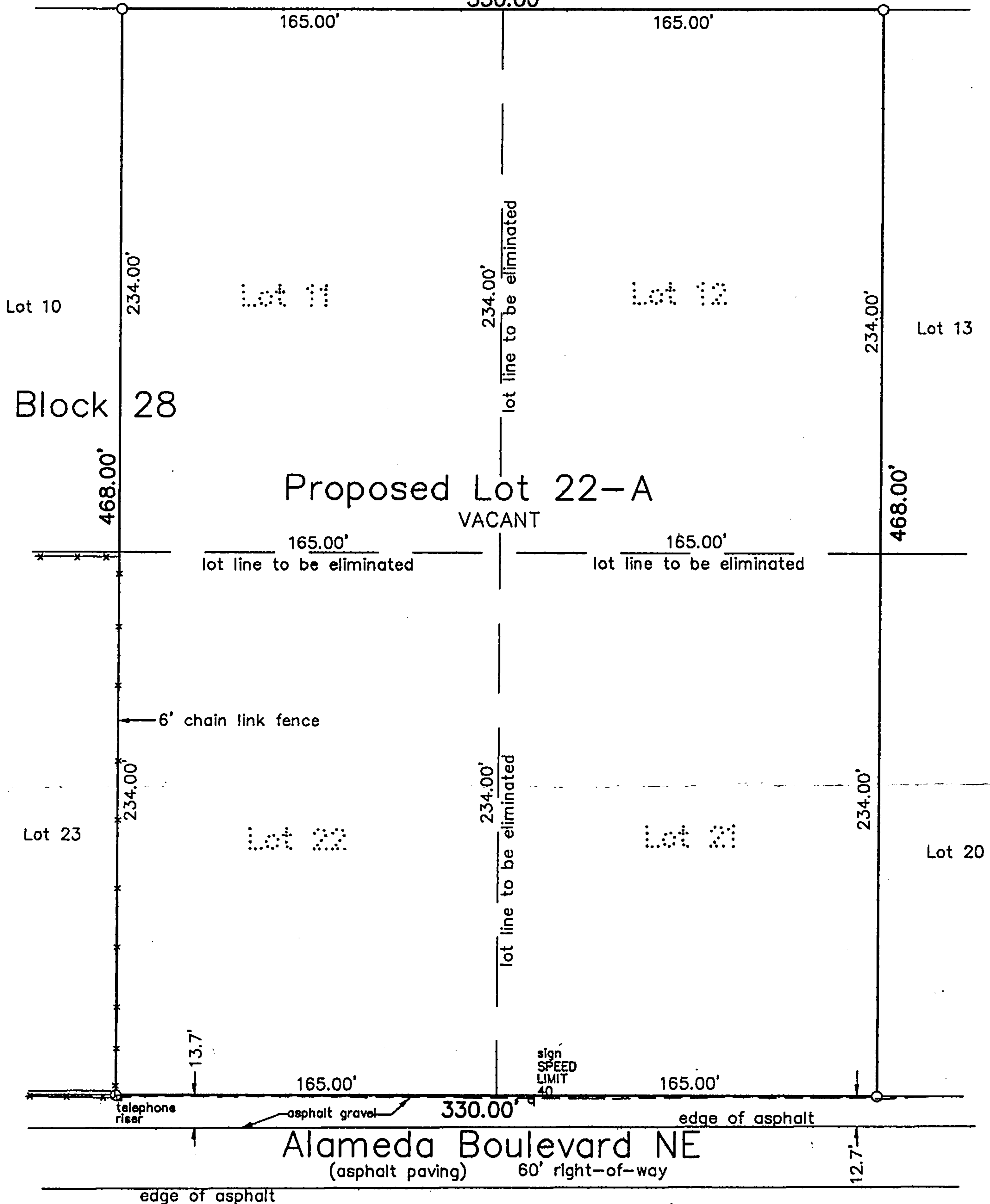


The purpose of this plat is to consolidate Lots 11, 12, 21 & 22 into one (1) lot.



Oakland Avenue NE

(dirt)  
60' right-of-way  
330.00'



Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

*Chair*

15 SMM

Date Submitted: February 4, 2005  
Date Site Plan Approved:  
Date Preliminary Plat Approved: 04/27/05  
Date Preliminary Plat Expires: 07/27/06  
DRB Project No.: 700-3-865  
DRB Application No.: 05DRB-0052

OAKLAND SELF STORAGE

PROPOSED NAME OF PLAT *Site Plan For B.P.*

LOTS 11,12,21, & 22 NORTH ALBUQUERQUE ACRES  
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 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 Unser 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 Const Engineer
		Std.	Curb & gutter (south)	OAKLAND AVE NE	NW prop. corner	NE property corner	/	/	/
		Med.	Curb & gutter <i>** Δ</i>	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
		Std.	Curb & gutter <i>** Δ</i>	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
		6'	PCC Sidewalk (south)	OAKLAND AVE NE	NW prop. corner	NE property corner	/	/	/
		6'	PCC sidewalk <i>** Δ</i>	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
		<i>24' F-E * 20' F-C.L. SM</i>	<i>residential</i> Arterial paving (remove C.L. to edge 4'±)	OAKLAND AVE NE	NW prop. corner	NE property corner	/	/	/
		30' FF	Arterial paving <i>** Δ</i>	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
	742481	8"	Waterline <i>*</i>	OAKLAND AVE NE	NW prop. corner	NE prop. corner	/	/	/
		8"	Waterline <i>** Δ</i>	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
		<i>8" SM</i>	Fireline	<i>OAKLAND AVE</i>			/	/	/
	742481	8"	Sanitary sewer <i>*</i>	OAKLAND AVE NE	NW prop. Corner	NE prop. Corner	/	/	/
		8"	Sanitary sewer <i>** Δ</i>	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
		<i>8"</i>	<i>Sanitary sewer</i>	<i>GLEN MITOR LANE</i>	<i>OAKLAND</i>	<i>GLENLOCHY WAY</i>	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
24"	RCP storm drain	OAKLAND AVE NE	NW prop. Corner	NE prop. Corner
24" 30" SM	RCP storm drain *** Δ	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner

Private Inspector	City Inspector	City Const Engineer
/	/	/
/	/	/

\*\*\* IMPROVEMENTS TO BE DEFERRED (ALSO PRELIMINARY 'B')

\* COA PROJECT NO. 722481 (OAKLAND ESTATES)

NOTES

1. ~~Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.~~
2. All water to include fire hydrants, valves, and appurtenances per DPM. Sanitary sewer to include manholes per DPM.
3. Paving improvements to include pavement tapers (east and west) per DPM.
4. Landscaping is required for all public roadways.

AGENT/OWNER

Scott M. McGee  
NAME (print)

Isaacson & Arfman, P.A.  
FIRM

Scott M McGee 2/14/05  
SIGNATURE - date  
4/27/05

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Sharon Watson* 4/27/05 DRB CHAIR - date  
*Christina Sandoval* 4/27/05 PARKS & GENERAL SERVICES - date  
*[Signature]* 4-27-05 TRANSPORTATION DEVELOPMENT - date  
*Roger Green* 4/27/05 UTILITY DEVELOPMENT - date  
*Bradley L. Bigham* 4/27/05 CITY ENGINEER - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
Δ	6-13-05	<i>[Signature]</i>	<i>[Signature]</i> / <i>[Signature]</i> / <i>[Signature]</i> for BB	<i>SM</i>

*Claire*

15 SMM

Date Submitted: February 4, 2005

Date Site Plan Approved:

Date Preliminary Plat Approved:

Date Preliminary Plat Expires:

DRB Project No.:

DRB Application No.:

04/27/05  
07/13/06  
100-3865  
05DRB-0052

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

OAKLAND SELF STORAGE

PROPOSED NAME OF PLAT *Site Plan For B.P.*

LOTS 11,12,21, & 22 NORTH ALBUQUERQUE ACRES

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 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 Unser 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 Const Engineer
		Std.	Curb & gutter (south)	OAKLAND AVE NE	NW prop. corner	NE property corner	/	/	/
		Med.	Curb & gutter (north)	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
		Std.	Curb & gutter (north)	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
		6'	PCC Sidewalk (south)	OAKLAND AVE NE	NW prop. corner	NE property corner	/	/	/
		6'	PCC sidewalk (north)	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
		24' F-E # 20' F-C.L. SM	residential Arterial paving (remove C.L. to edge 4'+)	OAKLAND AVE NE	NW prop. corner	NE property corner	/	/	/
		30' FF	Arterial paving	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
	742481	8"	Waterline *	OAKLAND AVE NE	NW prop. corner	NE prop. corner	/	/	/
		8"	Waterline	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
		8" SM	Fireline	OAKLAND AVE			/	/	/
	742481	8"	Sanitary sewer *	OAKLAND AVE NE	NW prop. Corner	NE prop. Corner	/	/	/
		8"	Sanitary sewer	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner	/	/	/
		8"	Sanitary sewer	GLEN MHOR LANE	OAKLAND	GLENLOCHY WAY	/	/	/



ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
24"	RCP storm drain	OAKLAND AVE NE	NW prop. Corner	NE prop. Corner
24" 30" SM	RCP storm drain	ALAMEDA BLVD NE	NW prop. Corner	NE prop. Corner

Private Inspector	City Inspector	City Const Engineer
/	/	/
/	/	/

\* COA PROJECT NO. 7424 81 ( OAKLAND ESTATES)

NOTES

- ~~Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.~~
- All water to include fire hydrants, valves, and appurtenances per DPM. Sanitary sewer to include manholes per DPM.
- Paving improvements to include pavement tapers (east and west) per DPM.
- Landscaping is required for all public roadways.

AGENT/OWNER

Scott M. McGee  
NAME (print)

Isaacson & Arfman, P.A.  
FIRM

*Scott M McGee* 2/14/05  
SIGNATURE - date  
4/27/05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Sharon Watson* 4/27/05  
DRB CHAIR - date

*Christina Sandoval* 4/27/05  
PARKS & GENERAL SERVICES - date

*[Signature]* 4-27-05  
TRANSPORTATION DEVELOPMENT - date

*Rogent Green* 4/27/05  
UTILITY DEVELOPMENT - date

*Bradley J. Brian* 4/27/05  
CITY ENGINEER - date

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

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

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

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



Supplemental form

**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

**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: JAY PARKS PHONE: 798.9301  
 ADDRESS: 6501 Wyoming Blvd. NE FAX: 798.9302  
 CITY: Alb STATE NM ZIP 87109 E-MAIL: -  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Dorman Breen Architects PHONE: 792.8160  
 ADDRESS: 10305 Timan Pl. NW FAX: 792.8160  
 CITY: Alb STATE NM ZIP 87114 E-MAIL: dormanbreen-west@comcast.net

DESCRIPTION OF REQUEST: seek approval of site plan for building permit for a self-storage facility

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

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

Lot or Tract No. Lot 22A, Tract A Block: 28 Unit: B  
 Subdiv. / Addn. North Albuquerque Acres Subdivision  
 Current Zoning: SV-2, IP Proposed zoning: same  
 Zone Atlas page(s): C-18.2 No. of existing lots: one No. of proposed lots: same  
 Total area of site (acres): 3.30 Density if applicable: dwellings per gross acre: 46% dwellings per net acre: one  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101806443540610322 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: on Oakland Ave NE  
 Between: San Pedro and Louisiana

**CASE HISTORY:**

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

PKB 1003865, APP 05-00006

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

SIGNATURE Mark Baccet DATE 2/15/05  
 (Print) Mark Baccet \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>05DRB 00304</u>	<u>SBP</u>	<u>PC3</u>	\$ <u>385.00</u>
_____	<u>CME</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>2.23.05</u>			Total \$ <u>405.00</u>

Shepherd 2-15-05  
 Planner signature / date

Project # 100 3865

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

**SKETCH PLAN REVIEW AND COMMENT**

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - 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.
  - NA* Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - H-205* Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - in packet* Completed Site Plan for Building Permit Checklist
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Pend.* Blue-line copy of Site Plan with Fire Marshal's stamp *will be on mylar*
  - 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.

