

COMPLETED 161 1/05 SA



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-00886 (SBP)
Project Name LADERA INDUSTRIAL PARK
Agent: Jim Miller & Associates

Project #: 1004231
Phone No.: 345-1312

Your request for (SDP for SUB) (SDP for BP) (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 6/8/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: 3 copies of SPBP
DIMENSIONING ! CITY STANDARD DIMS NEEDED
- UTILITIES:
- CITY ENGINEER / AMAFCA: SIA
- PARKS / CIP:
- PLANNING (Last to sign): 3 copies of SPBP

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number

1004231

#12



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-00886 (SBP)

Project #: 1004231

Project Name LADERA INDUSTRIAL PARK

Agent: Jim Miller & Associates

Phone No.: 345-1312

Your request for (SDP for SUB) (SDP for BP) (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 6/8/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION:
 3 copies of SPBP
 DIMENSIONING CITY STANDARD ZONE N²S

UTILITIES:

CITY ENGINEER / AMAFCA: SIA

PARKS / CIP:

PLANNING (Last to sign): 3 copies of SPBP

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk): RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1004231

#12



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 8, 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: 12:30 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001004**
05DRB-00813 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WEST BLUFF LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 8 & 9, **WEST BLUFF CENTER SUBDIVISION**, zoned R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 03DRB00521, 03DRB00357, 01DRB00498] (H-11) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001228**
05DRB-00801 Major-Two Year SIA

JANE ALICE BLACK DAVIDSON request(s) the above action(s) for all or a portion of Tract(s) 2A & 2B, **KELLY TRACTS**, zoned RA-1, located on GABALDON DR NW, between MOUNTAIN RD NW and I-40 containing approximately 4 acre(s). [REF: 03DRB00875. DRB-97-528, DRB-93-136, AX-87-16] (H-12) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1001376**
05DRB-00806 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS NORTH**, zoned RD, located on WYOMING BLVD NE, between BEVERLY HILLS NE and FLORENCE NE containing approximately 33 acre(s). [REF:02DRB01363, 02DRB01965, 02DRB01966, 02DRB01967, 02DRB01968] (B-19) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1001306**
05DRB-00804 Major-Vacation of
Public Easements
05DRB-00805 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE**, zoned SU-1 FOR C-1 USES, located on the northeast corner of IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 9 acre(s). (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

5. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub
Right-of-Way - **WITHDRAWN**

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05 & 5/11/05 & 5/25/05]* (H-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1003856**
05DRB-00721 Major-Preliminary Plat
Approval
05DRB-00722 Minor-Subd Design
(DPM) Variance
05DRB-00723 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] *[Deferred from 5/25/05 & 6/8/05]* (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

- 05DRB-00827 Minor-SiteDev Plan
Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] *[Deferred from 5/25/05 & 6/8/05]* (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

7. **Project # 1004184**
05DRB-00810 Major-Bulk Land
Variance
05DRB-00811 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s). [REF: Z-99-58, Z-98-5, Z-98-6] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENT LANGUAGE AND AMAFCA CONCURRENCE.**

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.

8. **Project # 1000651**
05DRB-00910 Minor-SiteDev Plan
BldPermit/EPC

HERMAN HOOD agent(s) for D & B GLASS COMPANY request(s) the above action(s) for Tract(s) A-29-A3, **NORTHEAST UNIT, TOWN OF ATRISCO GRANT**, zoned SU-1/PDA, C, & OFFICE USES, located on COORS BLVD NW, between REDLANDS RD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 05EPC-00585, ZA-88-472] [David Stallworth, EPC Case Planner] (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LABELING DIMENSIONS AND TO PLANNING FOR CASE PLANNERS SIGNATURE AND WALL DESIGN.**

9. **Project # 1004095**
05DRB-00912 Minor-SiteDev Plan
BldPermit/EPC
05DRB-00976 Minor-Site Dev Plan
Subdivision/EPC
- ALEX HARRISON ARCHITECT agent(s) for DIONS request(s) the above action(s) for all or a portion of Tract(s) E1, **HUBBELL PLAZA ADDITION**, zoned C-2, located on COORS BLVD NW, between CENTRAL AVE NW and BLUEWATER RD NW containing approximately 1 acre(s). [REF:DRB-96-221, Z-86-24-1] **[Carmen Marrone, EPC Case Planner] (K-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSION LABELING AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
10. **Project # 1004237**
05DRB-00913 Minor-SiteDev Plan
BldPermit
- JOHN KLEE agent(s) for ALBUQUERQUE VAULT COMPANY request(s) the above action(s) for all or a portion of Tract(s) B-2, **ATRISCO BUSINESS PARK , UNIT 1**, zoned SU-1, located on COORS BLVD NW, between CENTRAL NW and BLUEWATER NW containing approximately 3 acre(s). (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1004224**
05DRB-00887 Minor-SiteDev Plan
BldPermit
- RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). *[Deferred from 6/1/05 & 6/8/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

12. **Project # 1004231**
05DRB-00886 Minor-Site Dev Plan
BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2**, zoned SU-1, located on 98TH STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] [Deferred from 6/1/05] (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DIMENSION LABELING AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1003655**
05DRB-00916 Minor-Subd Design (DPM)
Variance

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 & 17 & PORTION OF Lot 18, NORTH ALBUQUERQUE ACRES, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] (C-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

14. **Project # 1003057**
05DRB-00893 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Tract(s) A-2-C, **BLOCK 1, UNIT 3, CLIFFORD WEST BUSINESS PARK**, zoned IP industrial park zone, located on UNSER BLVD NW, between OLIVER ROSS DR NW and SAUL BELL RD NW containing approximately 12 acre(s). [REF: 03DRB01903, 01902, 01904] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004159**
05DRB-00891 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between SNAPROLL ST NE and HAWKINS ST NE containing approximately 4 acre(s). [REF: 05DRB00795] *[Listed under Project #1003572 in error]* (D-17) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS/DRAINAGE TO THE EAST LOT 7.**

16. **Project # 1004241**
05DRB-00915 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARRETT SMITH request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 7 & 8, Block(s) C, **HIGHLAND ADDITION SOUTH** and Lot(s) 7, Block(s) 4, **LEWIS & SIMONDS ADDITION**, zoned SU-2, located on HAZELDINE AVE SE, between BROADWAY BLVD SE and SANTA FE SE containing approximately 1 acre(s). [REF: DRB-97-433, ZA-79-148] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002423**
05DRB-00907 Major-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 04DRB00702] (N-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003594**
05DRB-00906 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A thru 113A, Tract(s) N, **VENTANA MESA, UNIT 1**, zoned R-LT, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD and PASEO DEL NORTE BLVD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003821**
05DRB-00897 Minor-Final Plat
Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON SOUTH**) zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 05DRB00334, 00335] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1003822**
05DRB-00898 Major-Final Plat
Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTION II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON NORTH**) zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE N E and COMANCHE NE containing approximately 3 acre(s). [REF: 04DRB01888, 00332, 00333] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003886**
05DRB-00908 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for EVERGREEN DEVELOPMENT. LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS AVE NE, between SELLERS DR NE and EASTERLY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENTS, LABELING DIMENSIONS AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

22. **Project # 100635**
05DRB-00917 Minor-Prelim&Final Plat
Approval

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 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 05DRB00547] (E-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT LABELING.**

23. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat
Approval
05DRB-00705 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 &*

5/18/05 & 5/25/05) (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: PUBLIC ACCESS EASEMENT WILL BE ADDED TO LOT 1. AN OFFSITE DRAINAGE EASEMENT ON LOT 8 SHALL BE GRANTED TO AMAFCA PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN IS REQUIRED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

24. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). [Indef Deferred 9/22/04, *deferred from 6/1/05*] (F-23) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

