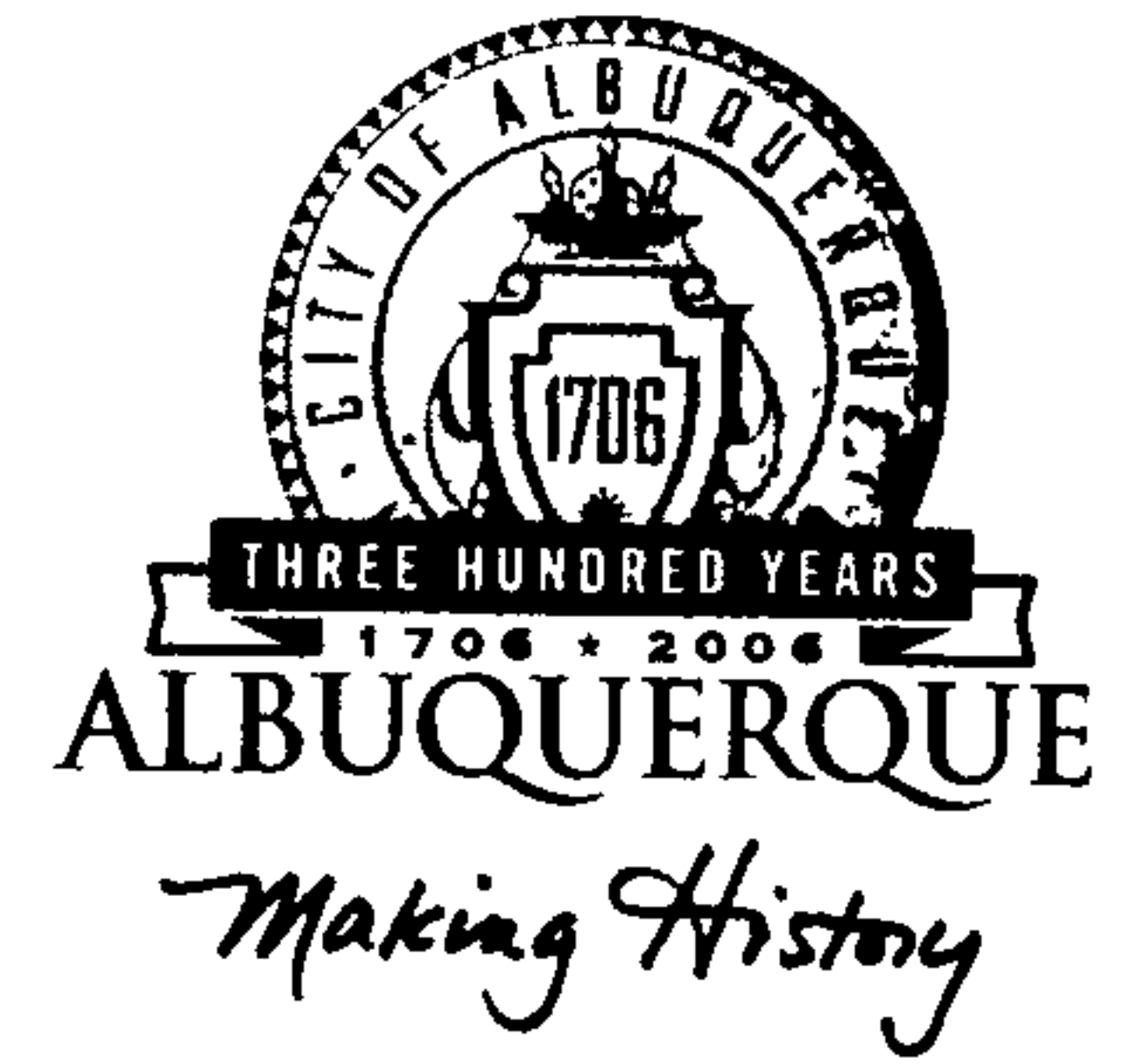


PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
3/16/05-	NAA-TRA Unit B Proj 1003999	Sketch Plan	(N. I 25 SDP)

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003999

AGENDA ITEM NO: 14

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:()

Albuquerque

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

New Mexico 87103

An approved infrastructure list is required for Site Plan approval.

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED discussal X; WITHDRAWN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: March 16, 2005



Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: March 14, 2004

TO: Sheran Matson, Planning Department (DRB)

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
JLS Architects

FROM: Stacy Sabol, INTERA Inc.

SUBJECT: Project # 1003999, Lots 15, 16, and 18, Block 7, North Albuquerque Acres
(March 16, 2005 DRB Agenda Item – 05DRB-00387 Minor-Sketch Plat or Plan)

There is the potential for above named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Coronado Landfill). It is acknowledged that this agenda item is for a Minor-Sketch Plat or Plan; however, if development/redevelopment does occur, the developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

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 (SKETCH PLAT)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: Brian Kilcup (KEERS ENVIRONMENTAL) PHONE: 821.7547
 ADDRESS: 5904 FLORENCE AVE, NE FAX: 823.2766
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: bkilcup@keers.com
 Proprietary interest in site: OWNER List all owners: KEERS RW & O'S KILCUP BJ & BC / CO KEERS
 AGENT (if any): JOE SLAGLE (JLS ARCHITECTS) PHONE: 246.0870
 ADDRESS: 1600 RIO GRANDE NW FAX: 246.0437
 CITY: ALB. STATE NM ZIP 87104 E-MAIL: joel@jlsarchitects.com