Mark Barwick  
Applicant name (print)

Chris Barwick 2/15/05  
Applicant signature / date

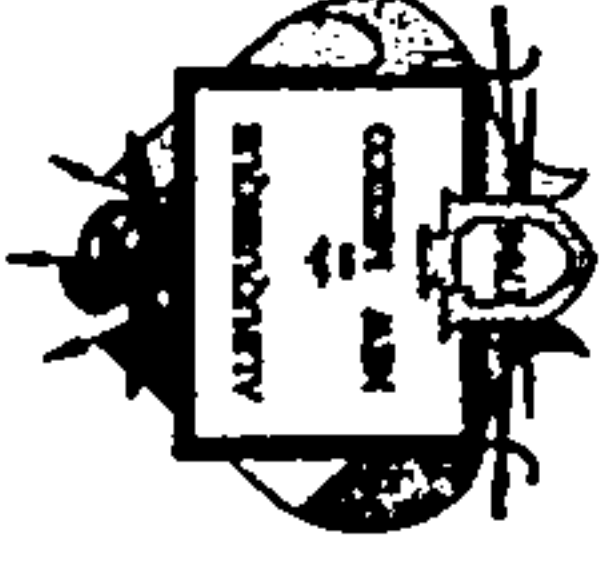


Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
050RB - 00304  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

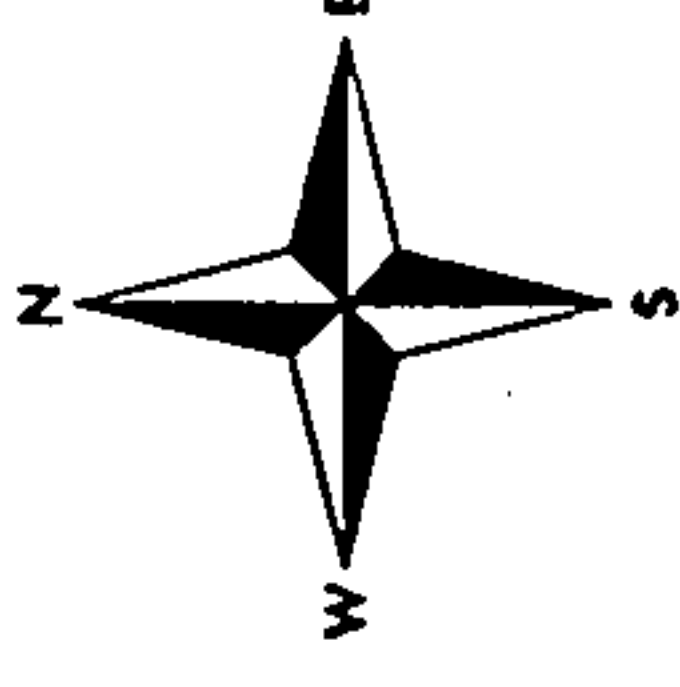
[Signature] 2-15-05  
Planner signature / date

**Project #** 1003865

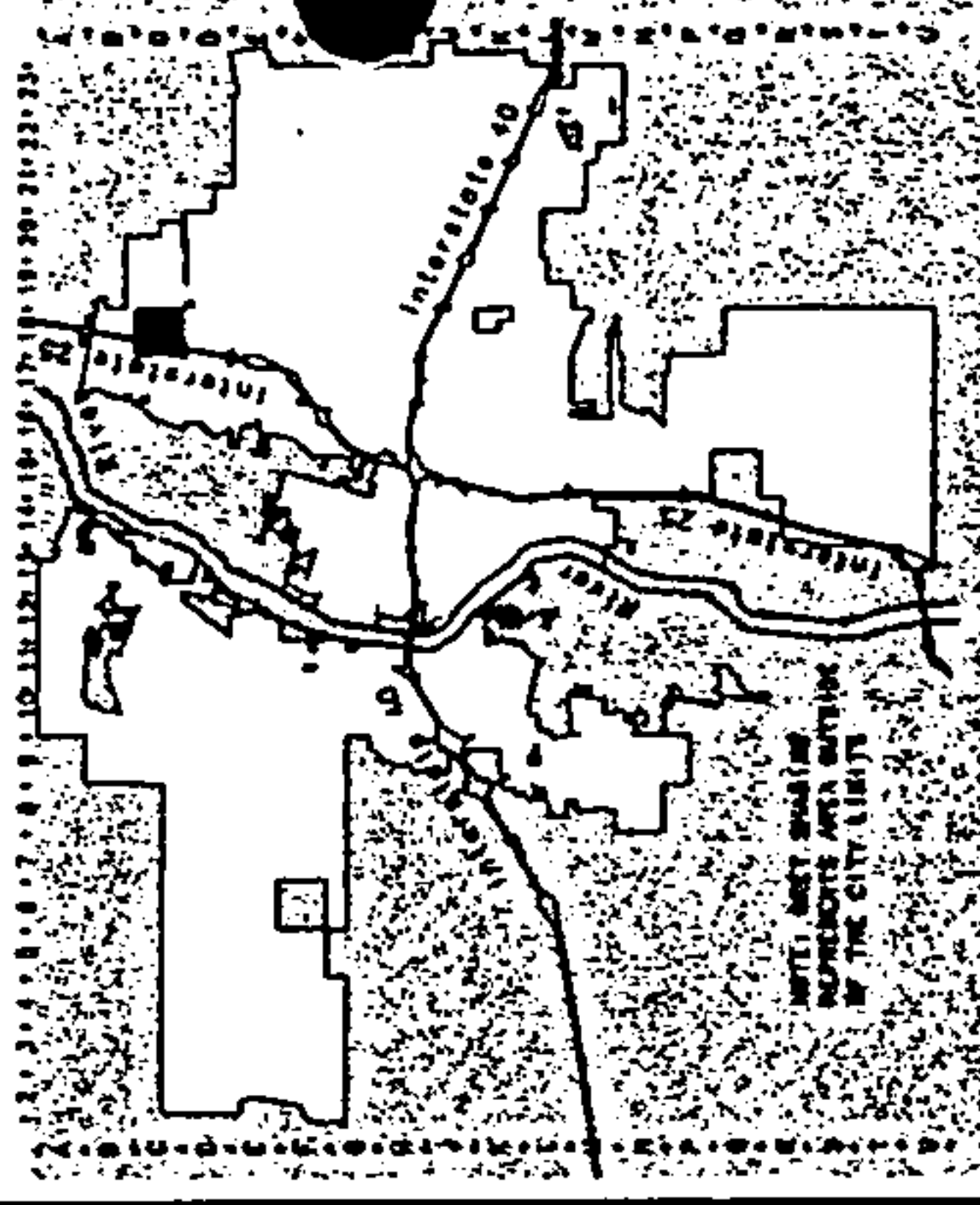
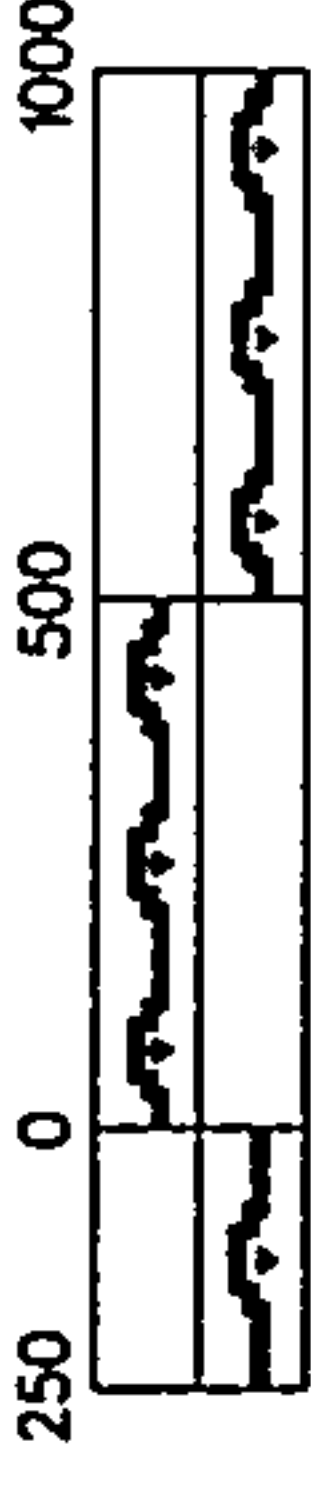


CITY OF  
Albuquerque

**A** **G** **I** **S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 1998

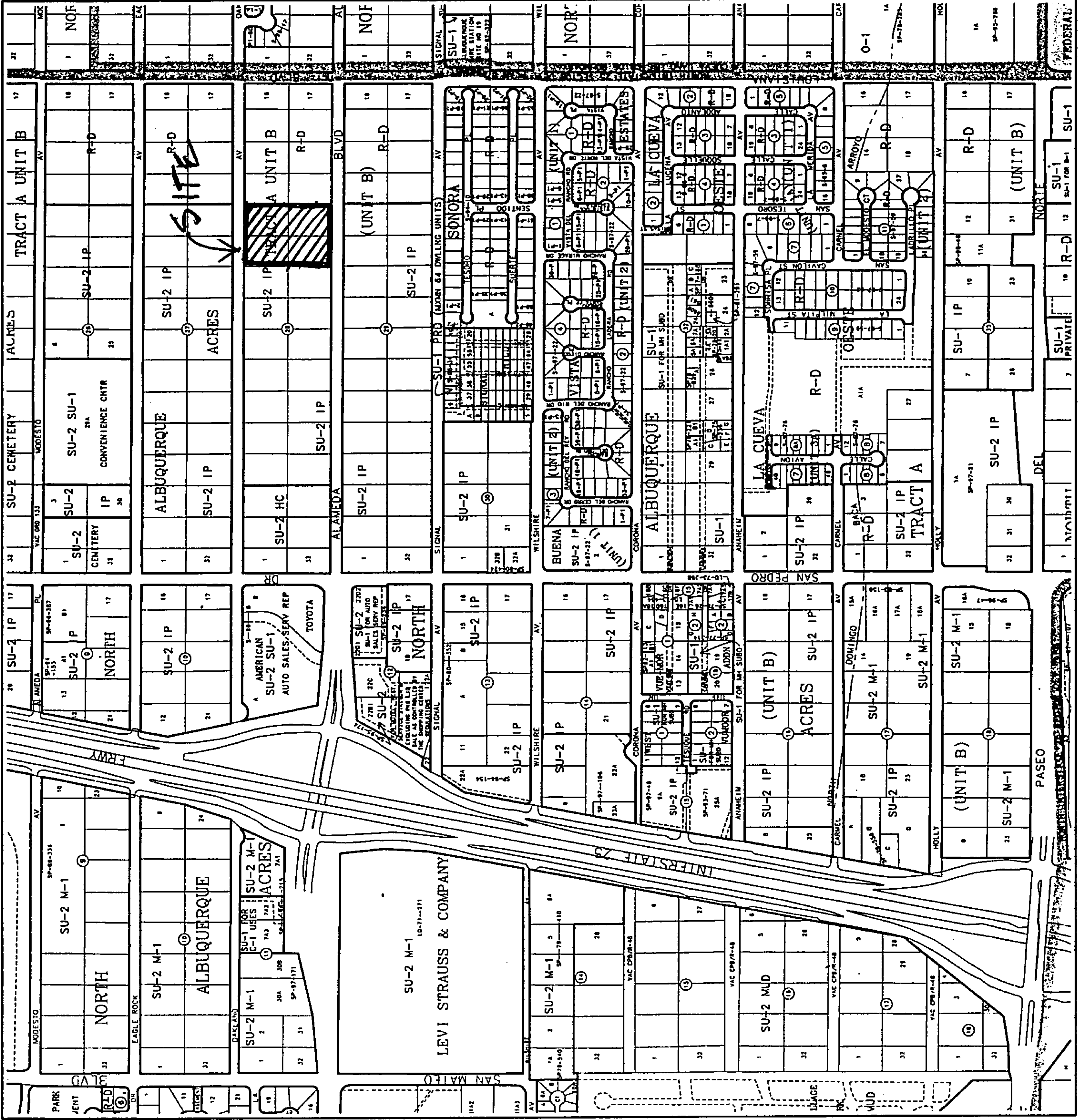


GRAPHIC SCALE IN FEET



Zone Atlas Page  
**C-18-Z**

Map Amended through  
June 26, 1998





ACTION REQUESTED OF THE Development Review Board (DRB):  
**Approval of: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**Regarding a new facility for:**  
ALAMEDA STORAGE Co.  
6800 Oakland Ave. NE  
Albuquerque, New Mexico, 87113

Location: Located South of Oakland Ave. NE,  
Between San Pedro Dr. & Louisiana Blvd.

Justification for DRB approval:

This new self-service storage facility is to be built on a vacant property located within the North I-25 Sector Development Plan boundaries in an area currently designated for "Industrial Park" uses. The property is zoned SU-2 / IP; a Warehouse Facility is a "Permissive Use" as per the zoning code for an Industrial Park zone.


This new development is bounded partially on the West by an existing automobile dismantling business. The remaining West boundary & East boundary of this property abut vacant land parcels.