25. **Project # 1003102**
05DRB-00911 Minor-Sketch Plat or Plan

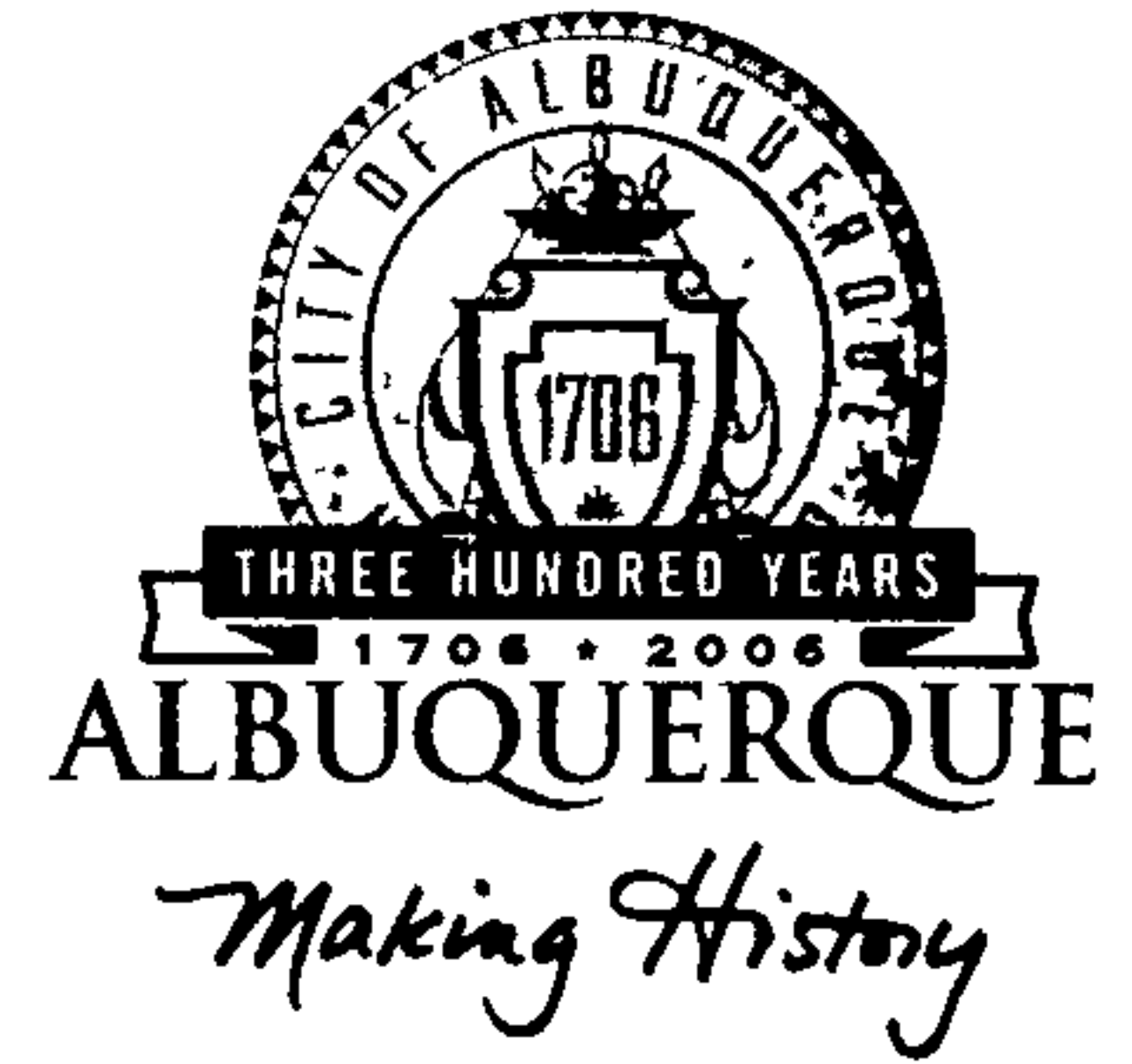
INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **TRAILHEAD COMMONS**) zoned SU-1 PRD, C-1 (22 du acre), located on the southwest corner of LA GRIMA DE ORO RD NE and JUAN TABO BLVD NE containing approximately 2 acre(s). [REF: 04DRB00236] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001304**
05DRB-00909 Minor-Sketch Plat or
Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 14, 15,16, 17-B and 17-C, Block(s) 18, **PEREA ADDITION**, zoned SU - SF, located on the northwest corner of ROMA ST NW and 14TH ST NW containing approximately 1 acre(s). [REF: 01ZHE1659, 02DRB00493, 02LUCC00450] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **ADJOURNED: 12:30 P.M.**

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004231

AGENDA ITEM NO: 12

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

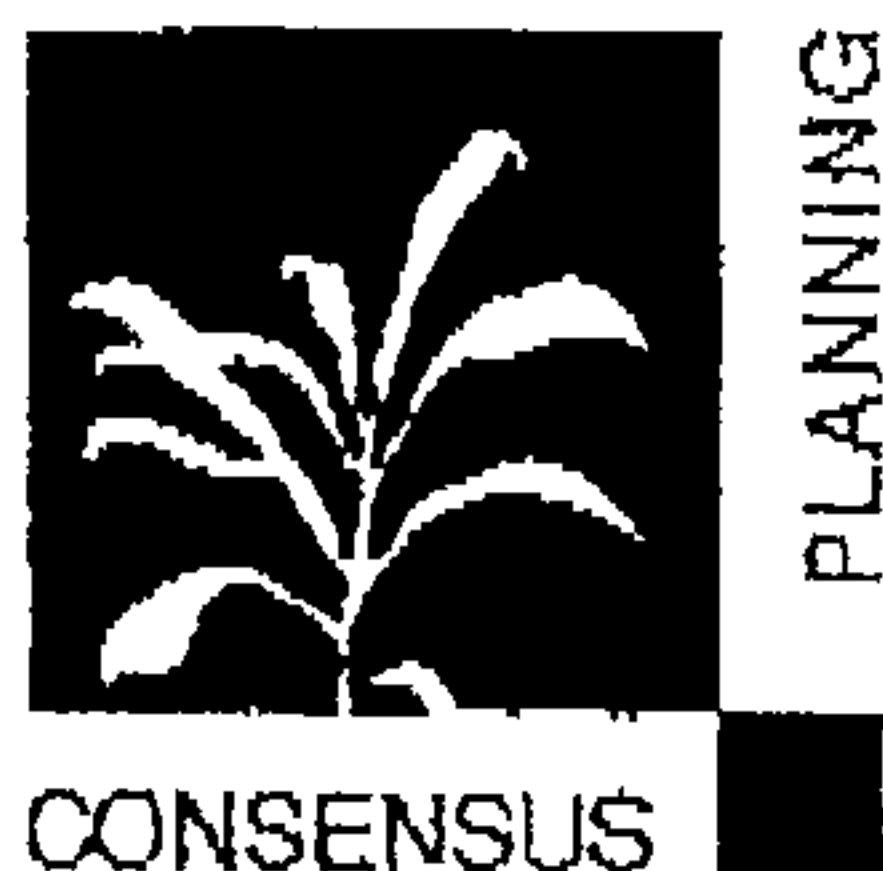
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 8, 2005



May 31, 2005

Mr. John Wilger
Wilger Enterprises
425 Edmon NE
Albuquerque, NM 87107

Landscape Architecture
Urban Design
Planning Services

RE: Recommendation to Architectural Design Review Committee
Lot # 19 – Sonic Drive In

924 Park Avenue SW
Albuquerque, NM 87102

Dear Mr. Wilger:

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Plans for the above referenced Lot have been reviewed for compliance with the 'Declaration of Covenants, Conditions and Restrictions' and Neighborhood Agreement for the Ladera Business Park. The recommendation to the Committee for this property is as follows:

Approval based upon resubmittal of material that addressed the items contained in letter dated April 25, 2005.

Issues addressed include:

- Landscaping;
- Lighting; and
- Signage;

Please note that site lighting is contained under the building's canopy and will not have light poles on the site. The developer has met all the conditions requested by the Architectural Control Committee. Please feel free to call me if you have any questions or desire additional information.

Sincerely,

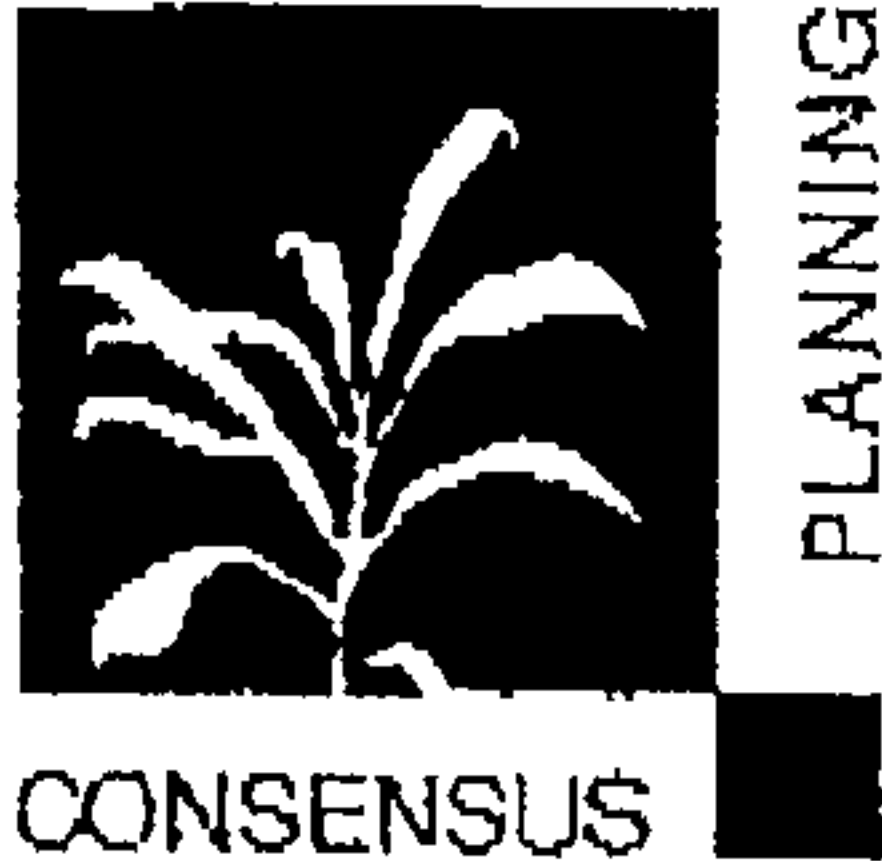
A handwritten signature in black ink, appearing to read 'John Valdez', is written over a horizontal line.

John Valdez, AICP
Senior Planner I

c: Bob Sparling, Sparling Construction
Keith Bandoni

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



May 31, 2005

Mr. John Wilger
Wilger Enterprises
425 Edmon NE
Albuquerque, NM 87107

Landscape Architecture
Urban Design
Planning Services

RE: Recommendation to Architectural Design Review Committee
Lot # 19 – Sonic Drive In

924 Park Avenue SW
Albuquerque, NM 87102

Dear Mr. Wilger:

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Plans for the above referenced Lot have been reviewed for compliance with the 'Declaration of Covenants, Conditions and Restrictions' and Neighborhood Agreement for the Ladera Business Park. The recommendation to the Committee for this property is as follows:

X Approval based upon resubmittal of material that addressed the items contained in letter dated April 25, 2005.

Issues addressed include:

- Landscaping;
- Lighting; and
- Signage;

Please note that site lighting is contained under the building's canopy and will not have light poles on the site. The developer has met all the conditions requested by the Architectural Control Committee. Please feel free to call me if you have any questions or desire additional information.