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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 16, 15, 18 Block: 7 Unit: _____
 Subdiv. / Addn. N. ABQ. ACRES TR A UNIT B
 Current Zoning: SU-2-IP Proposed zoning: SU-2-IP
 Zone Atlas page(s): B-18 No. of existing lots: 3 No. of proposed lots: 3
 Total area of site (acres): 2.49 AC. Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? yes
 UPC No. 101806525409130405 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN PEDRO & FLORENCE NE.
 Between: I-25 - SAN PEDRO and ALAMIDA & TRAMWAY.

CASE HISTORY:

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

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

SIGNATURE JOE SLAGLE (AGENT) DATE 3.8.05
 (Print) JOE SLAGLE _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00387</u>	<u>SK P</u>		\$ <u>0</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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date 3-16-05

[Signature]
 Planner signature / date

Project # 1003999

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

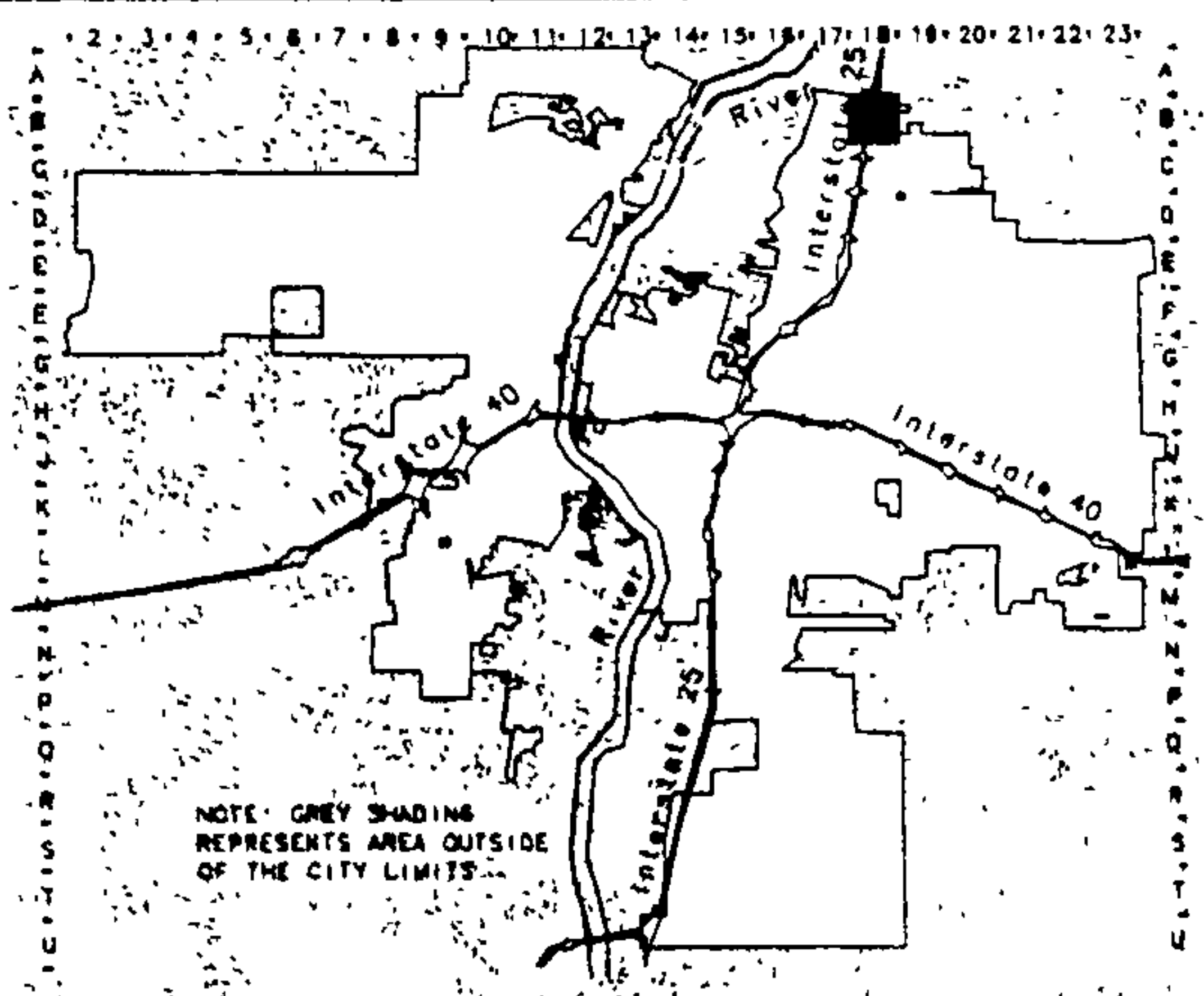
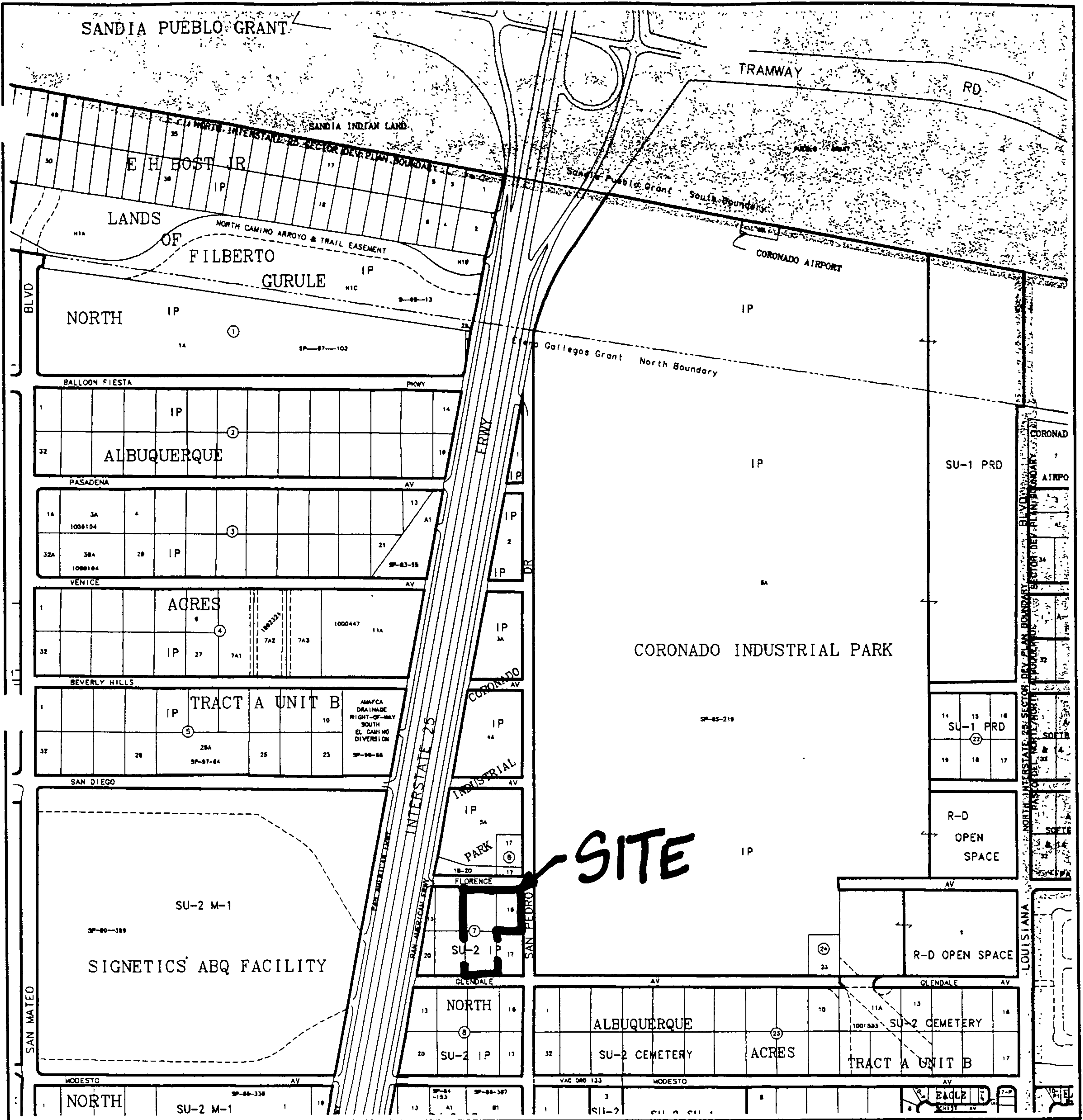
JOE SLAGLE Applicant name (print)
[Signature] Applicant signature / date
 3.07.05