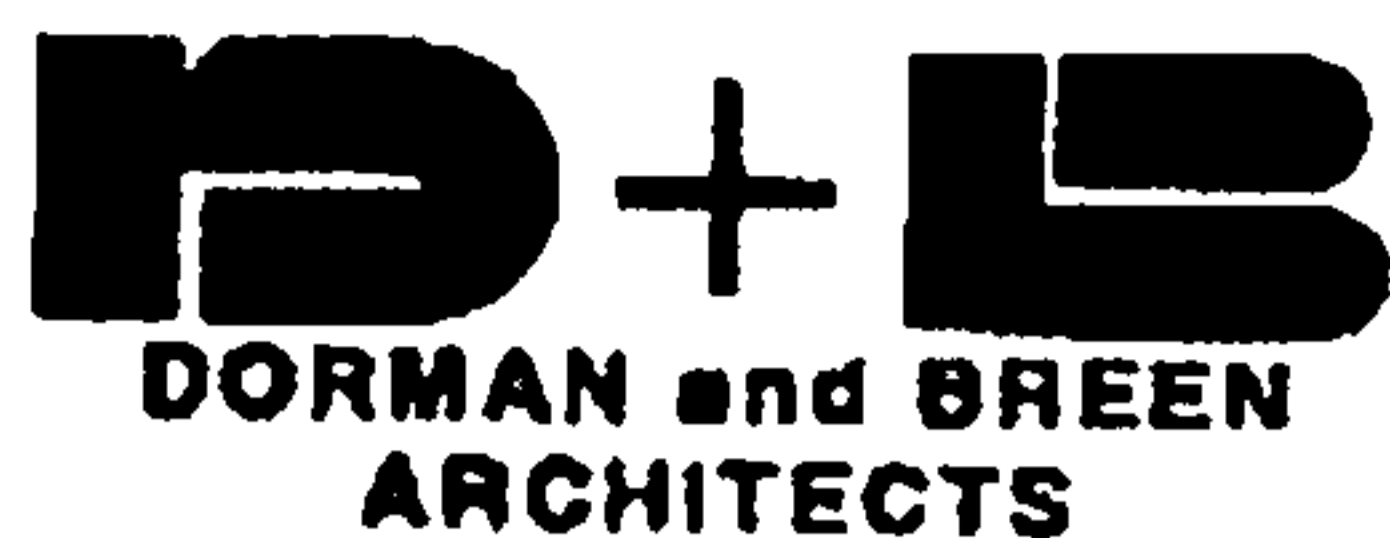
The neighborhood contains a multitude of high-density residential developments. There is a growing need for a self-service storage facility to provide additional storage to this growing neighborhood.

Agent for the owner:

Dorman/Breen Architects

Contact person: Mark Baczek, AIA @ ofc:792-8160, fax: 792-8160

 2/15/05



**To: The City of Albuquerque Development Review Board (DRB)**

**Assignment of Dorman Breen Architects as Owner's Agent**

**Project Architect:**

Mark Baczek, AIA  
Ofc: 505-792-8160  
Fax: 505-792-8160

**Property:**

6800 Oakland Ave. NE  
Albuquerque, New Mexico, 87113  
Legal Description: Lot 22a, Block 28, Tract A, Unit B  
North Albuquerque Acres, Bernalillo County, City of Albuquerque, New Mexico  
Location: Located South of Oakland Ave. NE,  
Between San Pedro Dr. & Louisiana Blvd.

**Current Property Owner:**

Jay Parks  
6501 Wyoming Blvd, NE  
Bldg F, Suite 330  
Albuquerque, New Mexico 87109

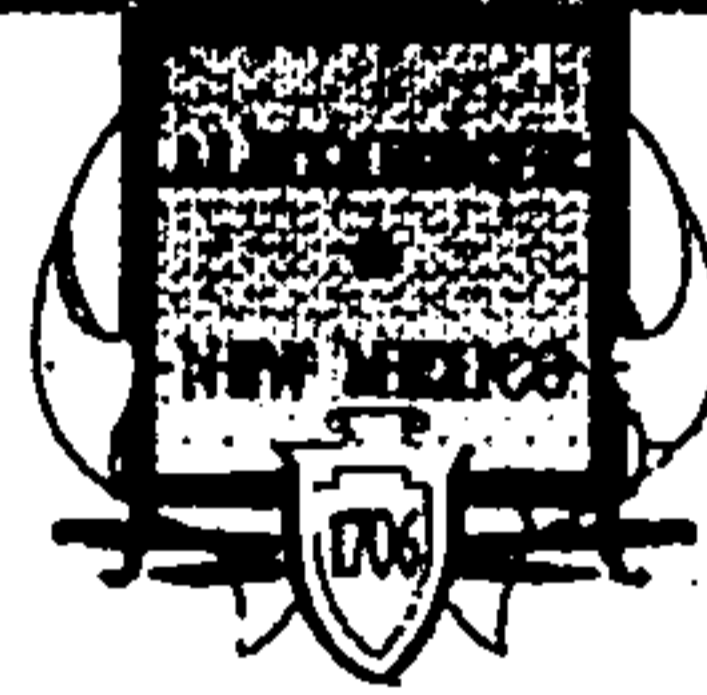
I hereby designate Dorman Breen Architects as Owner's Agent for purposes relating to the acquisition of a Site Development Plan for Building Permit Approval.

Owner: Jay Parks Date: 2/15/05  
Jay Parks, Property Owner

# north

sector  
development  
plan

City of Albuquerque  
Planning Department  
January 1998





## Written Project Summary

### **Regarding a new facility for:**

ALAMEDA STORAGE Co.  
6800 Oakland Ave. NE  
Albuquerque, New Mexico, 87113

Location: Located South of Oakland Ave. NE,  
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This new development is bounded partially on the West by an existing automobile dismantling business. The remaining West boundary & East boundary of this property abut vacant land parcels.

The neighborhood contains a multitude of high-density residential developments. There is a growing need for a self-service storage facility to provide additional storage to this growing neighborhood.

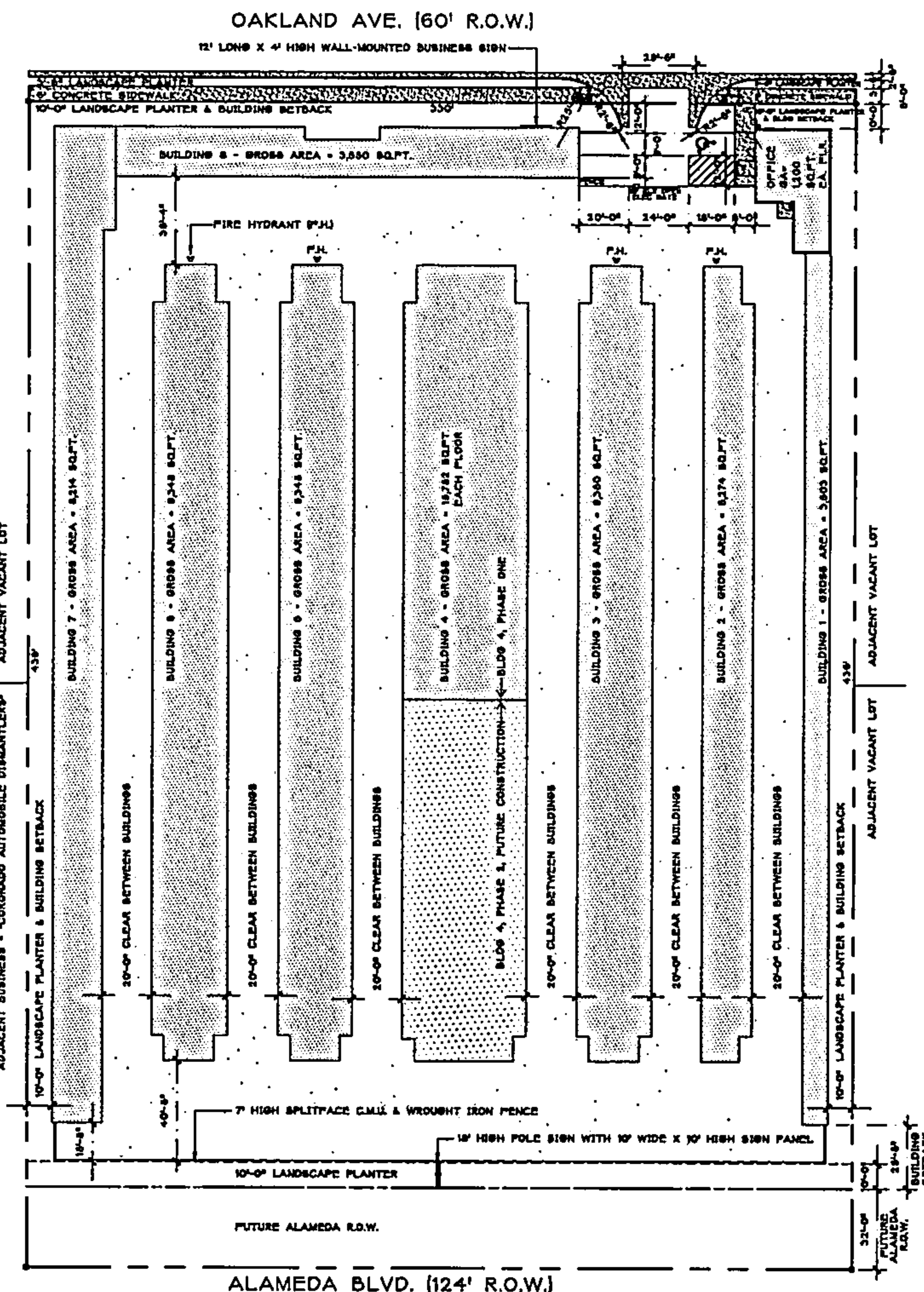
The storage buildings & the office building will be constructed of pre-engineered steel modules. The facility will be surrounded by a continuous 10' wide landscape buffer. The south side of the facility will be protected by a security fence constructed of split-faced C.M.U.'s & wrought iron. All the colors of the buildings & the CMU wall will be selected from neutral "Desert Indigenous" colors.

Agent for the owner:

Dorman/Breen Architects

Contact person: Mark Baczek, AIA @ ofc:792-8160, fax: 792-8160



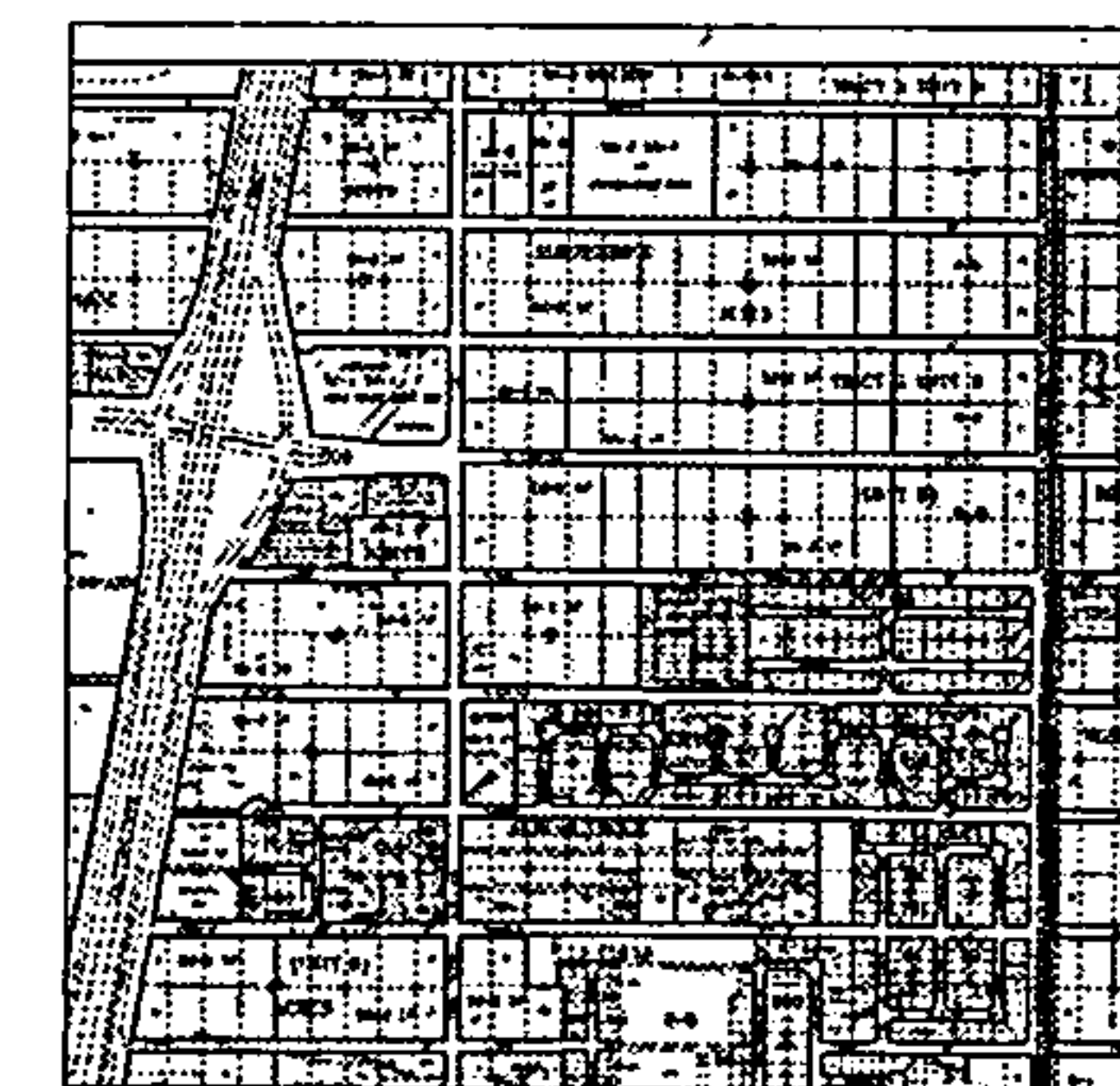


**LAND USE DATA**

	TOTALS
	RS. FT.
TOTAL LOT AREA -	142,840
GROSS AREA OF ALL BUILDINGS, PHASE 1 & PHASE 2 -	88,818
BUILDING/LOT DENSITY RATIO -	48%
NET LOT AREA -	77,382
REQUIRED 15% LANDSCAPE AREA -	11,607 - 15%
<b>LANDSCAPE PLANTER AREAS PROVIDED</b>	
10' WIDE NORTH STREET FRONTAGE PLANTER -	2,834
10' WIDE SOUTH STREET FRONTAGE PLANTER -	3,300
6' WIDE EAST SIDE YARD PLANTER -	4,210
6' WIDE WEST SIDE YARD PLANTER -	4,210
<b>TOTAL LANDSCAPE PLANTER AREAS PROVIDED -</b>	<b>14,554 - 18%</b>