Sincerely,

John Valdez, AICP
Senior Planner I

c: Bob Sparling, Sparling Construction
Keith Bandoni

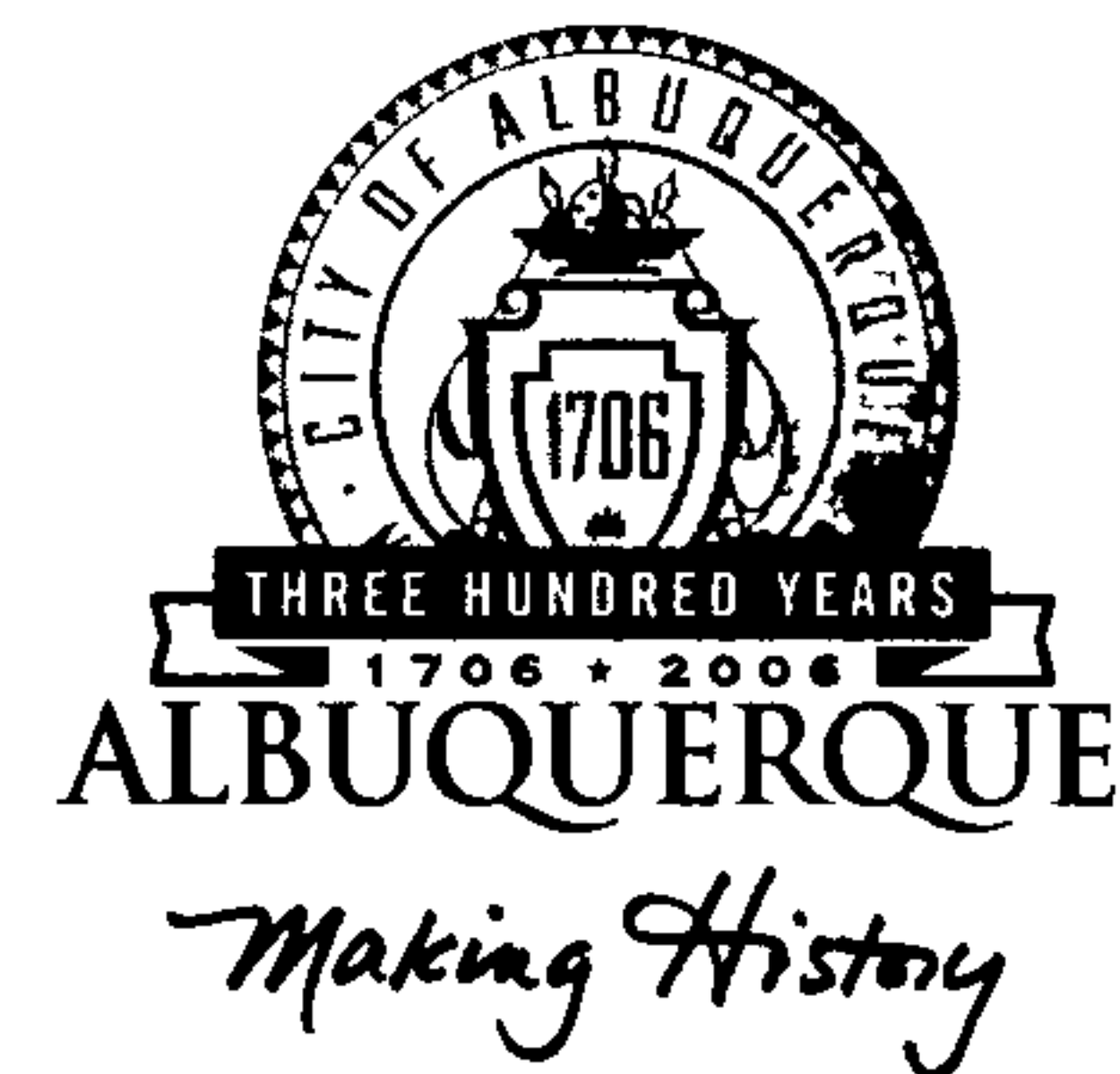
PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

CITY OF ALBUQUERQUE

ZONING ENFORCEMENT

Plaza del Sol Building, Suite 720
600 2nd Street NW
Albuquerque, New Mexico 87102
Telephone (505) 924-3850 Telecopy's (505) 924-3847



April 28, 2005

James W. Miller, AIA
Miller and Associates
5220 2nd Street NW, Suite A
Albuquerque, New Mexico 87107

Re: 2119 Vista Oeste NW

Dear Mr. Miller:

The referenced address is zoned SU-1 Light Industrial. The retail activity described in your request, a drive-in restaurant, is an allowed use at this location.

If you have any questions, please contact me at (505) 924-3850, or by e-mail, srchavez@cabq.gov.

P.O. Box 1293

Albuquerque

Sincerely,

Steve R. Chavez

New Mexico 87103

Zoning Enforcement Manager

www.cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 1, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:15 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 # 1000983

05DRB-00773 Major-Two Year SIA
Procedure B

JAMES F. & DIANA K. CRABTREE request(s) the above action(s) for all or a portion of Lot(s) A through H, Block(s) 10, Unit 3, **MOJAVE TOWNHOMES**, zoned RT, located on UNSER NW, between MOJAVE NW and SANTO DOMINGO NW containing approximately 1 acre(s). (E-10) **A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003080**
05DRB-00765 Major-Vacation of
Public Easements

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**) zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 5 acre(s). [REF: 04DRB-00591, 03EPC-01851, 05DRB00701, 04DRB01146, 04DRB01147, 04DRB01148, 04DRB01149] (D-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00701 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) A, BERNARDO TRAILS (to be known as **BERNARDO POINTE**, zoned RT, located on the northeast corner of VISTA DEL NORTE NE and LAS LOMITAS NE containing approximately 6 acre(s). [REF:04DRB-00591, 03EPC-01851] (*Deferred from 5/4/05*) (D-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND A PEDESTRIAN EASEMENT ACROSS LOT 8-P1 WITH MAINTENANCE AND BENEFICIARY NOTE.**

3. **Project # 1003273**
05DRB-00764 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A through 13A, **VISTA SUBDIVISION**, zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB00338, 04ZHE01933, 05ZHE00383] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00671 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A thru 13A, **VISTA SUBDIVISION**, zoned C-2, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW

containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3,V-85-44, 04DRB00279, 04DRB00338, 04ZHE01933, 05ZHE00383] *(Deferred from 5/4/05)* (K-9) PRELIMINARY PLAT WAS APPROVED WITH **FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

4. **Project # 1004160**
05DRB-00739 Major-Vacation of Pub
Right-of-Way

PETRONELLA J POUTSMA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 3, **GRANT TRACT**, zoned SU-3, located on 6TH ST NW, between MARBLE AVENUE NW and SLATE ST NW (J-14) **VACATION DENIED BASED ON THE SUBDIVISION ORDINANCE.**

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 & 4/13/05 & 5/11/05]* (K-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16,**

Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2
OF SECTION 16, 11N, R2E, zoned RO-20, located
on RAINBOW BLVD NW, between COMPASS DR
NW and PETROGLYPH NATIONAL MONUMENT
containing approximately 289 acre(s). *[Deferred from
4/20/05 & 5/11/05 & 6/1/05]* (C-9) **DEFERRED AT
THE AGENT'S REQUEST TO 6/22/05.**

**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.

7. **Project # 1000985**
05DRB-00883 Minor-SiteDev Plan
Subd

SMPC ARCHITECTS agent(s) for ASPEN
INVESTMENTS request(s) the above action(s) for all
or a portion of Lot(s) 1A, Block(s) 12, NORTH
ALBUQUERQUE ACRES, TRACT A, UNIT A, (to be
known as **PALOMAS PLAZA**) zoned SU-2/C-1,
located on SAN PEDRO NE, between PALOMAS NE
and SAN BERNADINO NE containing approximately 3
acre(s). [REF: DRB-96-412] (D-18) **INDEFINITELY
DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1004224**
05DRB-00887 Minor-SiteDev Plan
BldPermit

RHOMBUS PA INC agent(s) for SCOTT BARLOW
request(s) the above action(s) for all or a portion of
Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH
ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR
1P, located on SAN PEDRO NE, between WILSHIRE
AVE NE and containing approximately 1 acre(s).
[Deferred from 6/1/05] (C-18) **DEFERRED AT THE
AGENT'S REQUEST TO 6/8/05.**

9. ~~Project # 1004231~~
05DRB-00886 Minor-SiteDev Plan
BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2**, zoned SU-1, located on 98TH STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] [*Deferred from 6/1/05*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

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

10. **Project # 1001101**
05DRB-00868 Minor-Ext of SIA for Temp
Defer SDWK

SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 24, **VISTA DE ARENAL SUBDIVISION @ VENTANA RANCH**, zoned RLT, located on SIROCCO PL NW, between LAS VENTANAS RD NW and KHAM SIN DR NW [REF: DRB-98-225, V-98-68, 02DRB00619, 02DRB00604, 02DRB00603] (B-9) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. **Project # 1001096**
05DRB-00878 Major-Final Plat Approval

SURV-TEK INC agent(s) for STUART HARROUN request(s) the above action(s) for all or a portion of Tract(s) A1 and B2, **LANDS OF LLOYD LOZES GOFF** (to be known as **TRES LAGUNAS SUBDIVISION**) zoned RO-1, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS NE containing approximately 15 acre(s). [REF: 04DRB01127, 03DRB01273, 02DRB01421] (D-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND AGIS DXF FILE AND UTILITIES DEVELOPMENT FOR SHEET 1 OF 4: DEFINE UNDER NOTE 1A THE PUBLIC WATER AND SAS COMMENTS, GRANT TO COA AND ABC, WUA, SHEET 4 OF 4: GRANT PUBLIC WATER AND/OR SAS COMMENTS TO COA AND ABCWUA.**

12. Project # 1004208
05DRB-00874 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for JOHN J MCMULLEN request(s) the above action(s) for all or a portion of Block(s) B, Tract(s) B-2-1 & C-1, **LOUISIANA SUBDIVISION**, zoned 0-1, SU-2, located on PROSPECT PL NE, between CUTLER AVE NE and PROSPECT AVE NE containing approximately 1 acre(s). [REF: ZA-79-191] (H-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. Project # 1003237
05DRB-00870 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **TORRETTA ESTE SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: 04DRB01249, 04DRB01250] (L-9) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR FEES AND OPEN SPACE NOTE.**

14. Project # 1003790
05DRB-00165 Minor-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*] [*Final Plat Indef. Deferred for SIA*] (B-18) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND COPY OF FINAL PLAT FOR PLANNING FILE AND PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). [Indef Deferred 9/22/04, *deferred from 6/1/05*] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