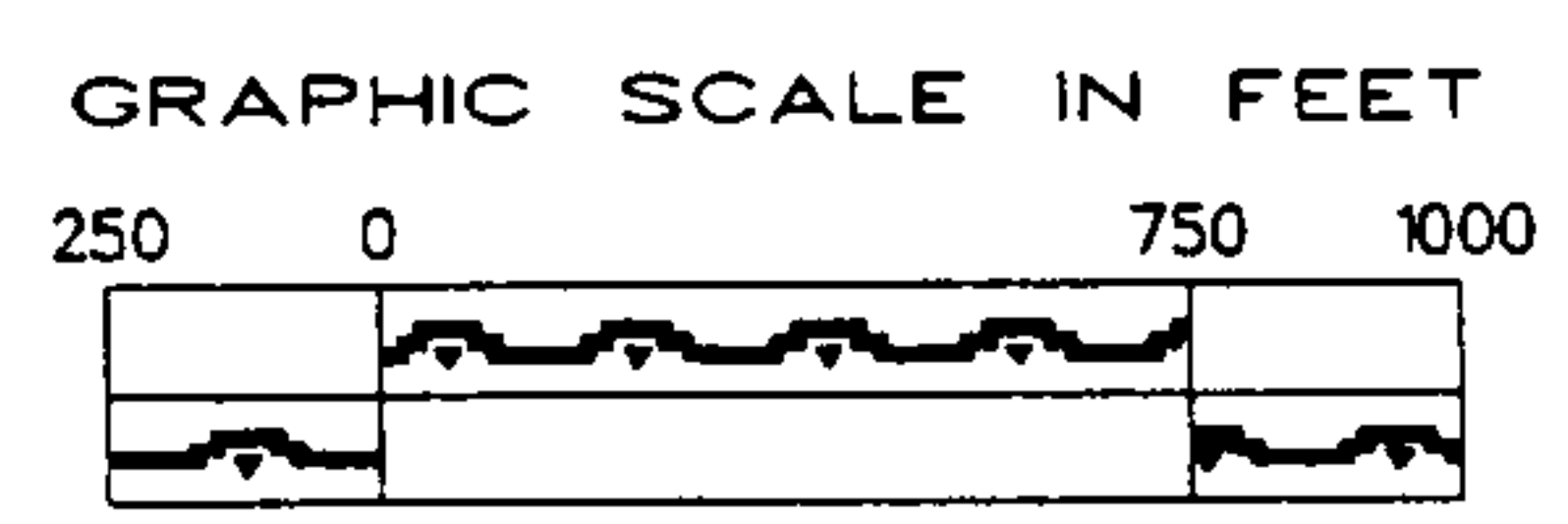
Form revised October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 _____ - _____ - _____
 _____ - _____ - _____
 _____ - _____ - _____