**SITE PLAN LEGEND**

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- BUILDING AREA PHASE ONE CONSTRUCTION
- BUILDING AREA FUTURE CONSTRUCTION



**SITE LOCATION**  
1" = 100'

**PROJECT DATA**

**LEGAL DESCRIPTION:**  
LOT NORTH ALBUQUERQUE ACRES SUBDIVISION, BERNALILLO COUNTY, ALBUQUERQUE NEW MEXICO.  
**ZONE ATLAS:** C-18-Z  
**ZONE CLASSIFICATION:** SU-2, 1P

**OFF-STREET PARKING REQUIREMENTS:**  
AS PER PLANNING DIRECTOR'S APPROVAL OF THE SITE PLAN, PARKING IS NEEDED FOR THE PUBLIC CLIENTELE ONLY. CLIENTELE USE THE OFFICE PARKING ONLY WHEN SIGNING UP FOR OR TERMINATING SERVICE CONTRACTS. ACCESS TO THE STORAGE UNITS BY THE CLIENTELE SHALL BE THROUGH THE AUTOMATED GATE. OFFICE STAFF SHALL USE STORAGE UNIT PARKING GARAGE SPACES.

**PROVIDED PUBLIC PARKING STALLS - 3 STALLS, INCLUDES 1 REAR VAN ACCESSIBLE STALL.**

**PRIVATE PARKING STALLS SHALL BE AT STORAGE UNIT PARKING GARAGE SPACES.**

**SITE LIGHTING:** SHALL BE PROVIDED BY LIGHT-SHIELDED BUILDING-MOUNTED WALL FIXTURES ONLY. THERE WILL NOT BE ANY POLE LIGHTS.

**SIGNAGE:** A 12' WIDE X 4' HIGH WALL-MOUNTED INTERNALLY ILLUMINATED SIGN SHALL BE PROVIDED AT THE OAKLAND AVE. BUILDING FRONTAGE.

**AN 18' HIGH POLE SIGN WITH AN INTERNALLY ILLUMINATED 10' WIDE X 10' HIGH SIGN PANEL SHALL BE PROVIDED AT THE CENTER OF THE LOT, SOUTH FRONTAGE, INSIDE THE PROPERTY LINE.**

**SITE PLAN**  
SCALE: 1" = 30'-0"



**DORMAN and BREEN**  
LAURENCE BREEN A.I.A.  
SANTA FE, NM 505-982-9198

**RICHARD DORMAN F.A.I.A.**  
ALBUQUERQUE, NM 505-209-8940

**Site development Plan for Building Permit:**  
**ALAMEDA STORAGE**  
6800 Oakland Ave. NE  
ALBUQUERQUE, NM 87113

STATE OF NEW MEXICO  
LAURENCE BREEN  
1362  
REGISTERED ARCHITECT

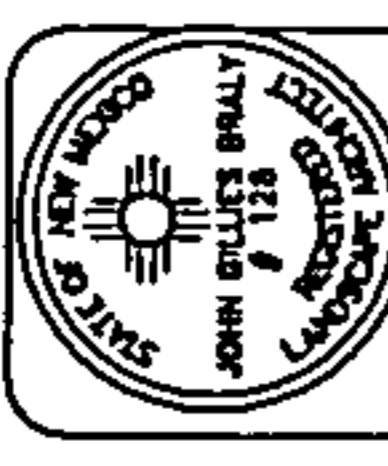
**PROJECT NO.**  
**APPLICATION NO.**

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? (YES OR NO). IF YES, THEN A SET OF APPROVED DDC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.  
**DRS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL:**

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE:
UTILITY DEVELOPMENT DIVISION	DATE:
PARKS RECREATION	DATE:
CITY ENGINEER	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRS CHAIRPERSON, PLANNING DEPT.	DATE:

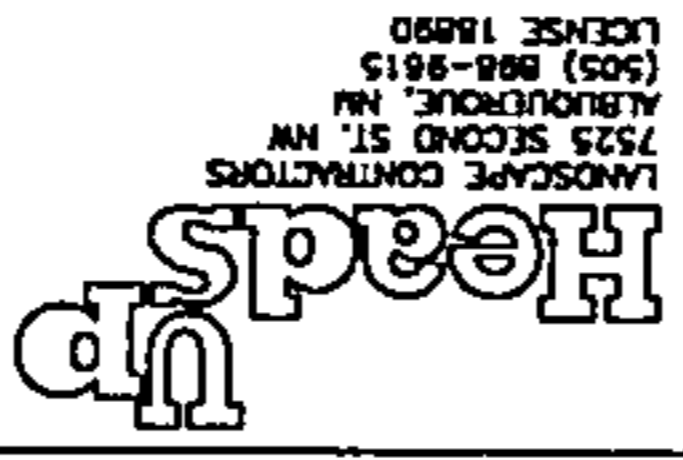
**0442**  
DATE: 1/25/05

**C-1.1**  
1 OF 8



scale

date 2/10/05  
revisions



LANDSCAPE PLAN

OAKLAND AVE.  
SELF STORAGE FACILITY

1-1  
sheet

**PLANT LEGEND**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
CL	11	CLEOMEA	HONEY LOCUST	2" CAL	M
FR	10	FRAXINUS	ASH	2" CAL	M
CR	0	CRATAEGUS	HAWTHORN	15 GAL	M
CH	0	CHAMISILA	DESERT WILLOW	15 GAL	L
+	0	PRUNUS	AUSTRIAN PINE	9'-8" HT.	M
⊗	84	COTONEASTER	SPINY CHERRY	5 GAL	M
⊗	8	JUNIPERUS	SUBARNA	5 GAL	L
⊗	0	RAPHANOLIS	INDICA	5 GAL	L
⊗	26	CHRYSANTHEMUM	INDIGOSUMM	1 GAL	L
⊗	6	BUDLEIA	DAVIDON	5 GAL	M
⊗	25	CARYOPHYLLUS	BUSH BLUEBERRY	5 GAL	M
⊗	12	ROSMARINUS	OFFICINALIS	1 GAL	M
⊗	11	MISCANTHUS	FLORIDENS	1 GAL	M
⊗	21	HEPHERALDE	PARVIFLORA	5 GAL	L
⊗	6	LAVANDULA	ANGUSTIFOLIA	1 GAL	M

**SITE DATA**

143,888 SF  
GROSS LOT AREA  
143,888 SF  
NET LOT AREA  
77,333 SF  
11,600 SF  
REQUIRED LANDSCAPE AREA  
15,534 SF (NOT INCLUDING ROW)  
PROPOSED LANDSCAPE  
PERCENT OF NET LOT AREA  
20%  
REQUIRED STREET TREES  
PROVIDED AT 30' SPACING ALONG STREET

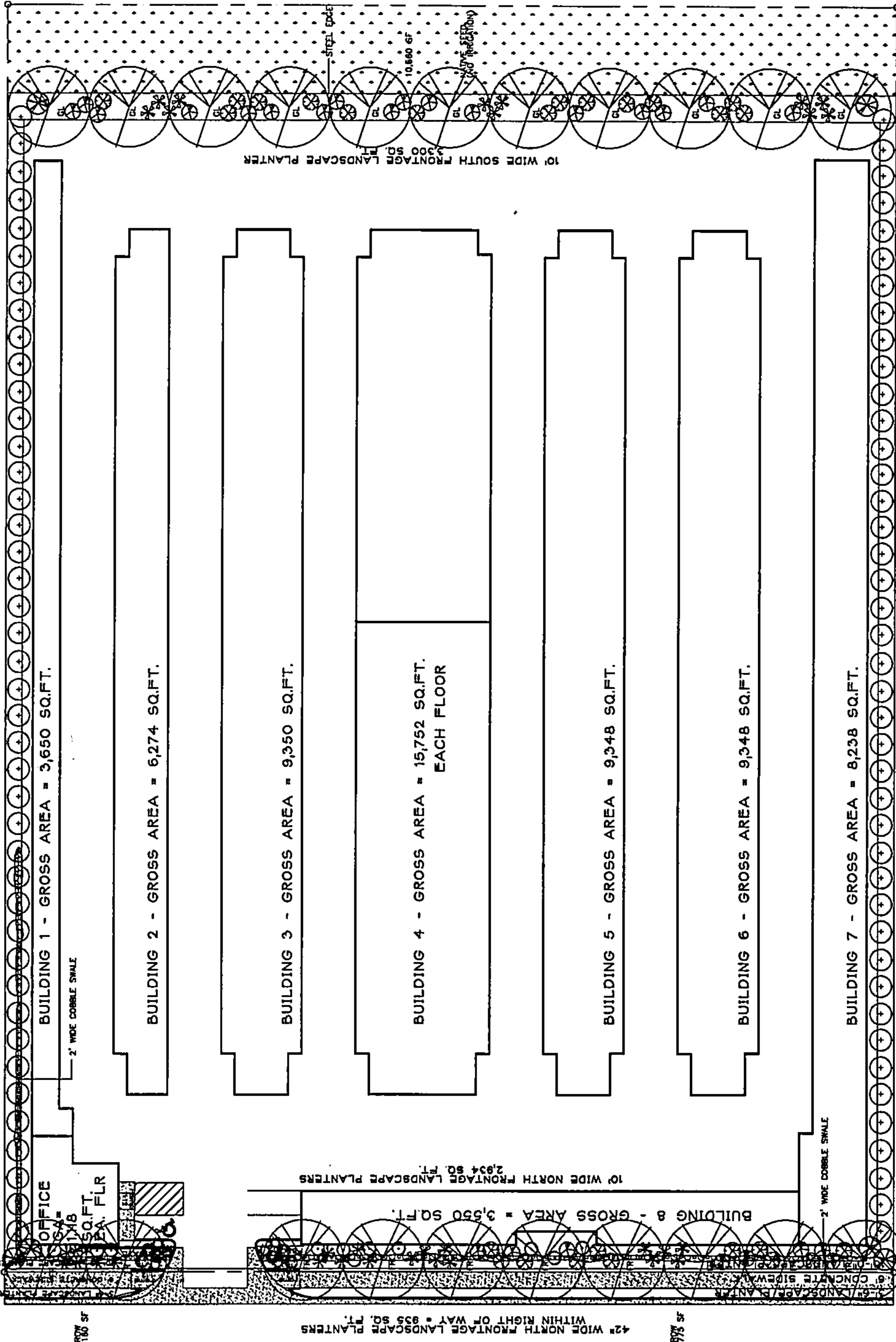
**PLANTING RESTRICTIONS APPROACH**

A MINIMUM OF 80% OF THE PLANTINGS TO BE  
LOW OR MEDIUM WATER USE PLANTS  
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE  
HIGH WATER USE TURF