16. **Project # 1004183**
05DRB-00809 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for LAURIE HICKS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION**, zoned SU-2, located on 8TH STREET NW and MARQUETTE AVE NW and containing approximately 1 acre(s). [REF: ZA-85-456] [*Deferred from 5/25/05*] (J-14) **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

17. **Project # 1001628**
05DRB-00881 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Lot(s) Z-1, SADDLE RIDGE, UNIT 2 (to be known as **GALISTEO VILLAGE**), zoned SU-1 FOR PRD, located on MONTANO RD NW, between VISTA MONTANO ST NW and EQUESTRIAN DR NW containing approximately 8 acre(s). [REF: Z-78-146, Z-79-145] (E-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 18. Project # 1004205**
05DRB-00873 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for ICDC, LLC request(s) the above action(s) for all or a portion of Lot(s) 1, **LOOP INDUSTRIAL**, zoned SU-1 FOR M-1, located on PASEO DEL NORTE NE and WASHINGTON NE and containing approximately 10 acre(s). (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 19. Project # 1004221**
05DRB-00879 Minor-Sketch Plat or Plan

ISAAC BENTON & ASSOCIATES agent(s) for GEORGE GARZA request(s) the above action(s) for all or a portion of Tract(s) D3, **ACADEMY PLACE**, zoned SU-1 special use zone, located on JUAN TABO NE, between SPAIN NE and OSUNA NE containing approximately 2 acre(s). [REF: DRB-96-133, Z-79-77] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 20. Approval of the Development Review Board Minutes for May 18, 2005. DRB MINUTES FOR MAY 18, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

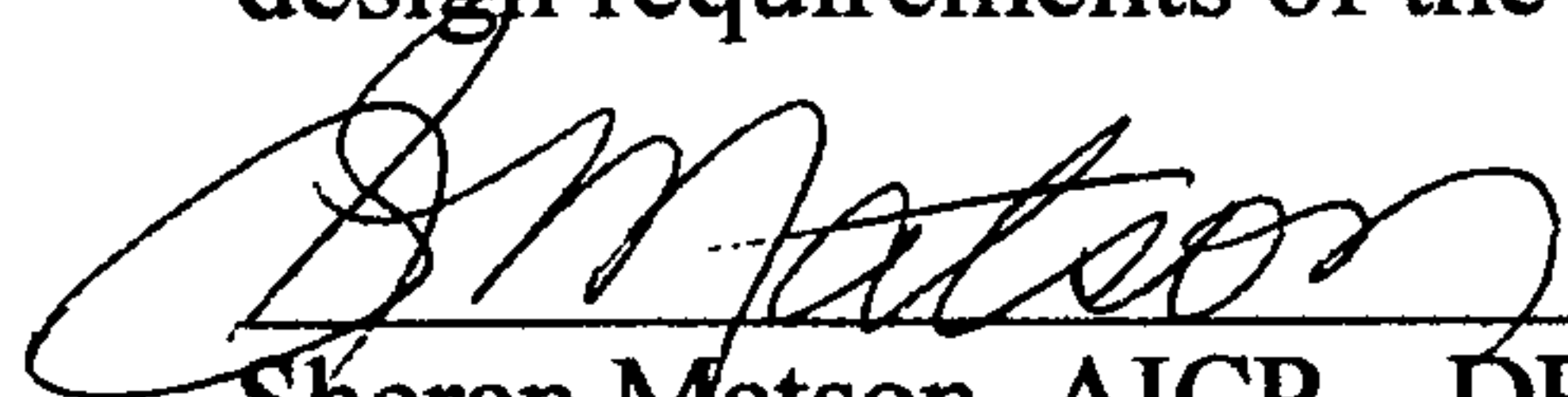
**June 1, 2005
DRB Comments**

ITEM # 9

PROJECT # 1004231 APPLICATION # 05-00886

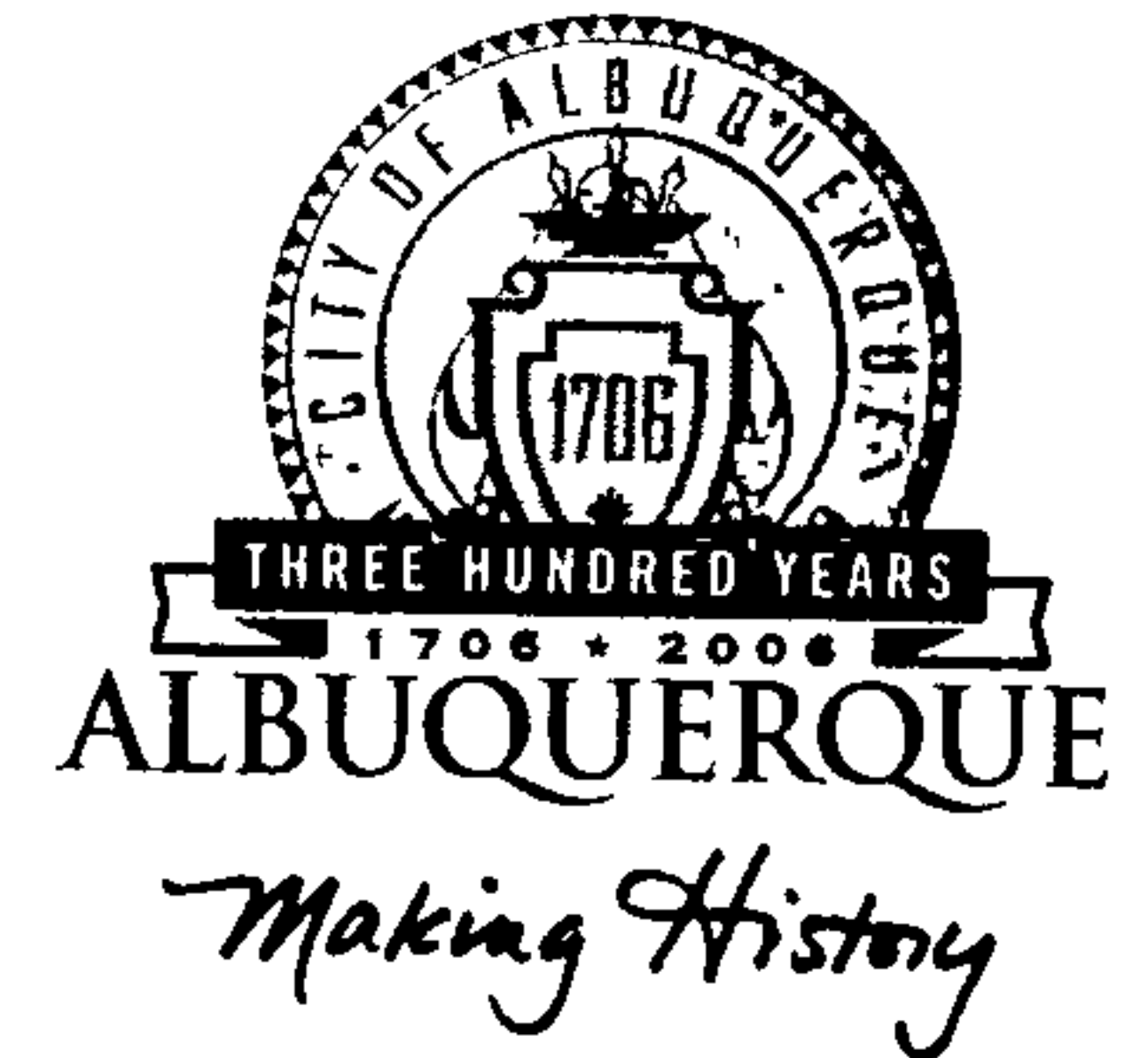
RE: Ladera Business Park, Unit 2/SPBP

1. The signature block is missing the “infrastructure list” language.
2. Title “Site Plan for Building Permit”.
3. The landscape calculations don’t appear to work.
4. In our arid climate, it is advisable not to have any high water use turf or trees.
5. The property lines are not clearly identified on the site plan or landscape plan.
6. What color are the letters on the Sonic sign? What materials?
7. Landscape Plan is missing required language.
8. What does “previous area” mean on the landscape plan?
9. Planting beds?
10. The site plan appears to conform to the Unser Boulevard Design Overlay Zone sign requirements.
11. Lighting?
12. Agent will need to meet with Planning to show how project meets the design requirements of the Ladera Business Park SPS. It is not clear.



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: ⁴²³¹ ~~1004096~~

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off City Engineer.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ⁶⁻⁸⁻⁰⁵ X; 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: June 1, 2005

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- ^{100 4231}~~1004096~~ Item No. 9 Zone Atlas H-9

DATE ON AGENDA 6-1-05

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
 () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
 (X) SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
1)	An infrastructure list is required for the offsite mitigation amount.
2)	Are the sidewalks existing or proposed?
3)	Are the ADA ramps existing or proposed?
4)	The angle of the parking stalls needs to be identified in order to check DPM criteria.
5)	Are there parallel parking stalls on the west side?
6)	Are Vista Oriente and Vista Oesta in place?
7)	How many parking spaces are provided?
8)	The landscaping plan must ensure that sight distance can be met at Vista Oriente and at the entry and exit points for the site.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- 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...**
- 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:

Professional/Agent (if any): James W. Miller PHONE: 345-1512
 ADDRESS: 5220 2nd St N.W FAX: 345-4400
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: -

APPLICANT: Merritt Group Sonic PHONE: 644-0794
 ADDRESS: 750 N 17th St FAX: _____
 CITY: Las Cruces STATE NM ZIP 88005 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: New patio covered, replace neon lighting w/ 'LED', rising wall above drive-up

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. Lot 19 Block: _____ Unit: 2
 Subdiv/Addn/TBKA: Ladera Business Park
 Existing Zoning: SU-1 Light Industrial Proposed zoning: _____
 Zone Atlas page(s): H-11 UPC Code: 100905946429141510 CD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
05 DRB-00886

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th & Unser NW
 Between: _____ and _____

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

SIGNATURE James W Miller DATE 9/5/08
 (Print) James W Miller Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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

08AA-10138

Action

ASBP

S.F.