_____ Planner signature / date
Project # _____



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





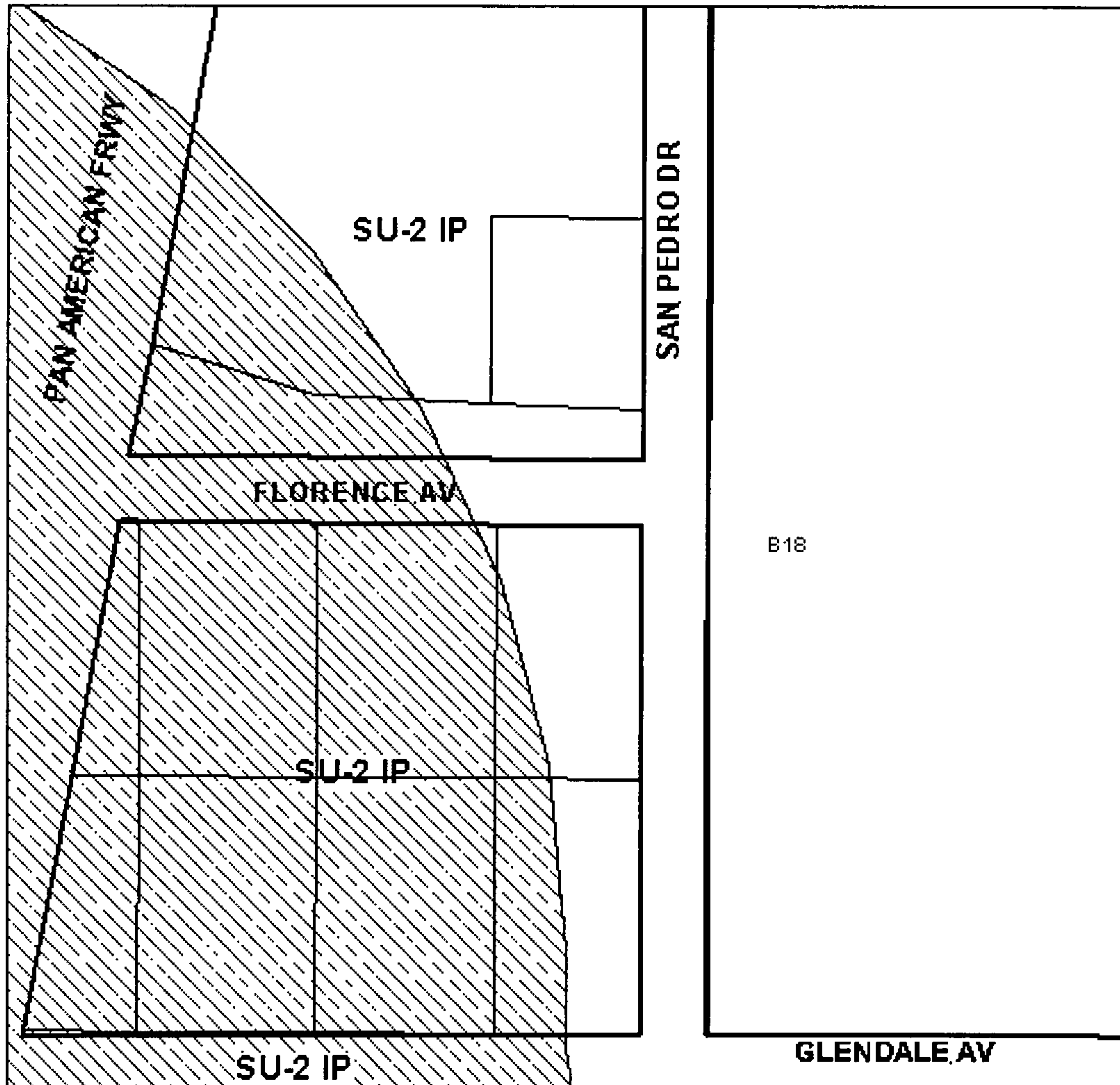
Zone Atlas Page
B-18-Z
 Map Amended through January 21, 2003