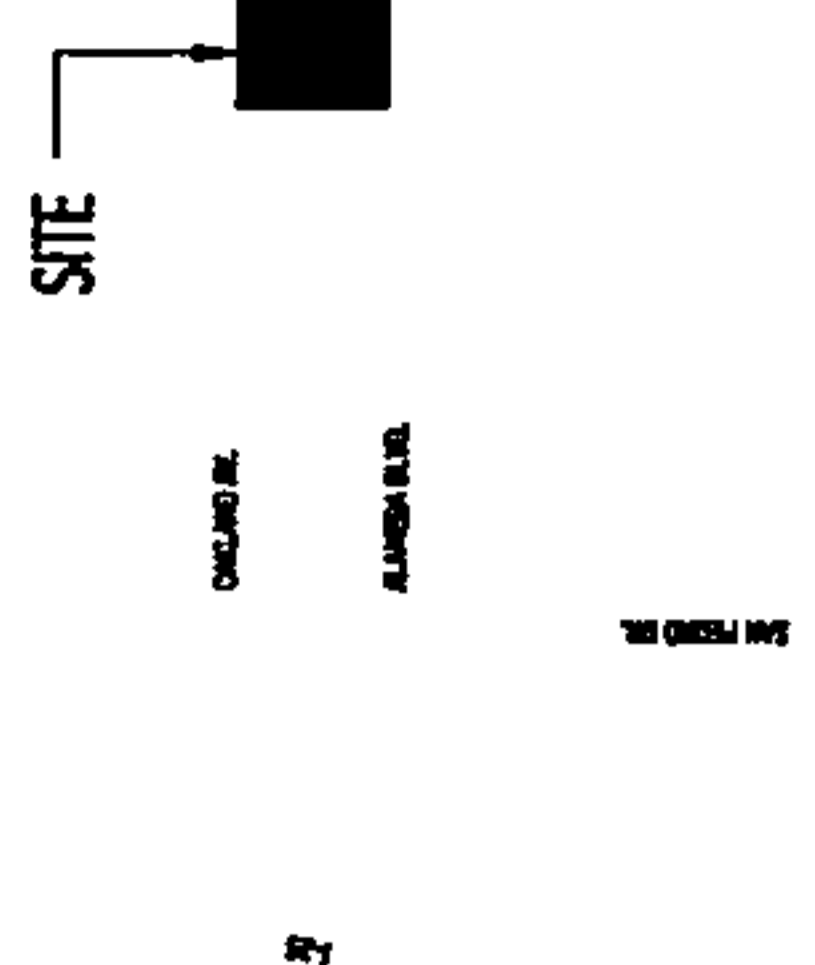
**NOTE**

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER  
PLANTINGS TO BE WATERED BY AUTO. DRIP  
IRRIGATION SYSTEM PROTECTED BY  
REDUCED PRESSURE BACKFLOW PREVENTER  
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY  
OF THE PROPERTY OWNER  
THIS PLAN IS TO COMPLY WITH C.D.A. LANDSCAPE  
AND WATER WASTE ORDINANCE  
PLANTING RESTRICTIONS APPROACH  
IT IS THE INTENT OF THIS PLAN TO PROVIDE 75%  
75% LIVE GROUNDCOVER OF LANDSCAPE AREAS  
AT MATURITY  
LANDSCAPE AREAS TO BE MULCHED WITH CHIPPED  
MULCH AT 2"-3" DEPTH  
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE  
WARRANTY OF THE LANDSCAPE DESIGNER, THE  
C.D.A. LANDSCAPE AND WATER WASTE ORDINANCE  
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

6' WIDE EAST LANDSCAPE PLANTER  
4,650 SQ. FT.



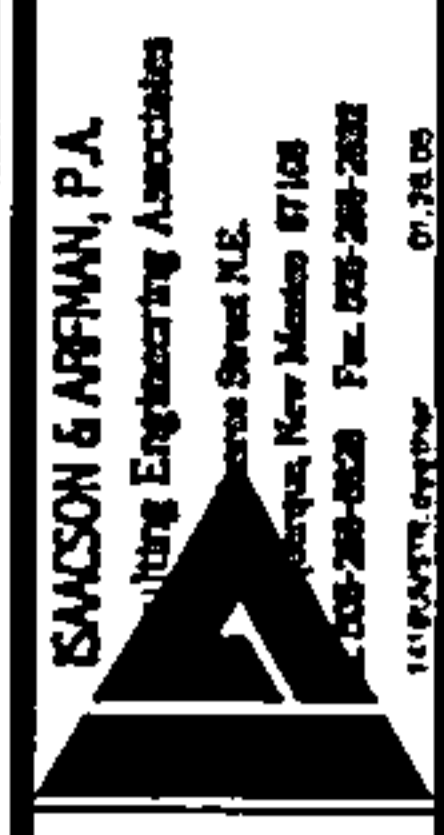
VICINITY MAP #C18



KEYED NOTES

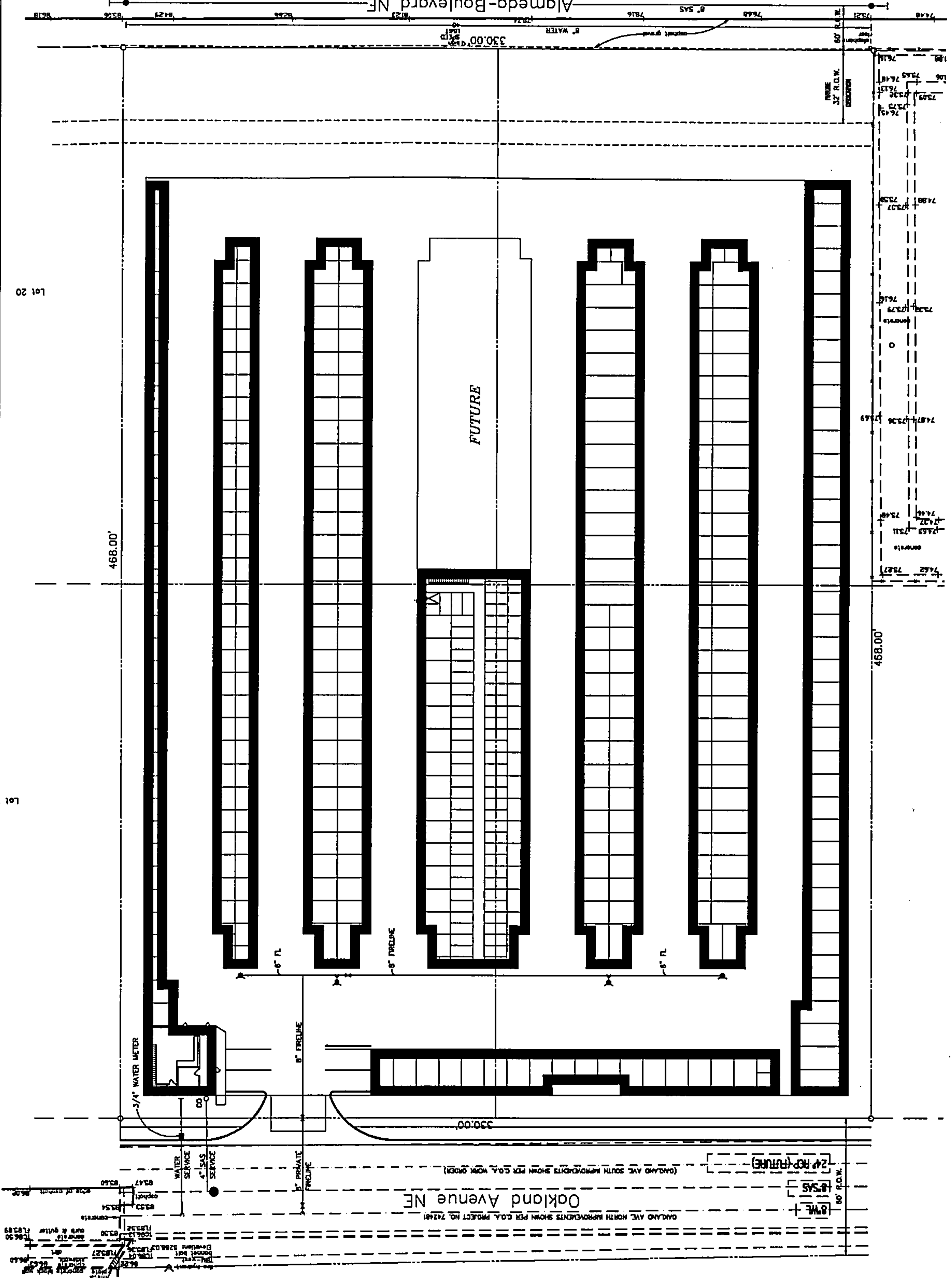
LEGEND

- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- PROPOSED PRIVATE FIRE LINE
- PROPOSED WATERLINE
- PROPOSED WATER SERVICE/METER
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- PROPOSED SAS SERVICE/CLEAN OUT
- 8" SAS
- PROPOSED SANITARY SEWER

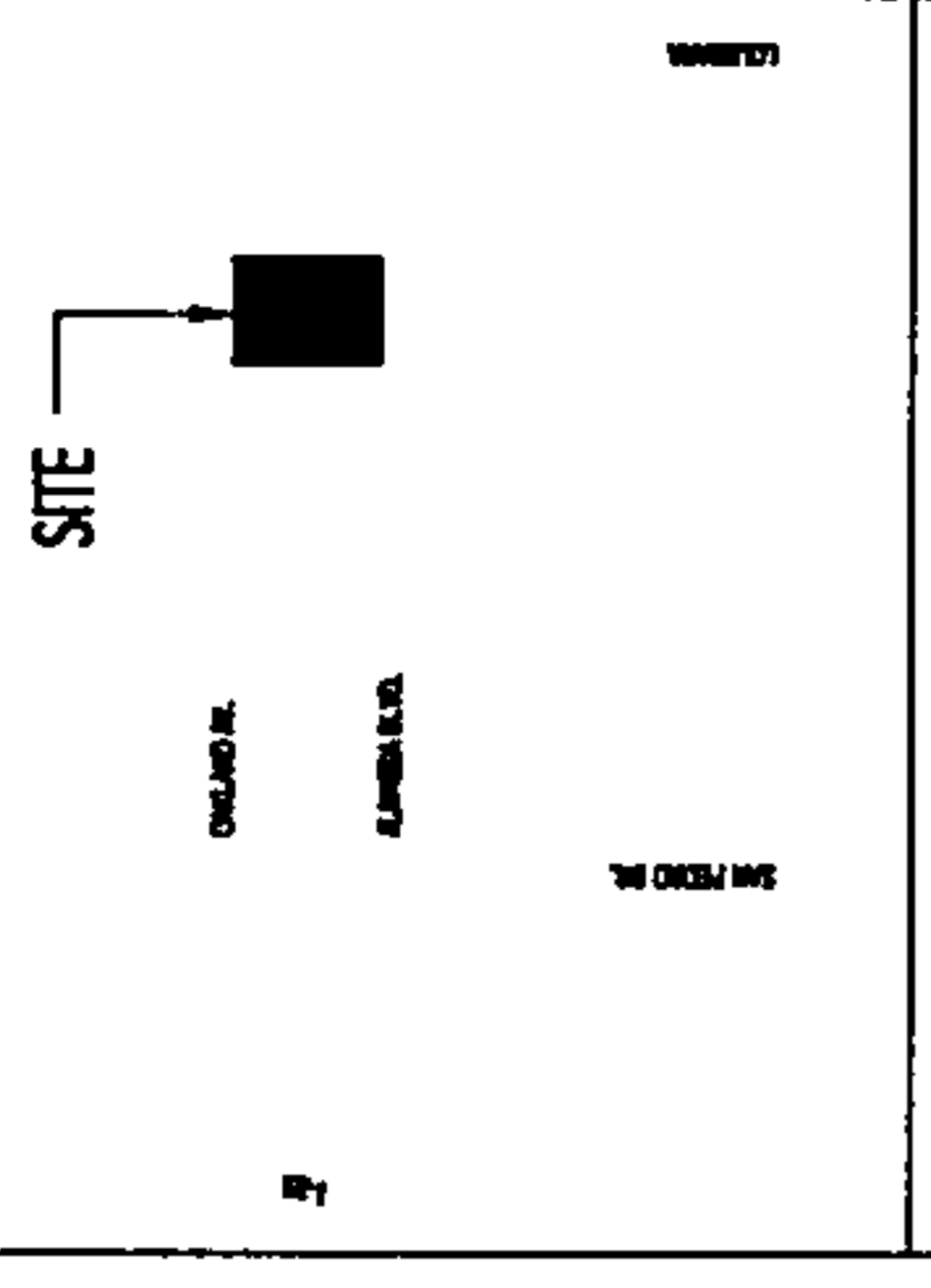


SWANSON & AFFMAN, P.A.  
 Consulting Engineering Associates  
 11150th Street N.E.  
 Olympia, New Mexico 87108  
 Phone: 505-288-8028 Fax: 505-288-2828  
 11150th Street N.E. Olympia, New Mexico 87108

CONCEPTUAL UTILITY PLAN



VICINITY MAP #C18



### CALCULATIONS - ONSITE

NOTE: THE ALUMINA IMPROVEMENTS (SPREADS) SHOWN WERE ASSUMED TO BE CONSTRUCTED. THE VOLUME OF SPREADS TO BE CONSTRUCTED WILL BE DETERMINED BY THE ALUMINA MANUFACTURER. THE SPREADS WILL BE CONSTRUCTED WITHIN THE ALUMINA LOT. THE SPREADS WILL BE CONSTRUCTED WITHIN THE ALUMINA LOT. THE SPREADS WILL BE CONSTRUCTED WITHIN THE ALUMINA LOT.