PA

Fees

\$ 45.00

Total

\$ 45.00

Hearing date N/A

Form revised 4/07

Sandy Handley 09/05/08
 (Planner signature / date)

Project # 1004231

RRM

APPLICATION NO. 08AA-10138	PROJECT NO. 1004231
PROJECT NAME SONIC	
EPC APPLICATION NO.	
APPLICANT / AGENT JAMES MILLER	PHONE NO. 345-1313
ZONE ATLAS PAGE	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

MILLER AND ASSOCIATES

ARCHITECTS - PLANNERS

5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

September 4, 2008

Russell Britto
Planning Dep't
Land Development Coordination Div.
City of Albuquerque

**RE: ADMINISTRATIVE ADMENDMENT - 2119 VISTA OESTA
N. W., LETTER DESCRIBING AND JUSTIFYING REQUEST.**

Russell;

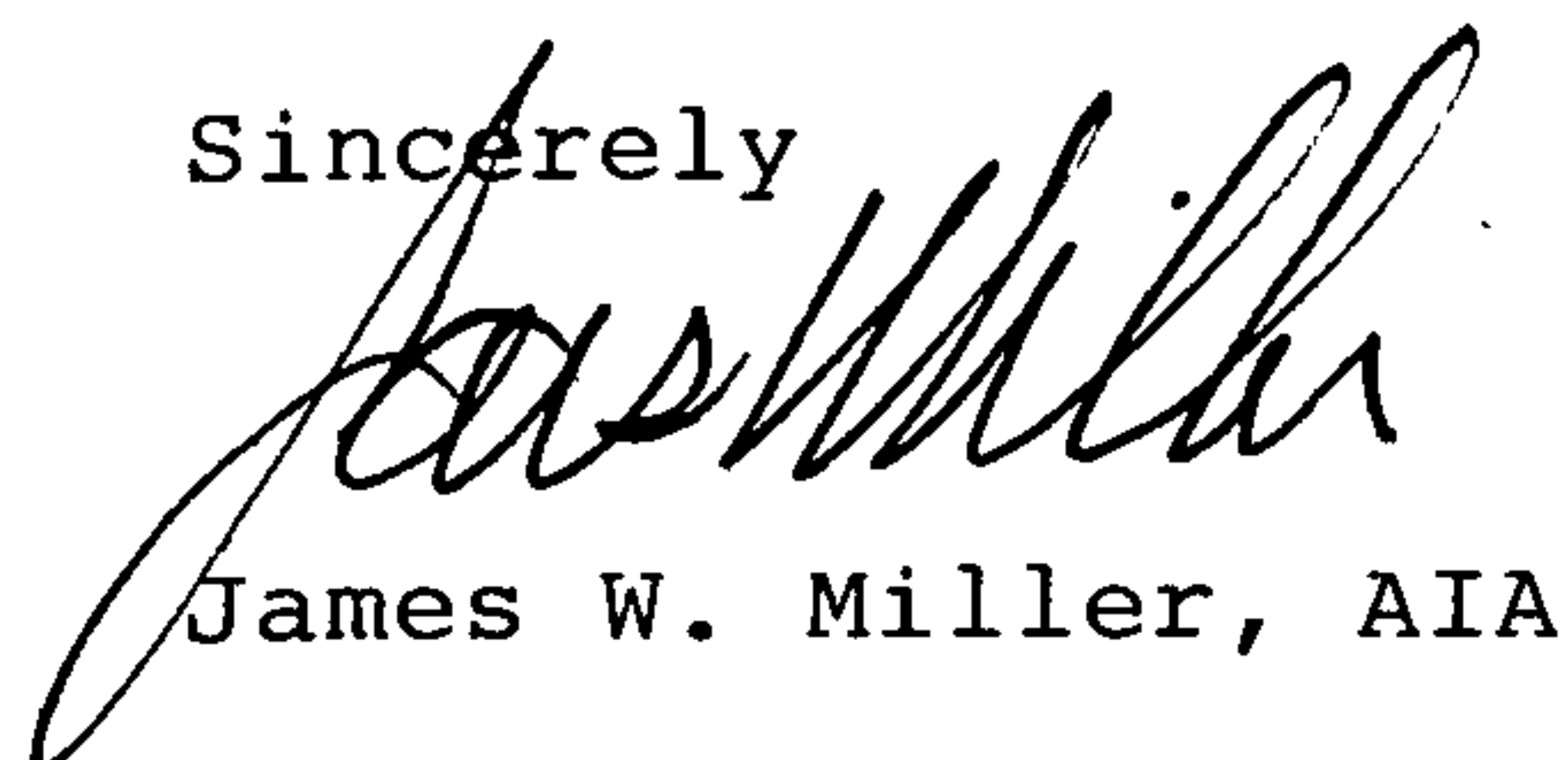
Sonic has a new corporate design that is more of a contemporary look. We are deleting the neon strip lighting in the fascia of the drive-in stalls, and replacing with 'LED' lighting. This is a highly more efficient, and update for a comtemporary design.

The replacing of the ole flat roof patio cover with a curved canopy cover above the patio, again is more of a contemporary look. These gives the patio a more open and inviting feel.

The raising of the walls above the drive-up gives a vertical element to the visual long flat look of the original structure. Your consideration of this request is appreciated.

If there are any questions, please do not hesitate to call this this office.

Sincerely

A handwritten signature in black ink, appearing to read "James W. Miller". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

James W. Miller, AIA

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

SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)

- 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 BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)

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.

James W Miller
Applicant name (print)
James W Miller 9/5/08
Applicant signature / date