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Ⓞ Zoom In Ⓞ Id Address Ⓞ Id ZM Ⓞ Pan Ⓞ Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLANNING
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICTS
- FLOOD ZONES (disclaim
- PARCELS
- CONTROL STATIONS
- SENATE DIST.
- REPRESENTATIVE DIST
- COUNTY COMMISSION
- PARCEL ADDRESS
- CRIMINAL ACTIVITY
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS
- LANDFILL/BUFFERS
- 
- CRP LOCATIONS



ReDraw Screen

Zoning Definitions

SHOW LOCATION MAP

SHOW 1999 AERIAL

ZOOM LEVEL

TEXT SIZE

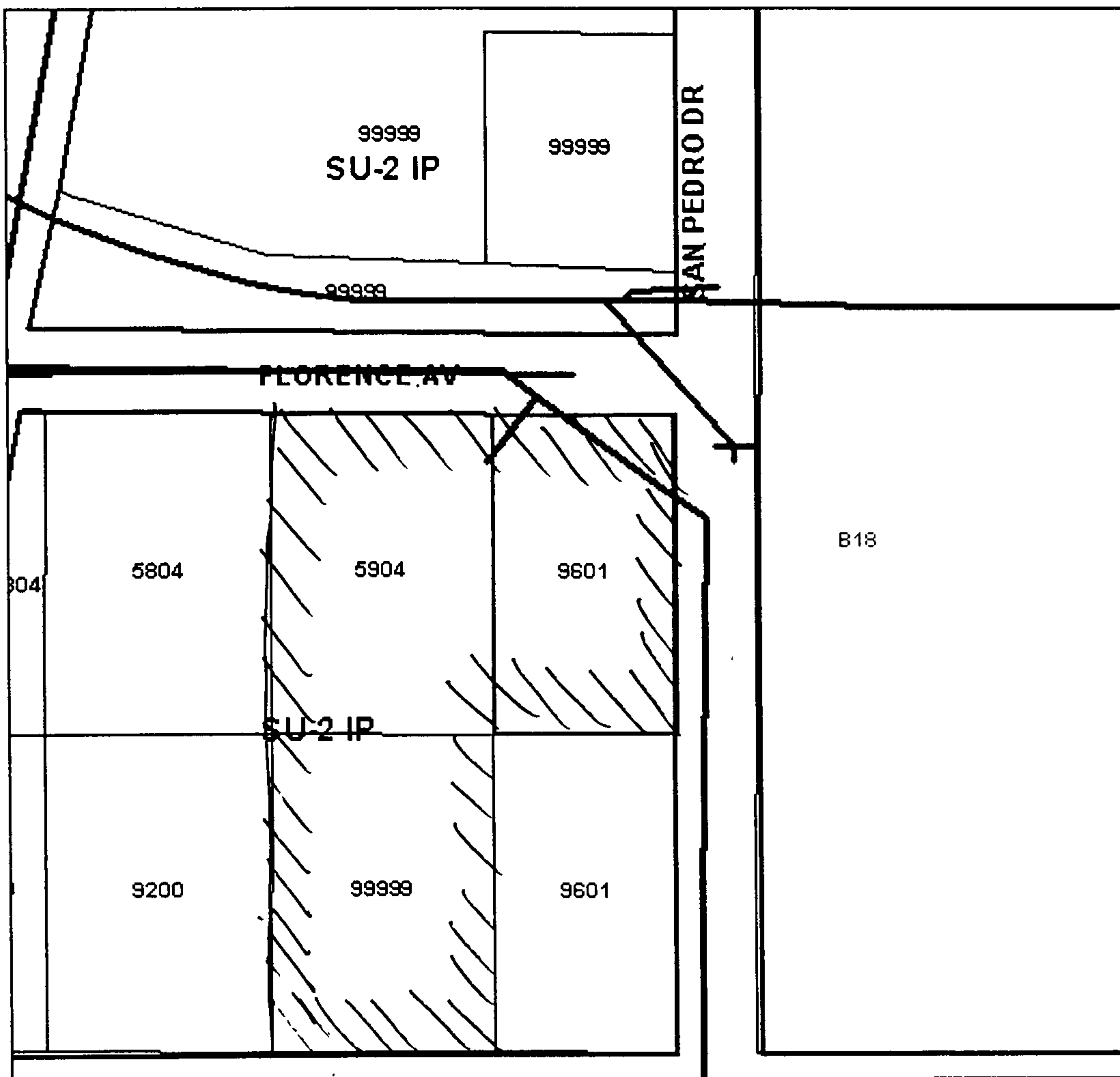
NEW GIS QUERY

ACTIVATE BUTTO BY 'CLICKING' ON THE MAP

Zoom In Id Ad s Id ZM Pan Zoom Out

LAYER LEGEND

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- LANDFILLS/BUFFERS
- CRP LOCATIONS



ReDraw Screen

Zoning Definitions

SHOW LOCATION MAP

SHOW 1999 AERIAL

Selected Address: 9601 SAN PEDRO DR NE

Zoning: SU-2 IP **Lot/Block/Subd:** 16 , 7 , N ABQ ACRES TR A UNIT B

Council District/Name: FOUR , WINTER **County Commission:** 4 **Rep District/Sen District:** 15 , 10