SPREAD NO.	AREA (SQ. FT.)	VOLUME (CU. YD.)
1	1000	1000
2	1000	1000
3	1000	1000
4	1000	1000
5	1000	1000
6	1000	1000
7	1000	1000
8	1000	1000
9	1000	1000
10	1000	1000
11	1000	1000
12	1000	1000
13	1000	1000
14	1000	1000
15	1000	1000
16	1000	1000
17	1000	1000
18	1000	1000
19	1000	1000
20	1000	1000

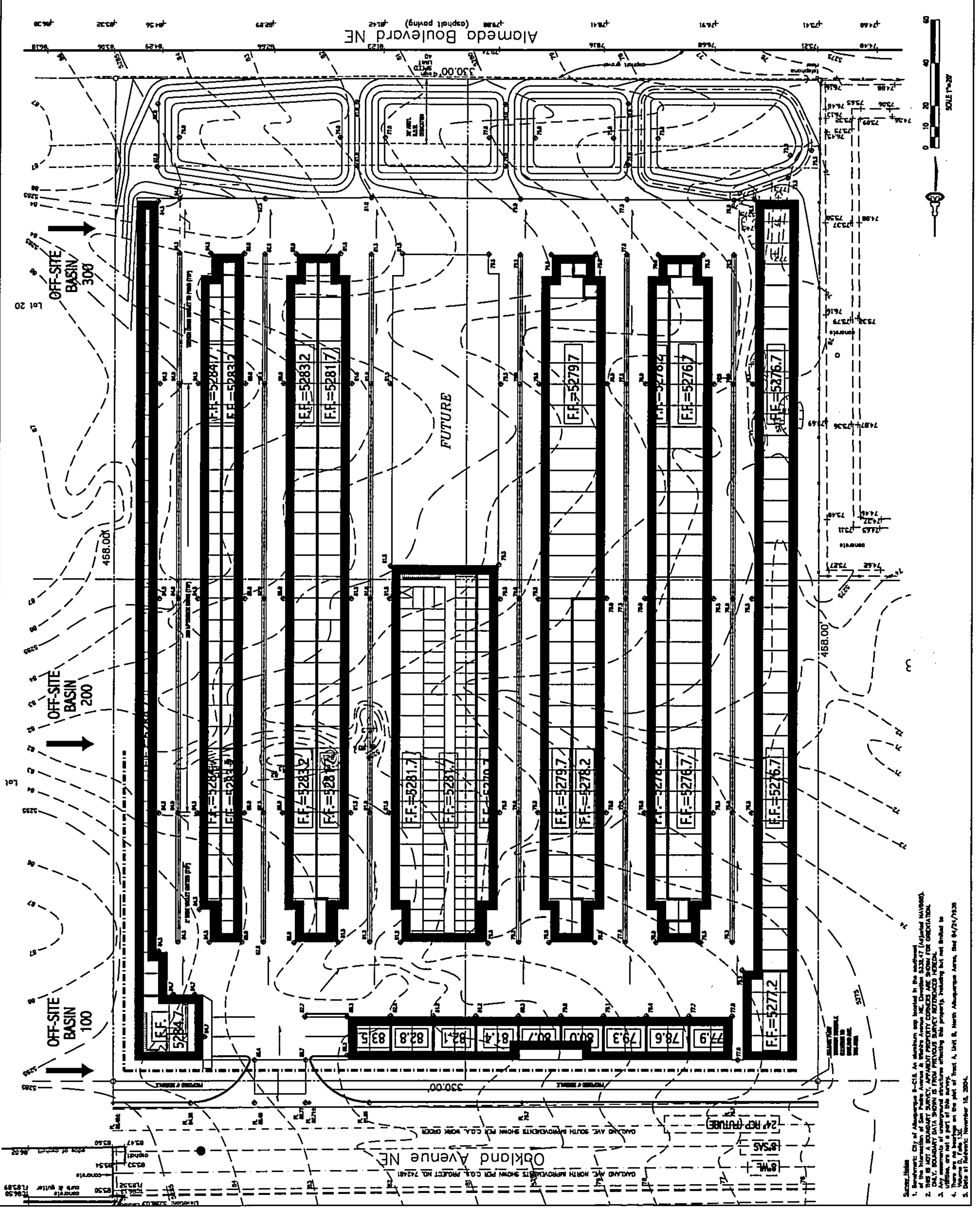
### CALCULATIONS - OFFSITE

NOTE: THE OFFSITE IMPROVEMENTS ARE DEVELOPED. THE SITE WILL APPROXIMATE OFF-SITE FLOW AS FOLLOWS: APPROXIMATE OFF-SITE FLOW WILL BE DEVELOPED TO THE CALLOWAY AS SHOWN TO FOLLOW THE FUTURE IMPROVEMENTS.

OFFSITE NO.	AREA (SQ. FT.)	VOLUME (CU. YD.)
1	1000	1000
2	1000	1000
3	1000	1000
4	1000	1000
5	1000	1000
6	1000	1000
7	1000	1000
8	1000	1000
9	1000	1000
10	1000	1000
11	1000	1000
12	1000	1000
13	1000	1000
14	1000	1000
15	1000	1000
16	1000	1000
17	1000	1000
18	1000	1000
19	1000	1000
20	1000	1000

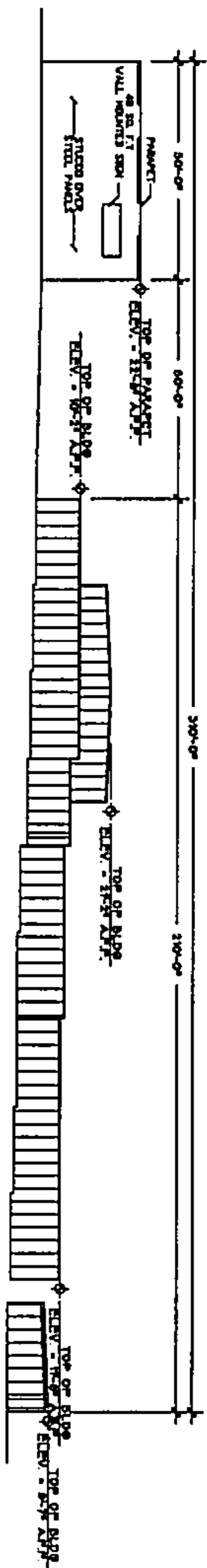
**SAWSON & AFFMAN, P.A.**  
 Consulting Engineering Associates  
 1100000 Ave. / S.W.  
 Tallahassee, Florida 32310  
 Phone: (904) 291-2000 Fax: (904) 291-2002

DATE: 11/15/00  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO. 742481



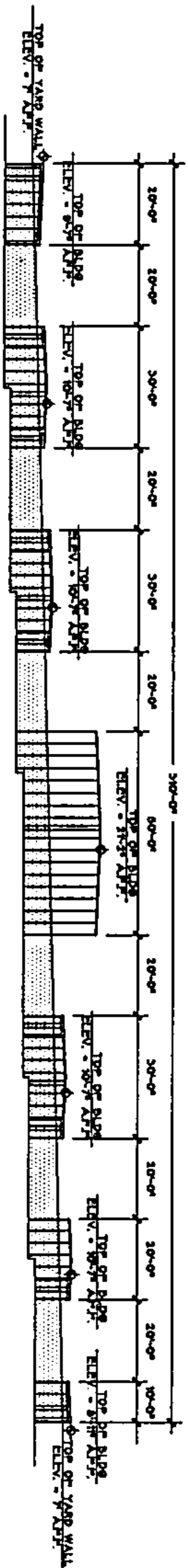
Scale: 1" = 20'

Notes:  
 1. Boundary of Alameda Boulevard NE-C18. An aluminum top located in the southeast corner of the intersection of San Pedro Avenue NE, Division Street NE, and Alameda Boulevard NE. BOUNDARY DATA SHOWN IS FROM PROPOSED SURVEY. BOUNDARY DATA SHOWN IS FROM PROPOSED SURVEY. BOUNDARY DATA SHOWN IS FROM PROPOSED SURVEY.  
 2. ANY DIMENSIONS OF UNDEVELOPED AREAS OFFERING THIS PROPERTY, INCLUDING BUT NOT LIMITED TO, ARE SHOWN FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.  
 3. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF SAWSON & AFFMAN, P.A. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SAWSON & AFFMAN, P.A.  
 4. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF SAWSON & AFFMAN, P.A. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SAWSON & AFFMAN, P.A.  
 5. DATE OF REVISION: November 15, 2000.



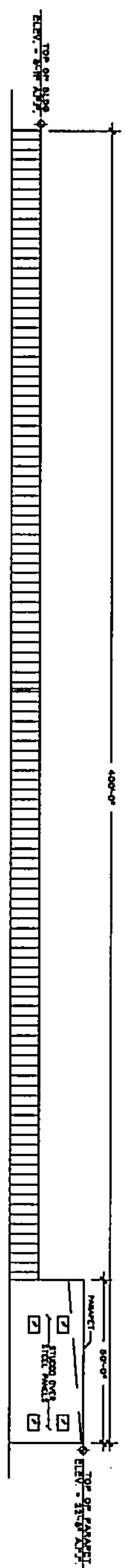
NORTH ELEVATION

SCALE: 1"=30'-0"



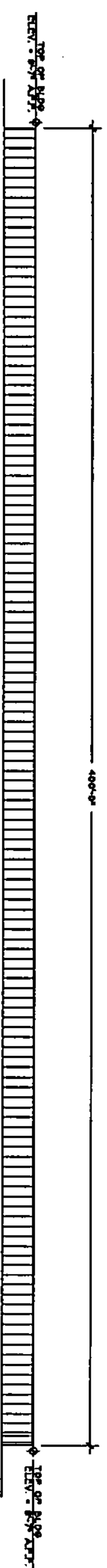
SOUTH ELEVATION

SCALE: 1"=30'-0"



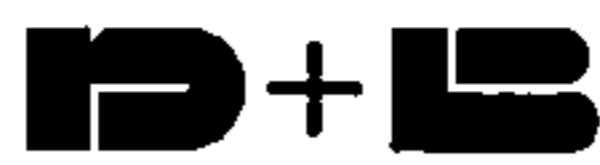
EAST ELEVATION

SCALE: 1"=30'-0"



WEST ELEVATION

SCALE: 1"=30'-0"



DORMAN and BREEN

RICHARD DORMAN F.A.I.A.  
ALBUQUERQUE, NM 505-250-5940

LAURENCE BREEN A.I.A.  
SANTA FE, NM 505-082-0108

Site development Plan for  
Building Permit:  
**ALAMEDA STORAGE**  
6800 Oakland Ave. NE  
ALBUQUERQUE, NM 87113



LAURENCE BREEN  
REGISTERED ARCHITECT

DATE: 1/25/05

DATE:

A-2.1  
8 OF 8

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

PAID RECEIPT

APPLICANT NAME Jay Parks  
AGENT Dorrian Breen  
ADDRESS 10305 Timmaw Pl NW  
PROJECT & APP # 1003865/05DRB 00304  
PROJECT NAME N.A.A. Tr A, BIR 28 Unit B

\$ 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.

2/15/2005 11:31AM LOC: ANN  
RECEIPT# 00035466 WSH 006 TRANSH 0023  
Account 441006 Fund 0110 TRSEJA  
Activity 4983000  
Trans Amt \$405.00  
J24 Misc \$385.00  
VI \$405.00  
CHANGE \$0.00  
City Of Albuquerque  
Treasury Division  
6/21/04  
Counterreceipt.doc

Thank You

City Of Albuquerque  
Treasury Division

2/15/2005 11:31AM LOC: ANN  
RECEIPT# 00035465 WSH 006 TRANSH 0023  
Account 441032 Fund 0110 TRSEJA  
Activity 3424000  
Trans Amt \$405.00  
J24 Misc \$20.00

Thank You

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

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

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

  
Applicant or Agent Signature / Date

2/15/05

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

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

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

## Accompanying Material

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

## SHEET #1 - SITE PLAN

### A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less      1" = 10'  
1.0 - 5.0 acres                1" = 20'  
Over 5 acres                    1" = 50'  
Over 20 acres                  1" = 100'                      [Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Existing structures on the site and within 20 feet of the site boundaries
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each) None

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

## 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
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

PENDING

### 2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including handicapped spaces
  - 2. Calculations: spaces required: PER DEC provided: 3 + INTERNAL  
Handicapped spaces required: 1 provided: 1
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 0 provided: 0
  - 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: 3/1/2004

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

## SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

## 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.*

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>		Supplemental form	
<input type="checkbox"/>	Major Subdivision action	<b>S</b>	<b>Z</b> <b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/>	Minor Subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/>	Vacation		<input type="checkbox"/> County Submittal
<input type="checkbox"/>	Variance (Non-Zoning)	<b>V</b>	<input type="checkbox"/> EPC Submittal
<b>SITE DEVELOPMENT PLAN</b>			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<input type="checkbox"/>	for Subdivision Purposes	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/>	for Building Permit		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/>	IP Master Development Plan		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/>	Cert. of Appropriateness (LUCC)	<b>L</b>	<input type="checkbox"/> Street Name Change (Local & Collector)
<b>STORM DRAINAGE</b>		<b>A</b>	<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/>	Storm Drainage Cost Allocation Plan	<b>D</b>	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: PARKS CUSTOM BUILDERS, INC. PHONE: 798-9301  
 ADDRESS: 6501 WYOMING NE, BUNG F, STE. 330 FAX: 798-9302  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: PURCHASER List all owners: SEE ATTACHED  
 AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112  
 ADDRESS: 4116 LOMAS BL NE FAX: 268-2032  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOL.COM

DESCRIPTION OF REQUEST: CONSOLIDATE LOTS 11, 12, 21, 22 INTO 1 LOT (SKETCH PLAT REVIEW & COMMENTS)

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. 11, 12, 21 & 22 Block: 28, TR. A Unit: B  
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES  
 Current Zoning: SU2-IP Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): C. 18 No. of existing lots: 4 No. of proposed lots: 1  
 Total area of site (acres): 3.545 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. SEE ATTACHED MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS:  On or Near: ALAMEDA BL NE  
 Between: SAN PEDRO and LOUISIANA

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 2-87-42-1  
DRB 99-187

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: \_\_\_\_\_  
 SIGNATURE TERESE C. FORSTBAUER DATE 1/4/05  
 (Print) TERESE C. FORSTBAUER, FORSTBAUER SURVEYING LLC Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB 00006</u>	<u>SK</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS 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>1-12-05</u>	_____	_____	\$ <u>0</u>

Project # 1003865

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

**YOUR ATTENDANCE IS REQUIRED.**

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.  
Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Your attendance is required.