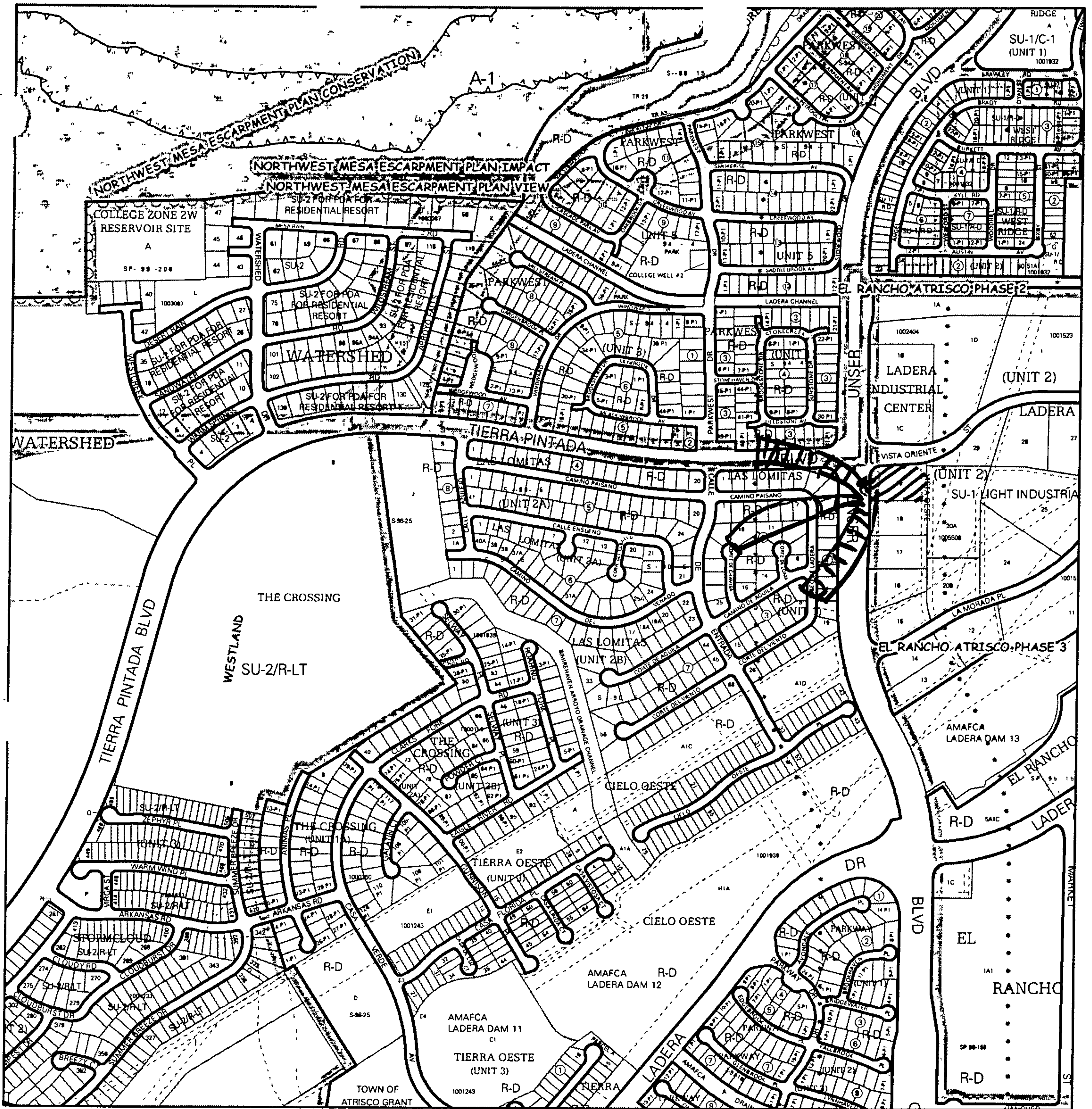
Form revised June 04, October 2004

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


Application case numbers

08AA-10138

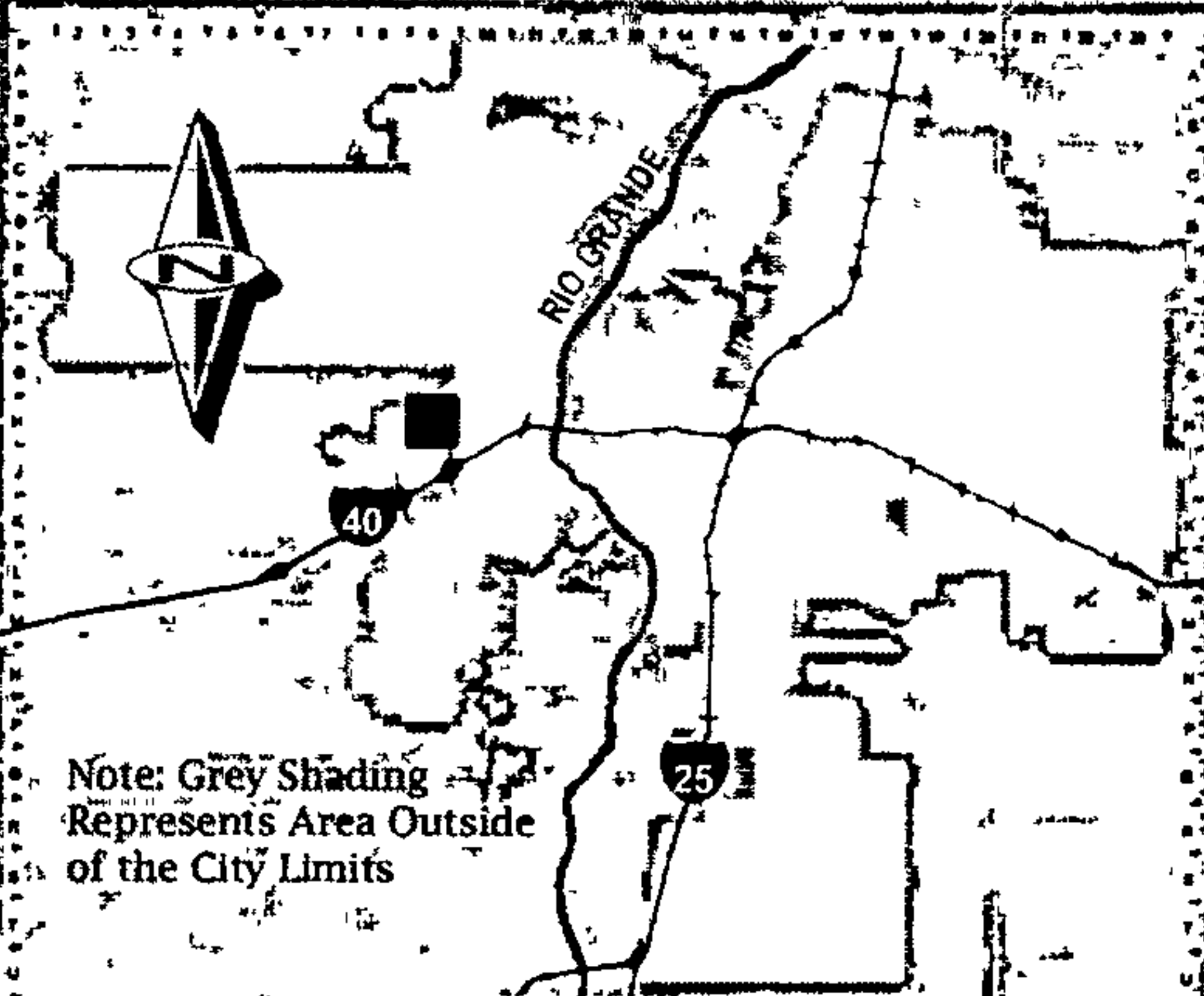
Sandy Handley 09/05/09
Planner signature / date
Project # 1004231



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












Map amended through: 9/6/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-09-Z

Selected Symbols

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

0 750 1,500 Feet

12. ~~Project # 1004231~~
05DRB-00886 Minor Site Dev Plan
BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2**, zoned SU-1, located on 98TH STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] [Deferred from 6/1/05] (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DIMENSION LABELING AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1003655**
05DRB-00916 Minor-Subd Design (DPM)
Variance

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 & 17 & PORTION OF Lot 18, NORTH ALBUQUERQUE ACRES, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] (C-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

14. **Project # 1003057**
05DRB-00893 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Tract(s) A-2-C, **BLOCK 1, UNIT 3, CLIFFORD WEST BUSINESS PARK**, zoned IP industrial park zone, located on UNSER BLVD NW, between OLIVER ROSS DR NW and SAUL BELL RD NW containing approximately 12 acre(s). [REF: 03DRB01903, 01902, 01904] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 8, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 12:30 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1001004

05DRB-00813 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WEST BLUFF LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 8 & 9, **WEST BLUFF CENTER SUBDIVISION**, zoned R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 03DRB00521, 03DRB00357, 01DRB00498] (H-11) **TWO-YEAR SIA WAS APPROVED.**



Licensed Franchisee of Sonic Inc.

September 3, 2008

Albuquerque City Government
Planning and Zoning Department
600 Second Street NW
Albuquerque NM 87103

Re: Letter of Authorization

Folks:

Please accept this Letter of Authorization appointing Jim Miller, Architect, to act on behalf of the Merritt Group SONIC and/or B&B Consultants as its professional advisor. He has been given our endorsement to review and edit any information regarding projects related to our corporate mandated retrofit at 2119 Vista Oeste NW, Albuquerque NM.

If you have any concerns or questions regarding this letter, please don't hesitate to contact me at the address listed or cell number 575-644-0794 Thank you for your consideration with my request.

Sincerely,

A handwritten signature in black ink, appearing to read "JD Merritt". The signature is fluid and cursive, written over a white background.

JD Merritt
Vice President
Merritt Group - SONIC

JDM/smr

Current DRC
Project Number: _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Sonic Drive-in - Ladera
PROPOSED NAME OF ~~THE~~ AND/OR SITE DEVELOPMENT PLAN

Lot 19, Ladera Industrial Center

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Claire

Date Submitted: June 8, 2005

Date Site Plan Approved: 6/8/05

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: 1004231

DRB Project No.: 1004321

DRB Application No.: 05DRB-00886

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Modified Procedure "C"				/	/	/
			Off-site Traffic Improvements				/	/	/
			(Lot 19)				/	/	/
							/	/	/
			\$827.10 + \$74.44 = \$901.54				/	/	/
			\$74.44 = 3% for 3 years				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

James W. Miller
 NAME (print)

Miller & Assoc
 FIRM

James W. Miller 6/8/05
 SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6/8/05
 DRB CHAIR - date

Christina Sandoval 6/8/05
 PARKS & GENERAL SERVICES - date

[Signature] 6-8-05
 TRANSPORTATION DEVELOPMENT - date

Roger [Signature] 6/8/05
 UTILITY DEVELOPMENT - date

Bradley J. Bijk 6/8/05
 CITY ENGINEER - date

 AMAFCA - date

 - date

 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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

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**
5. **Conceptual Utility Plan**

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. Property lines (clearly identify)
7. Existing and proposed easements (identify each)
8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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.

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: 37 provided: 43
Handicapped spaces required: _____ provided: _____

- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 2
provided: 4
 - 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: 1/10/2005

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

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to 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: 1/10/2005

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

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)
- 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 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: John Wilger PHONE: 345-2854
 ADDRESS: 425 Edmon NE FAX: 345-5202
 CITY: Albuq STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Jim Miller PHONE: 345-1312
 ADDRESS: 5220 2nd St NW FAX: 345-4000
 CITY: Albuq. STATE NM ZIP 87107 E-MAIL: _____

DESCRIPTION OF REQUEST: Site Plan for
Site Development Plan for Bldg Permit Approval

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. 19 Block: _____ Unit: 2
 Subdiv. / Addn. Ladera Industrial Park
 Current Zoning: SU-1 Light Industrial Proposed zoning: ---
 Zone Atlas page(s): #9 No. of existing lots: 1 No. of proposed lots: _____
 Total area of site (acres): 1.13 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? _____
 UPC No. 101005909033320105 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th St NW
 Between: Unser NW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): SD 81-1-2
2-92-45, 1001523 05 EPC 00573 01 EPC 01405

Check-off if project was previously reviewed by Sector Plan Plan , or Pre-application Review Team . Date of review: 5/29/05