Nbr Assoc: NOR ESTE R

Sector Plan: NORTH INTERSTATE 25 Comp. **Plan:** Developing Urban

Voter Pct: 422

High Sch District: LA CUEVA **Mid Sch District:** DESERT RIDGE **Elem Sch District:** EG ROSS

ZoneMap Page: B18 **Jurisdiction:** CITY

Police Beat: 433/NORTHEAST

Flood Zone: ZONE AO

Comm Plan Area: NORTH ALBUQUERQUE

UPC #: 101806525409130405

Owner Name: KEERS R W & O & KILCUP B J & B C/O KEERS ENVIRONMENTAL INC

Owner Street Address: 5904 FLORENCE AVE

Owner City/State/Zip: ALBUQUERQUE / NM / 87113 2102 NM

Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS

March 4, 2005

Development Review Board
Sharon Matson, Chair
600 Second Street NW
Albuquerque, NM 87103

RE: *Proposed Development at
Southwest Corner of San Pedro & Florence NE*

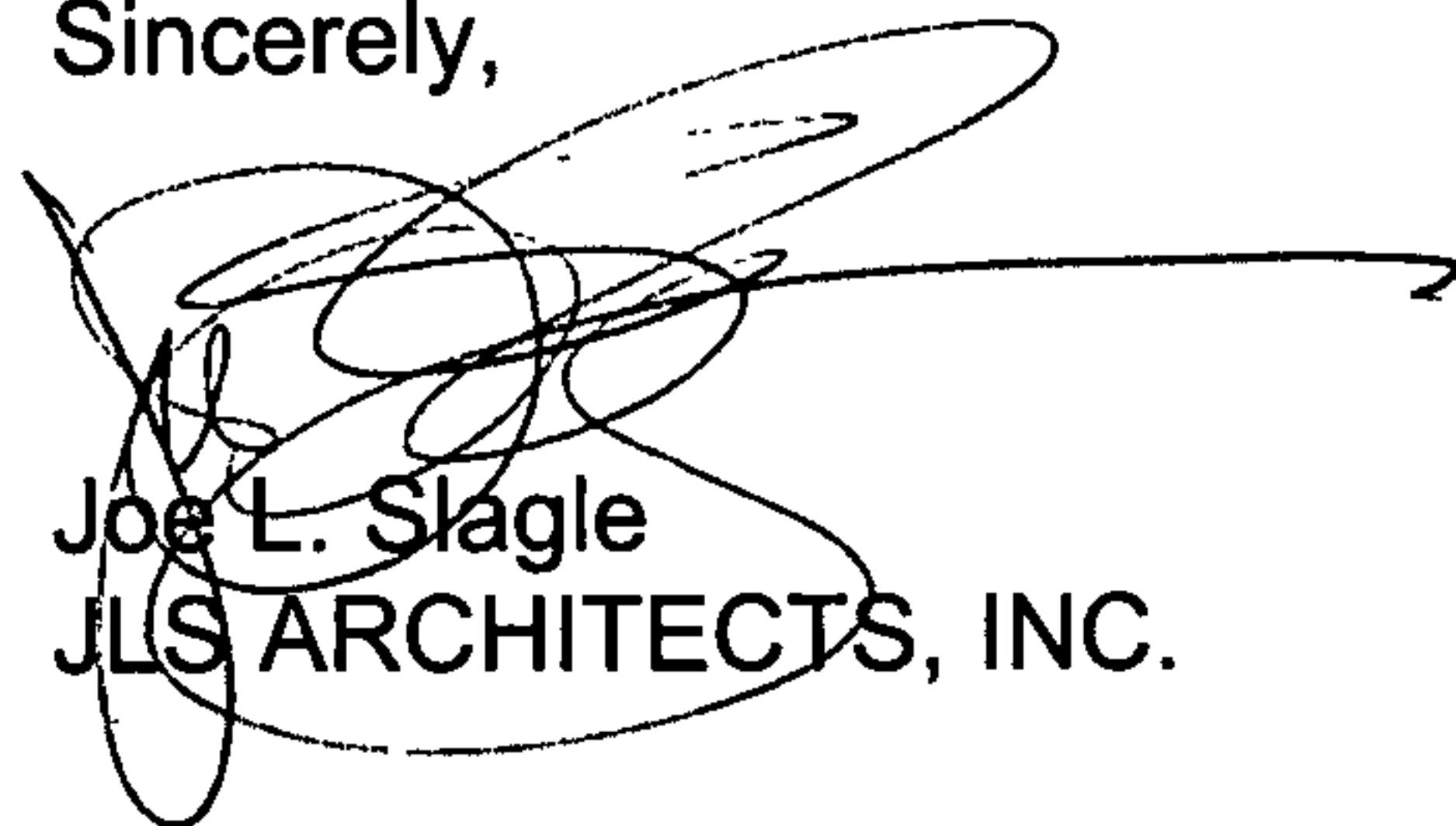
Dear Board Members:

The purpose of this application is to obtain some input from DRB staff regarding the requirements for a proposed development at the southwest corner of San Pedro and Florence NE.