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

Your attendance is required.

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

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

Your attendance is required.

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

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

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

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

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

TERESE C. FORSTBAUER, FORSTBAUER ENGINEERING  
Applicant name (print) UC

TERESE C. FORSTBAUER 1/4/05  
Applicant signature / date



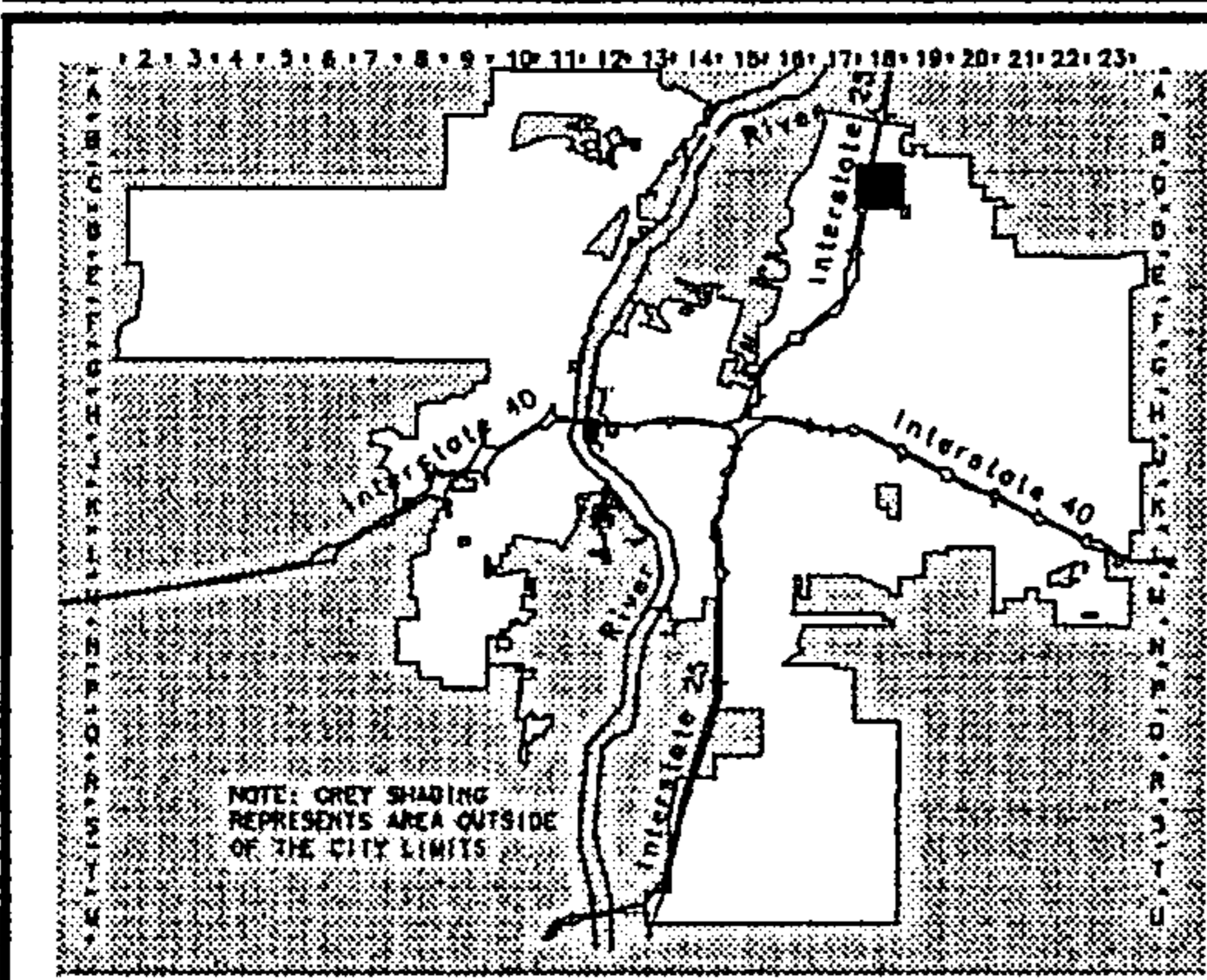
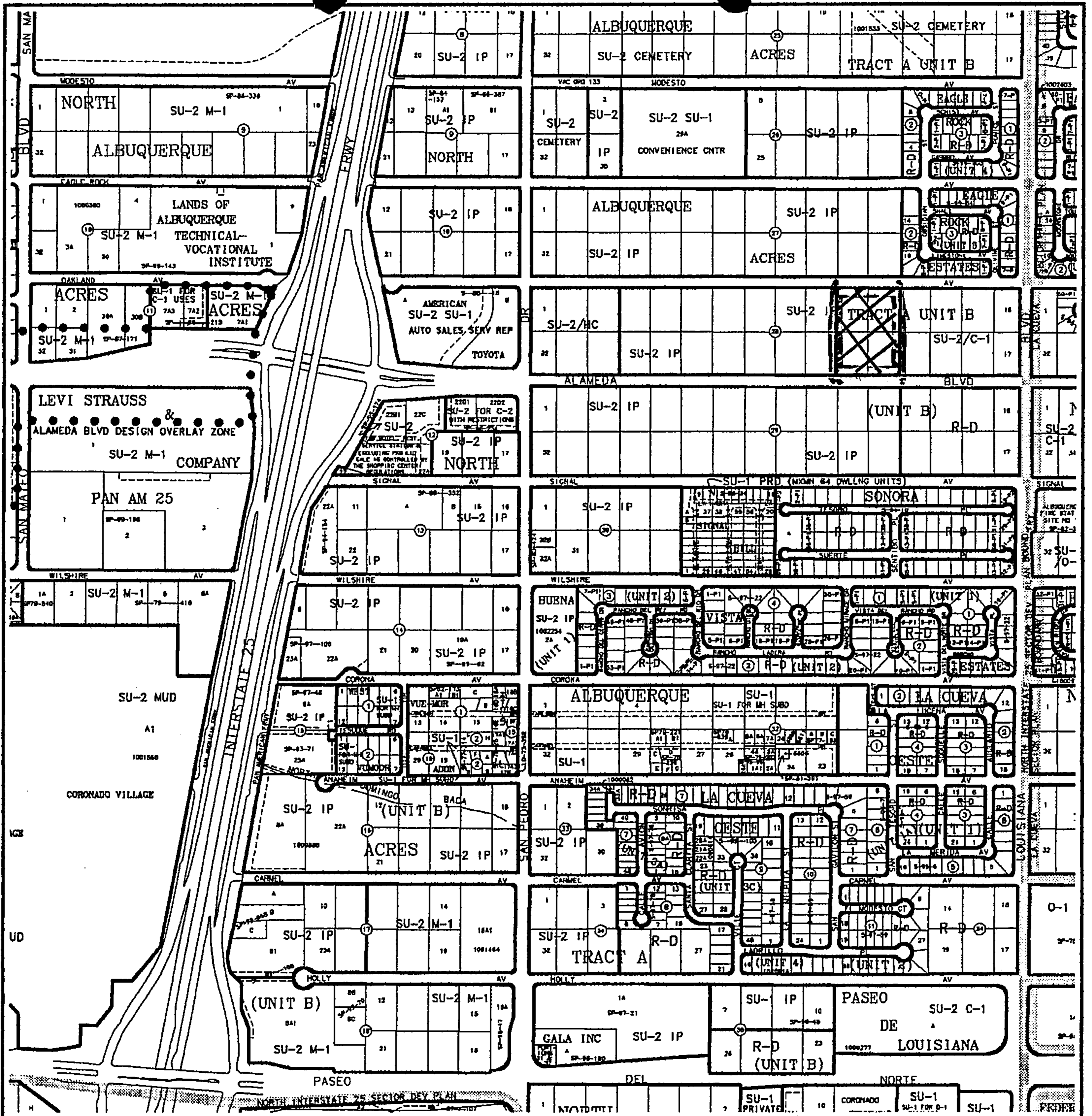
Form revised 11/04

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

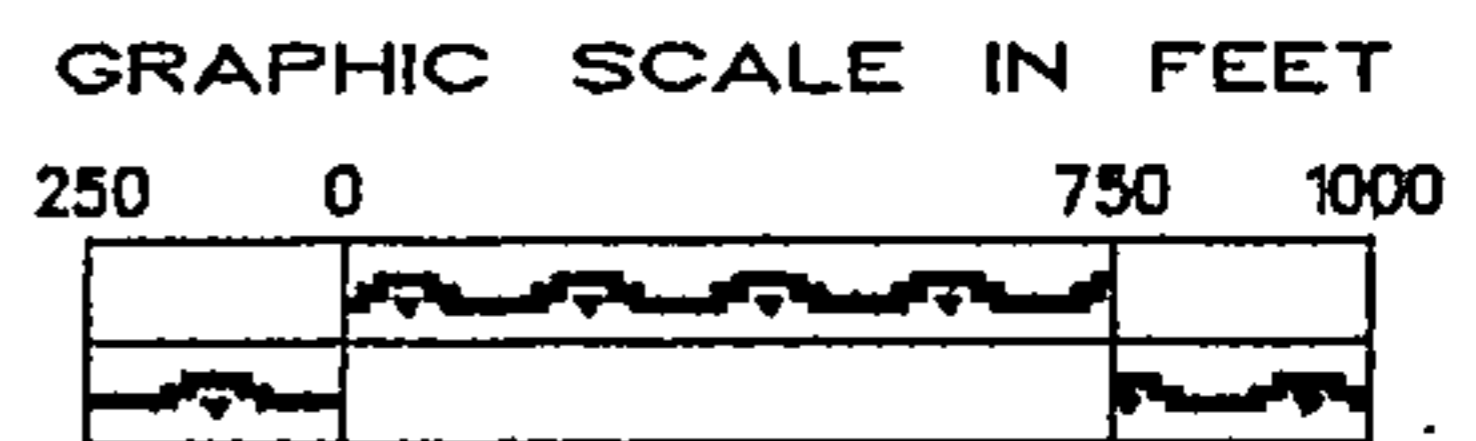
Application case numbers  
05 DRB - 00006  
- - -  
- - -

[Signature] 1-4-05  
Planner signature / date

**Project # 1003865**



CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page

**C-18-Z**

Map Amended through July 31, 2003

January 4, 2005

To: Development Review Board

From: Forstbauer Surveying LLC

Re: List of owners to accompany sketch plat submittal  
for Lots 11, 12, 21 & 22, Block 28, Tract A, Unit B, North  
Albuquerque Acres

Lot 11:

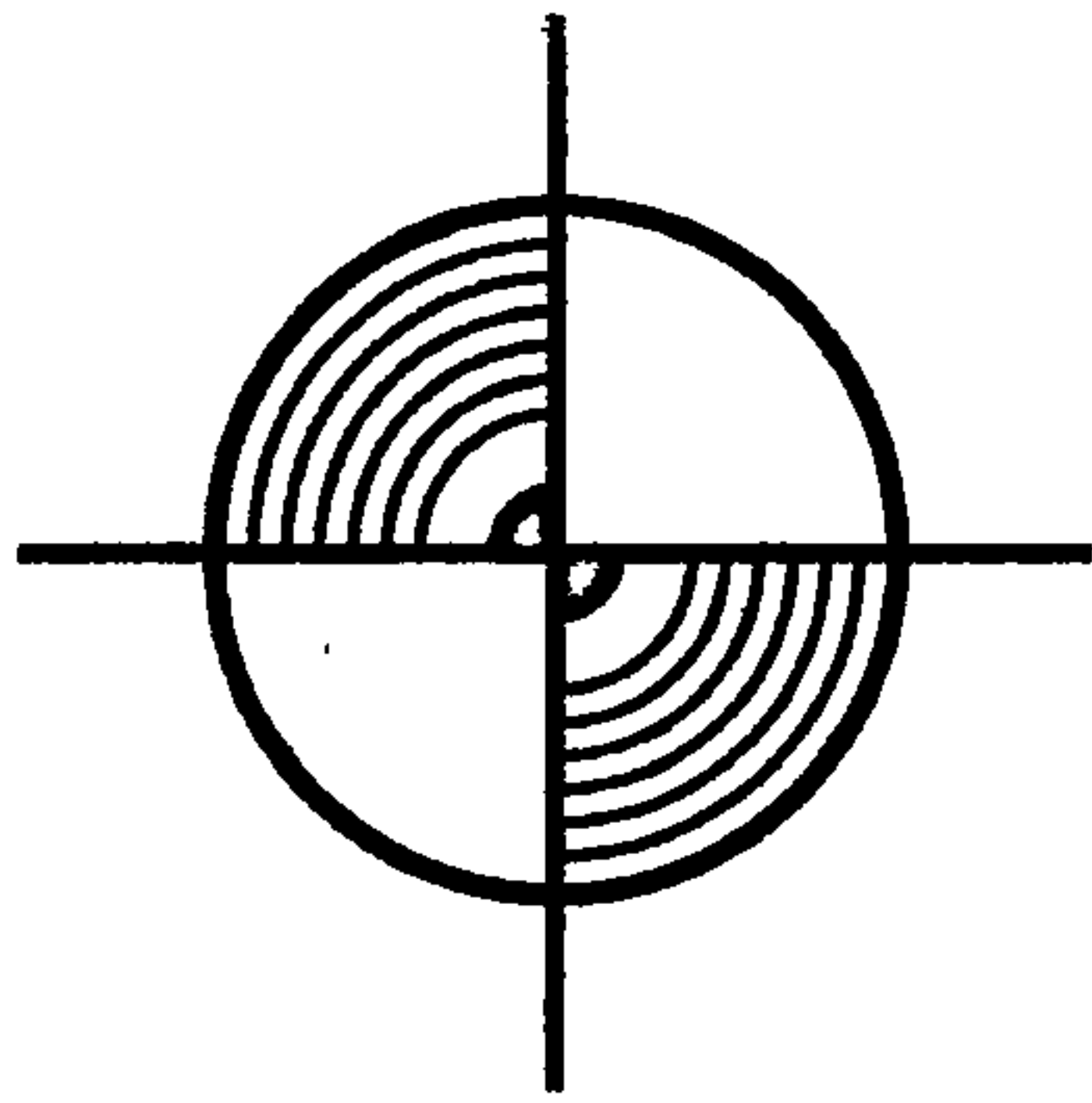
Skyblue Investments LLC  
7049 Luella Anne  
Albuquerque, NM 87109  
UPC# 101806443540610322

Lot 12:

Allan D & Juanita M Briggs  
12301 Coronado  
Albuquerque, Nm 87122  
UPC# 101806445240610321

Lots 21 & 22:

Melloy Bros Motor Company  
7701 Lomas BI NE  
Albuquerque, NM 87110  
UPC# (Lot 21) 101806445238310312  
UPC# (Lot 21) 101806443538310311



**Forstbauer  
Surveying  
Company, LLC**

*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

January 4, 2005

To: Development Review Board

Re: Lots 11, 12, 21 & 22, Block 28, Tract A, Unit B, North Albuquerque Acres

Forstbauer Surveying LLC requests DRB review and comments regarding proposed consolidation of said Lots 11, 12, 21 & 22 into one tract as shown on the attached sketch. It is anticipated that the proposed lot consolidation will be needed for potential development.

1003865

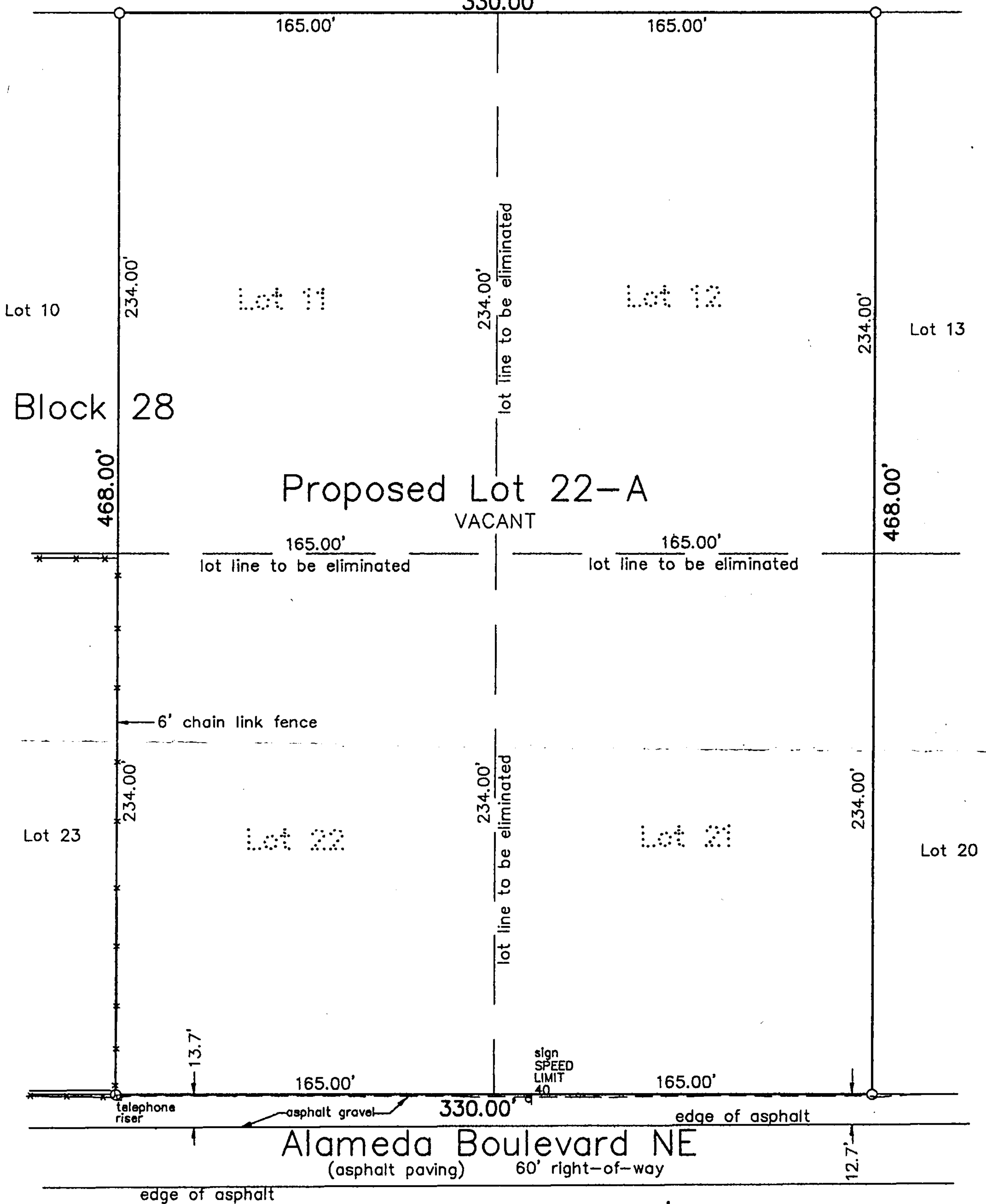
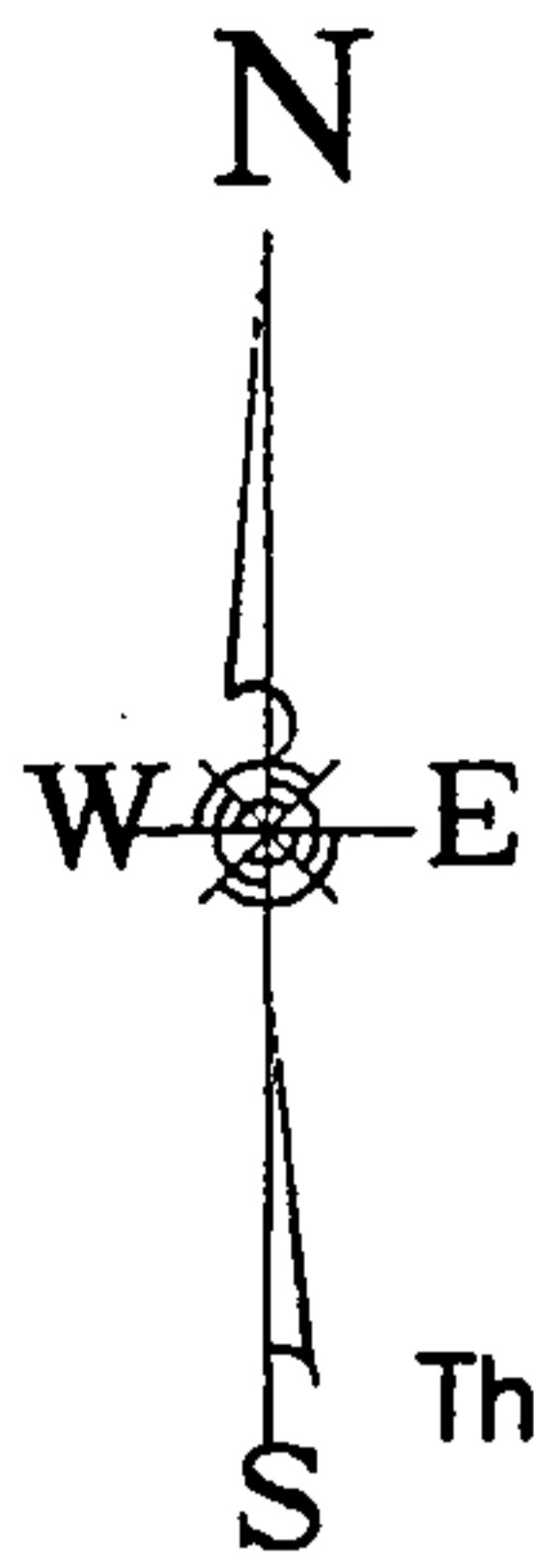
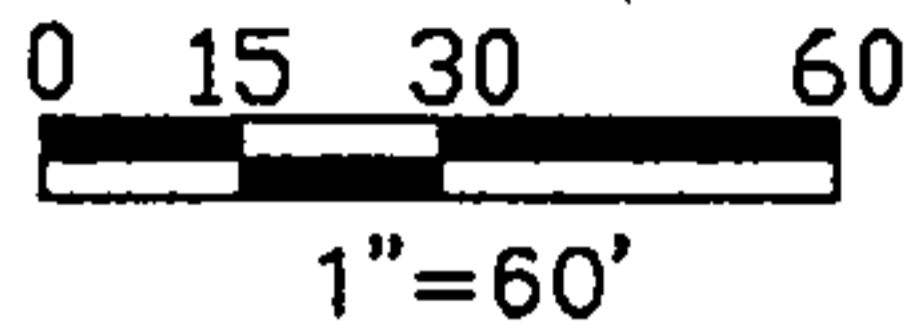
Sketch Plat  
Consolidation  
Proposed Lot 22-A, Block 28  
Tract A, Unit B  
North Albuquerque Acres

Being a Replat of  
Lots 11, 12, 21 & 22, Block 28, Tract A, Unit B  
North Albuquerque Acres  
Projected Section 13, T.11N., R.3E., N.M.P.M.  
City of Albuquerque, Bernalillo County, New Mexico  
January 2005

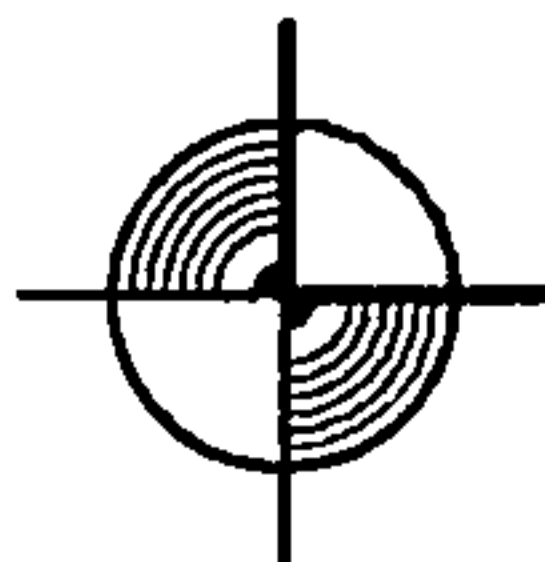
The purpose of this plat is to consolidate Lots 11, 12, 21 & 22 into one (1) lot.

Oakland Avenue NE

(dirt)  
60' right-of-way  
330.00'



Alameda Boulevard NE  
(asphalt paving) 60' right-of-way



Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032