SIGNATURE: James W Miller DATE: 5/29/05
 (Print) _____ Applicant Agent

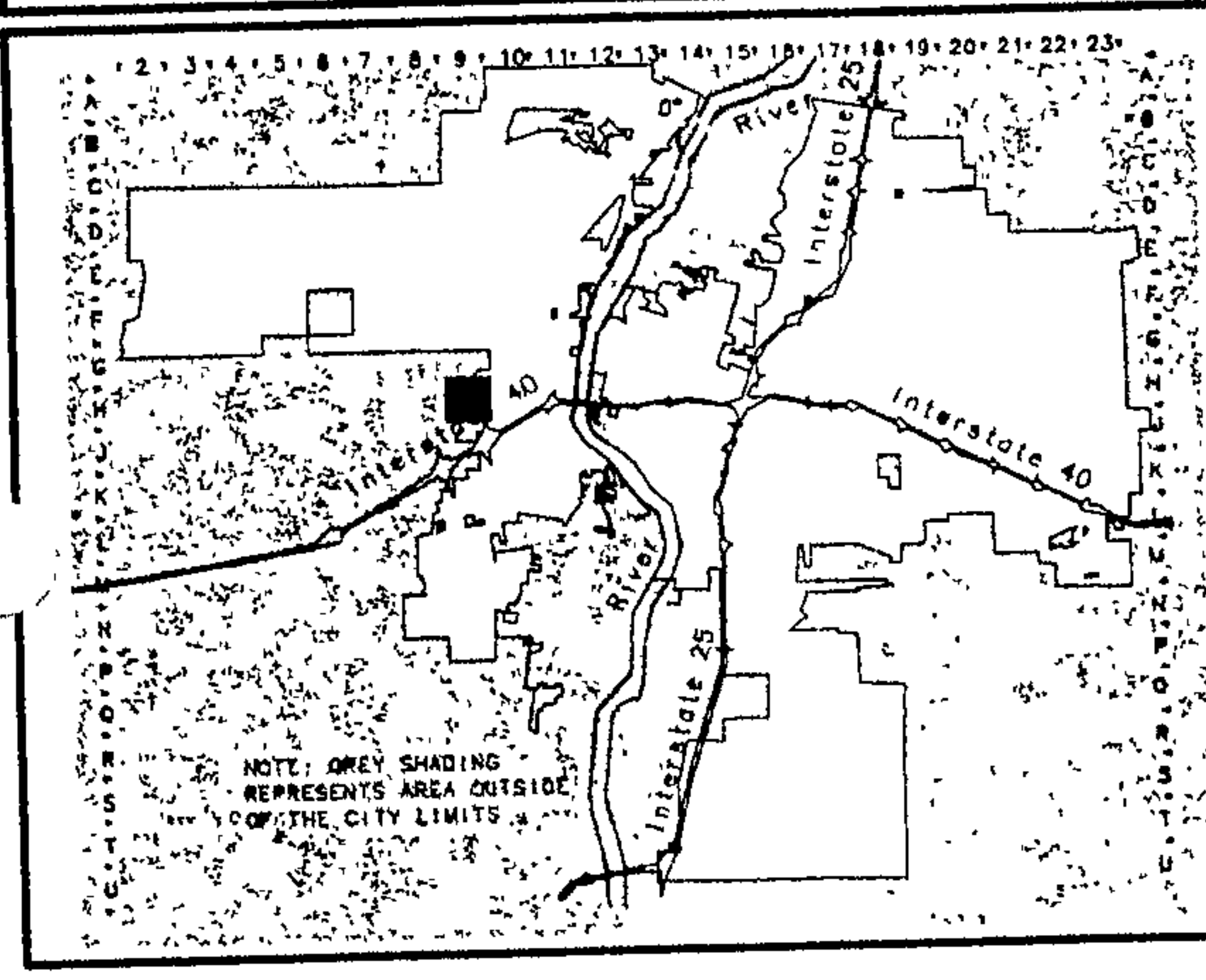
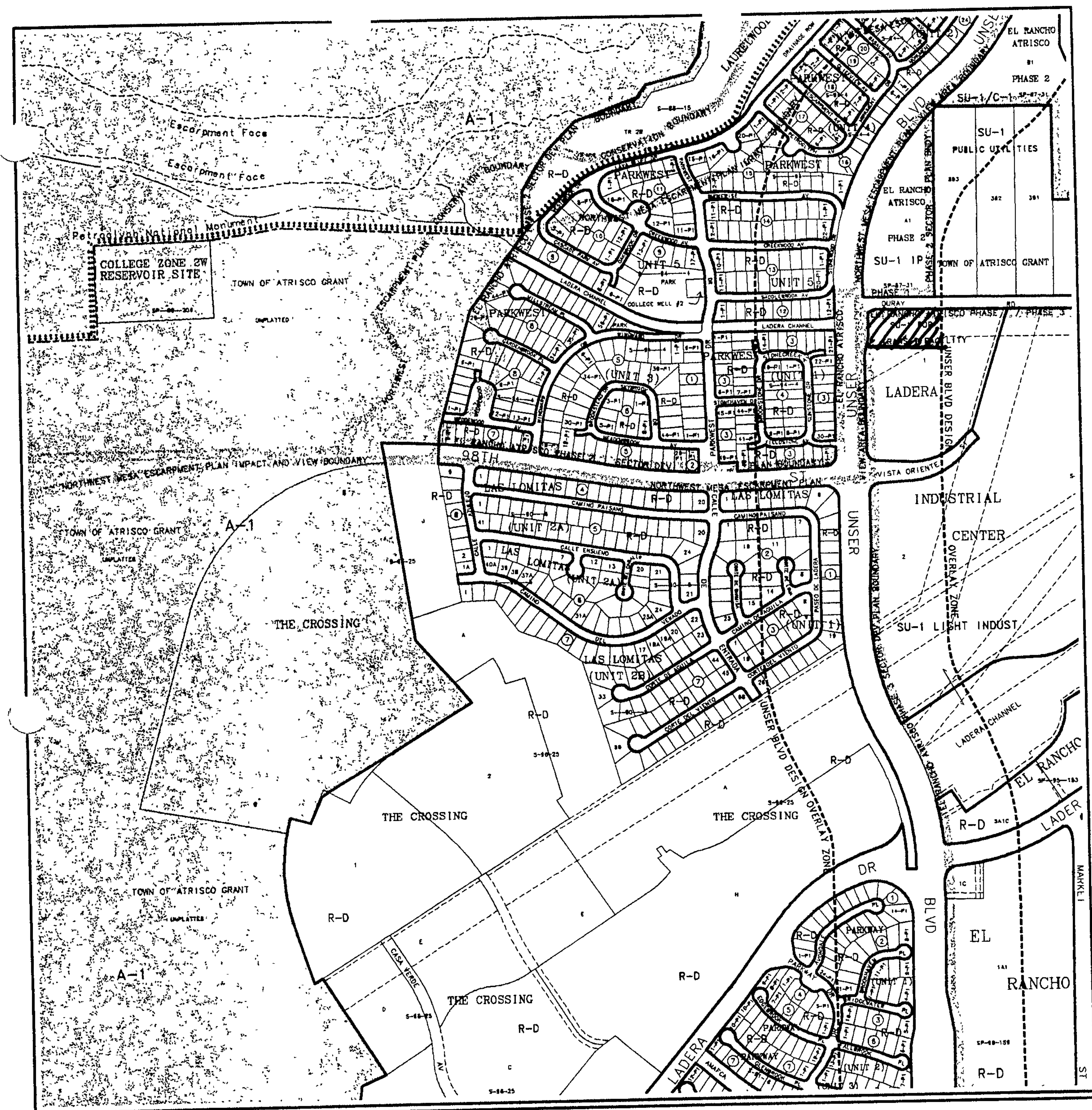
FOR OFFICIAL USE ONLY

Form revised 4/04

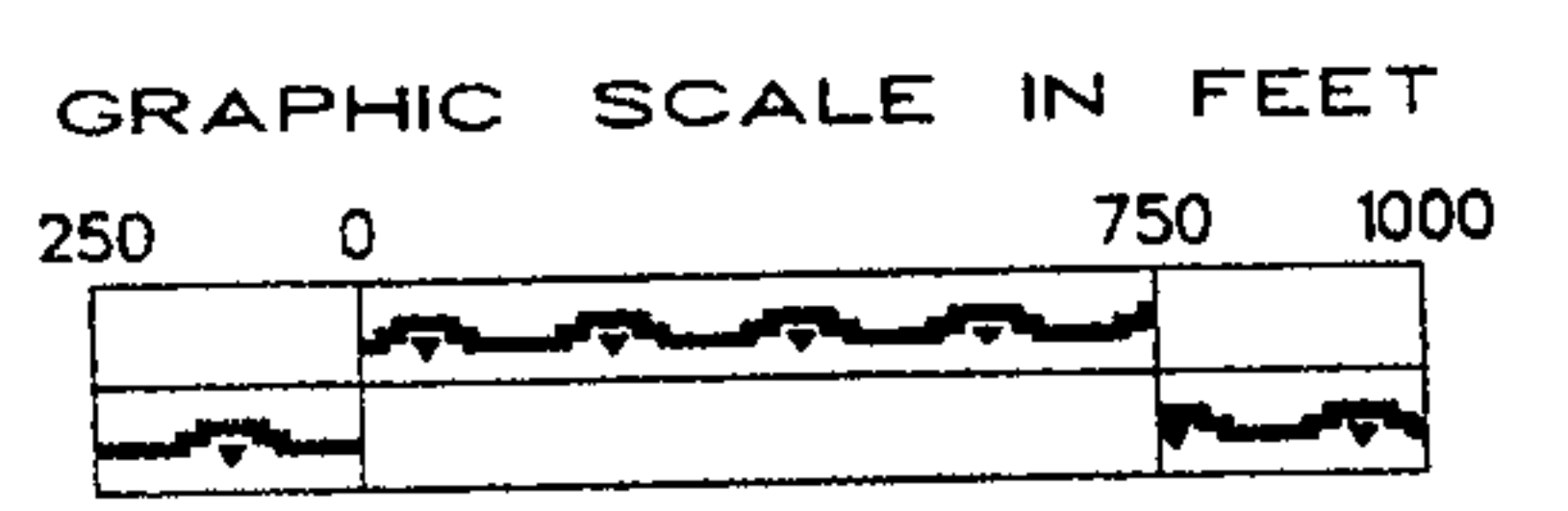
INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB -00886</u>	<u>SPBP</u>	<u>P(3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	\$ _____
Hearing date <u>6-1-05</u>				Total <u>\$ 0</u>

B. Miller 5-24-05
 Planner signature / date

Project # 1004231



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



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

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - 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.