The project consists of a phased development as described on the attached conceptual site plans. The property is currently zoned SU-2 IP, and the adjoining public right-of-ways are unimproved. The paving is temporary and gutters and sidewalks do not exist. This is the current condition in the surrounding area for several blocks. It would be our preference to leave the unimproved right-of-way adjacent to the subject property as is, because of the fact that improving it would serve little purpose since it has nothing to tie into.

Please review our submittal, and we look forward to discussing the options available to us at the DRB hearing. Thank you for your consideration in this matter.

Sincerely,



Joe L. Slagle
JLS ARCHITECTS, INC.

JLS/ka

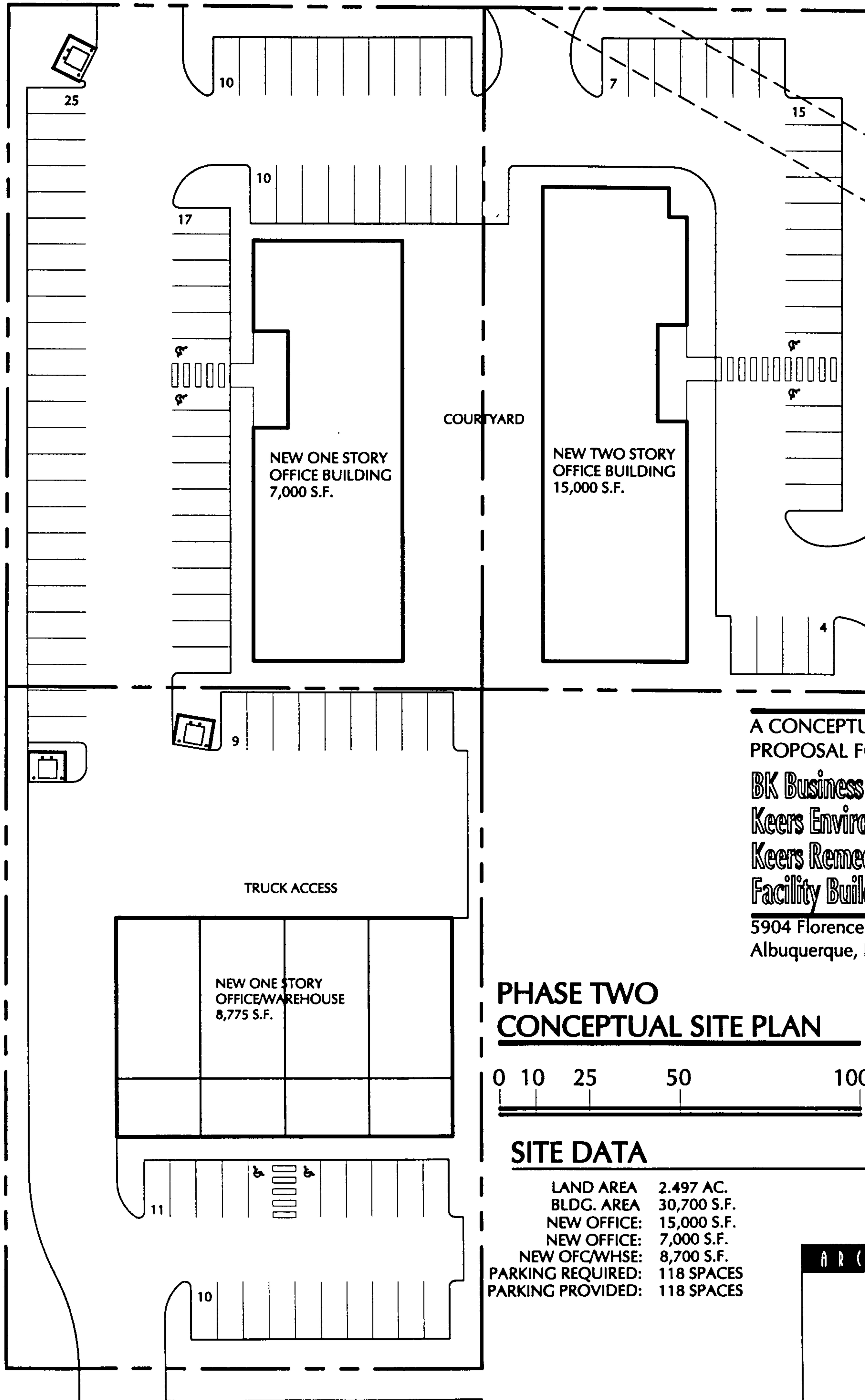
1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437
www.jlsarchitects.com

JLS

ARCHITECTS

1003999

FLORENCE AVENUE NE



SAN PEDRO DRIVE NE

A CONCEPTUAL PROPOSAL FOR:

**BK Business Management
Keers Environmental
Keers Remediation
Facility Build**

5904 Florence Avenue, NE
Albuquerque, NM

PHASE TWO CONCEPTUAL SITE PLAN



SITE DATA

LAND AREA	2.497 AC.
BLDG. AREA	30,700 S.F.
NEW OFFICE:	15,000 S.F.
NEW OFFICE:	7,000 S.F.
NEW OFC/WHSE:	8,700 S.F.
PARKING REQUIRED:	118 SPACES
PARKING PROVIDED:	118 SPACES

JIS

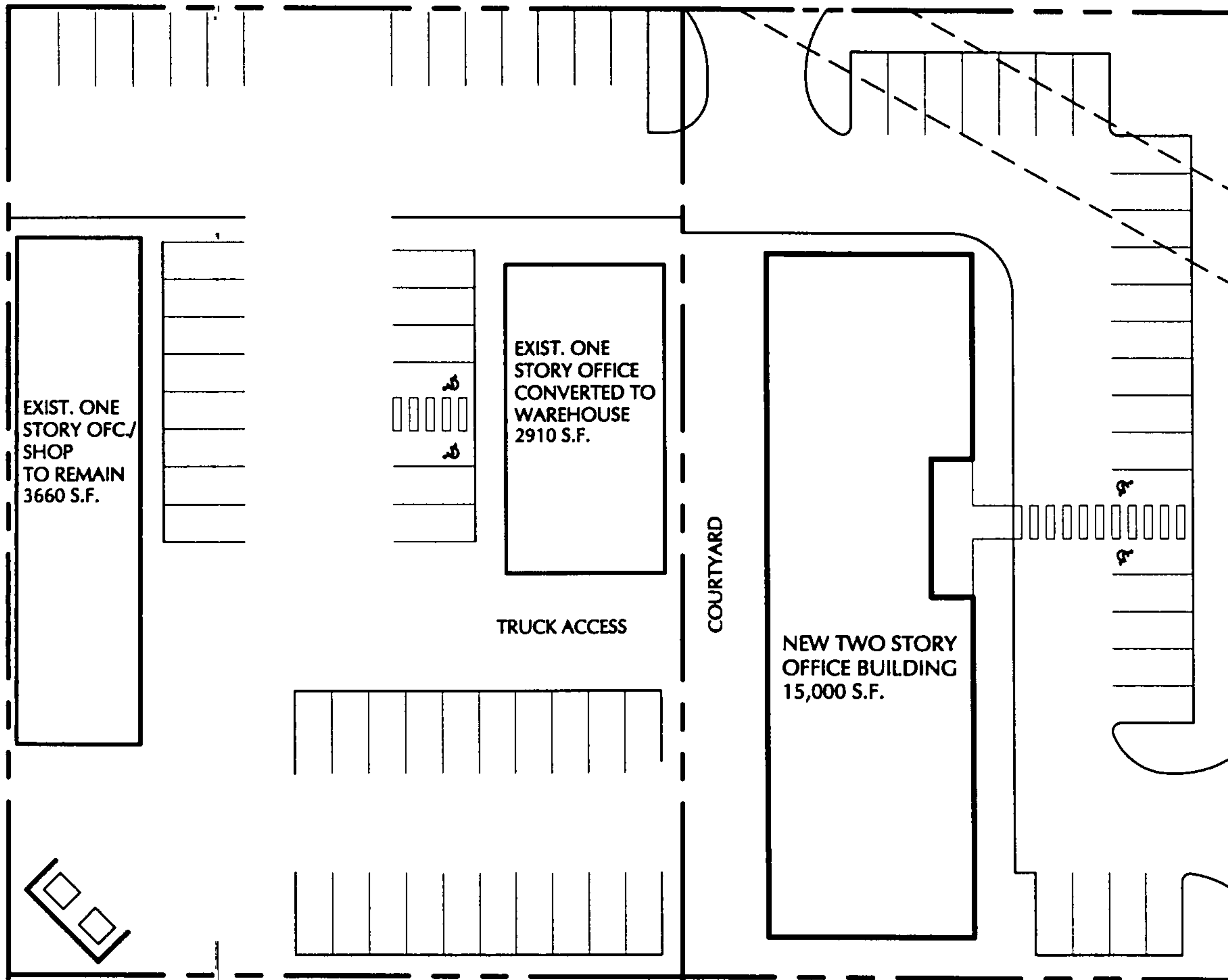
ARCHITECTS

1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437

GLENDAL AVENUE NE

3-07-04

FLORENCE AVENUE NE



SAN PEDRO DRIVE NE

EXIST. ONE STORY OFC./SHOP TO REMAIN 3660 S.F.

EXIST. ONE STORY OFFICE CONVERTED TO WAREHOUSE 2910 S.F.

NEW TWO STORY OFFICE BUILDING 15,000 S.F.

TRUCK ACCESS

COURTYARD

EXISTING YARD NO WORK HERE

A CONCEPTUAL PROPOSAL FOR:

**BK Business Management
Keers Environmental
Keers Remediation
Facility Build**

5904 Florence Avenue, NE
Albuquerque, NM

**PHASE ONE
CONCEPTUAL SITE PLAN**



SITE DATA

LAND AREA	2.497 AC.
BLDG. AREA	21,570 S.F.
EXISTING SHOP:	3660 S.F.
EXISTING OFFICE:	2910 S.F.
(CONVERTED TO WHSE:)	
NEW OFFICE:	15,000 S.F.
PARKING REQUIRED:	73 SPACES
PARKING PROVIDED:	74 SPACES

JIS

ARCHITECTS

1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437

GLENDALE AVENUE NE

03-07-05