James W Miller
Applicant name (print)
James W Miller 5/24/05
Applicant signature / date



Form revised December 2000

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

Application case numbers
050RB- - 00886

Rafael 5-24-05
Planner signature / date
Project # 1004231

MILLER AND ASSOCIATES

ARCHITECTS - PLANNERS

5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

May 23, 2005

Planning Development / Planning
City of Albuquerque
600 2nd St. N. W.
Albuquerque, New Mexico

**RE: DRB - REQUEST SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT APPROVAL.**

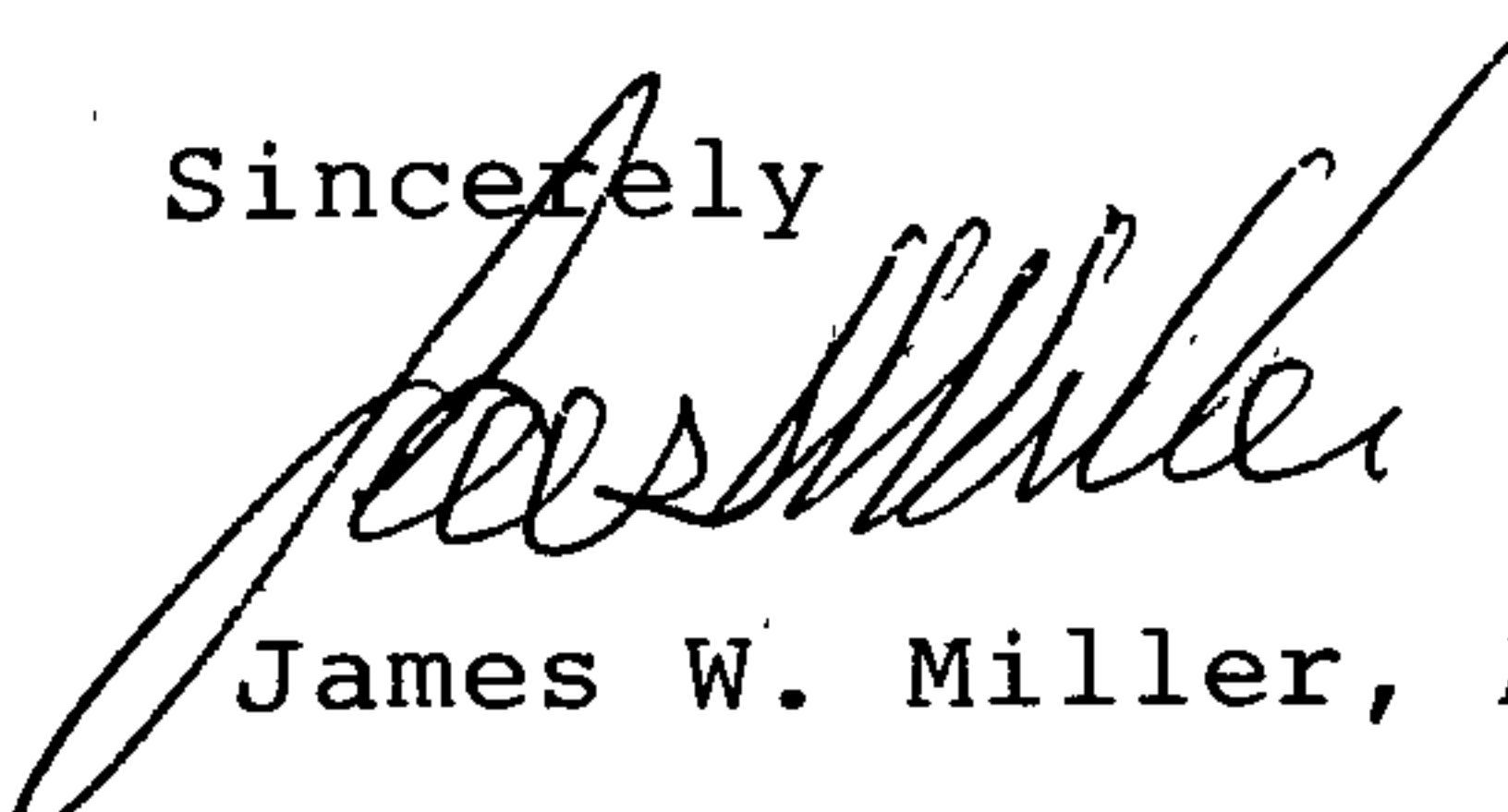
This office is the agent for Sonic-New Mexico. Sonic is proposing to construct a Sonic Drive-in facility at 2119 Vista Oeste N. W. As referenced above, we are requesting approval of a Site Development Plan for Bld'g Permit for an approximately 1.15 acre site located at the south-east corner of the intersection of Unser Blv'd N.W. and 98th street N. W.

This request furthers the applicable goal and policies of the 'Comprehensive Plan' by proposing a quality urban environment, ensuring the new development shall respect neighborhood and environmental and social conditions and resources. It shows new growth accommodated in an area where vacant land is contiguous to existing urban facilities

This proposed site plan furthers the intent of the 'West Side Strategic Plan' by proposing continued growth in an appropriate location due to its contiguous location to the rest of the City and efficient location for receiving services.

This proposed site plan also furthers the applicable policies of the 'Unser Corridor Plan' by proposing a development with an intensity which is compatible with the roadway function, environment concerns and design guidelines.

Sincerely



James W. Miller, AIA

Application for EPC was made & upon research by 'Planning', it was determined that delegation to DRB had been made on November 16, 2001.



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 16, 2001

OFFICIAL NOTIFICATION OF DECISION

Unser-98th Street Partnership LLC.
P.O. Box 90548
Albuquerque, NM 87199

FILE: 01128-01405 (Project 1001523)

LEGAL DESCRIPTION: Request a Master Development Plan for Lot 2, Ladera Industrial Center, located on Unser Boulevard NW between 98th Street and Ladera Drive NW containing approximately 105 acres. (H-10) Lola Bird, Staff Planner

On November 15, 2001, the Environmental Planning Commission voted to approve 01128-01405, a Master Development Plan, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Lot 2, Ladera Industrial Center, containing approximately 105 acres and located on Unser Boulevard between Ladera Drive and 98th Street, NW.
2. The applicant is proposing to create 26 lots with areas ranging from 1.2 acres to 5.38 acres.
3. This request furthers the applicable goals and policies of the *Comprehensive Plan* by allowing for an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, and life styles with a location and intensity that shall respect existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources.
4. This request furthers the applicable goals and policies of the *West Side Strategic Plan* by locating employment uses on the West Side which is critical to achieving the Plan's goals of reducing vehicle trip distances, decreasing commuter demand across the Rio Grande and establishing healthy community and Village Centers.
5. The submitted site plan generally meets the requirements of the *Zoning Code* for site development plan for subdivision. The site plan covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress and internal circulation requirements. The submittal also includes design guidelines regulating building architecture, materials, colors and height as well as building setbacks.
6. The submittal will be adequate with some changes and additions.

OFFICIAL NOTIFICATION OF DECISION

01128-01405 (Project 1001)

November 16, 2001

Page 2

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The design guidelines shall be modified as follows:

Screening Walls and Fences

8th Bullet: shall be changed to read, "Barbed wire or concertina wire are not allowed in the Ladera Site. Chain link fencing shall not be permitted in the first two rows of lots along Unser."

A new bullet should be added which states, "Loading docks visible from residential areas shall be screened by walls which match building architecture, material and color."

Lighting Standards

2nd Bullet: shall be changed to read, "20 feet for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements."

Signage Standards

A new bullet shall be added which reads, "No illuminated signage shall face any residential area, except along Unser Boulevard."

3. Conditions of approval for the proposed site plan for building permit should include:

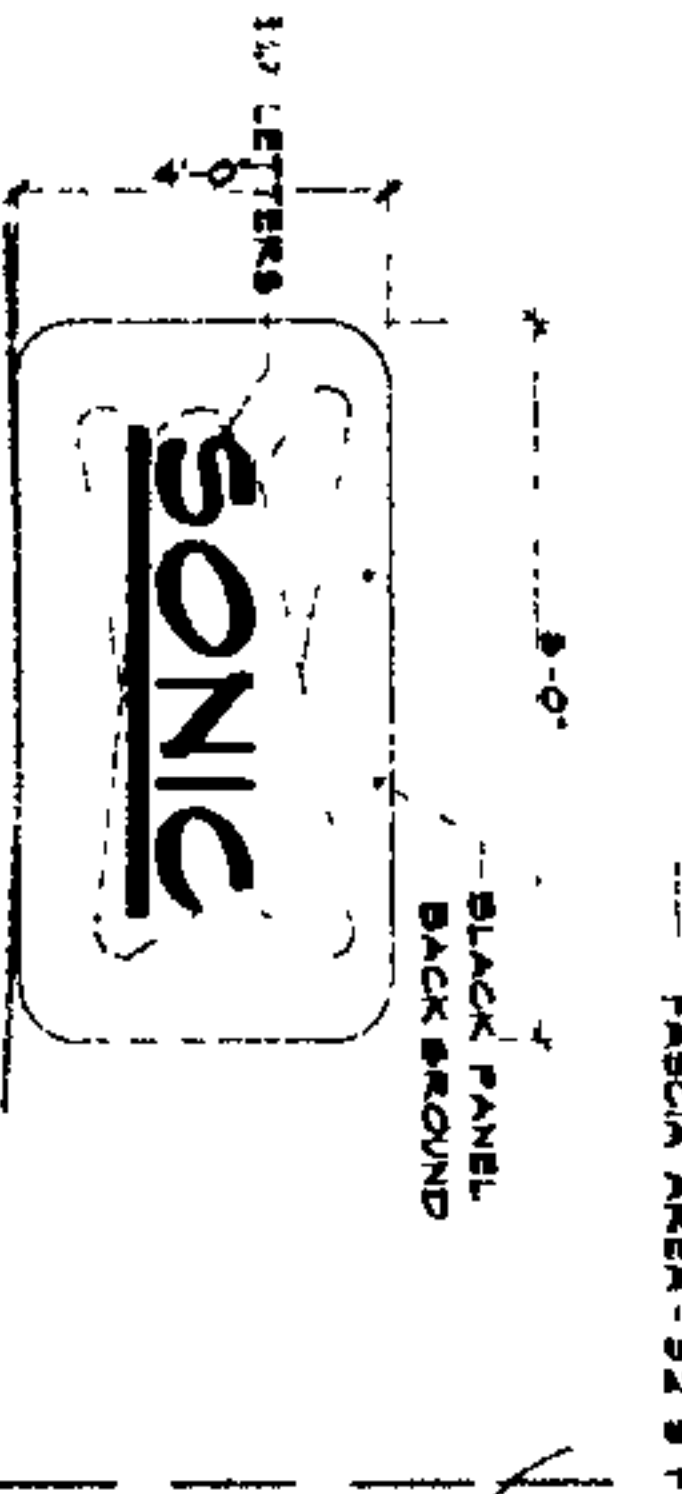
An update of the TIS prior to the submittal for development of any of the tracts within the industrial park. Access to Unser Boulevard is limited to 98th Street and a right-turn-only at La Mirada Street. Internal streets, water and sewer lines must be constructed to City standards.

4. Site Development Plans for Building Permit are delegated to the Development Review Board.

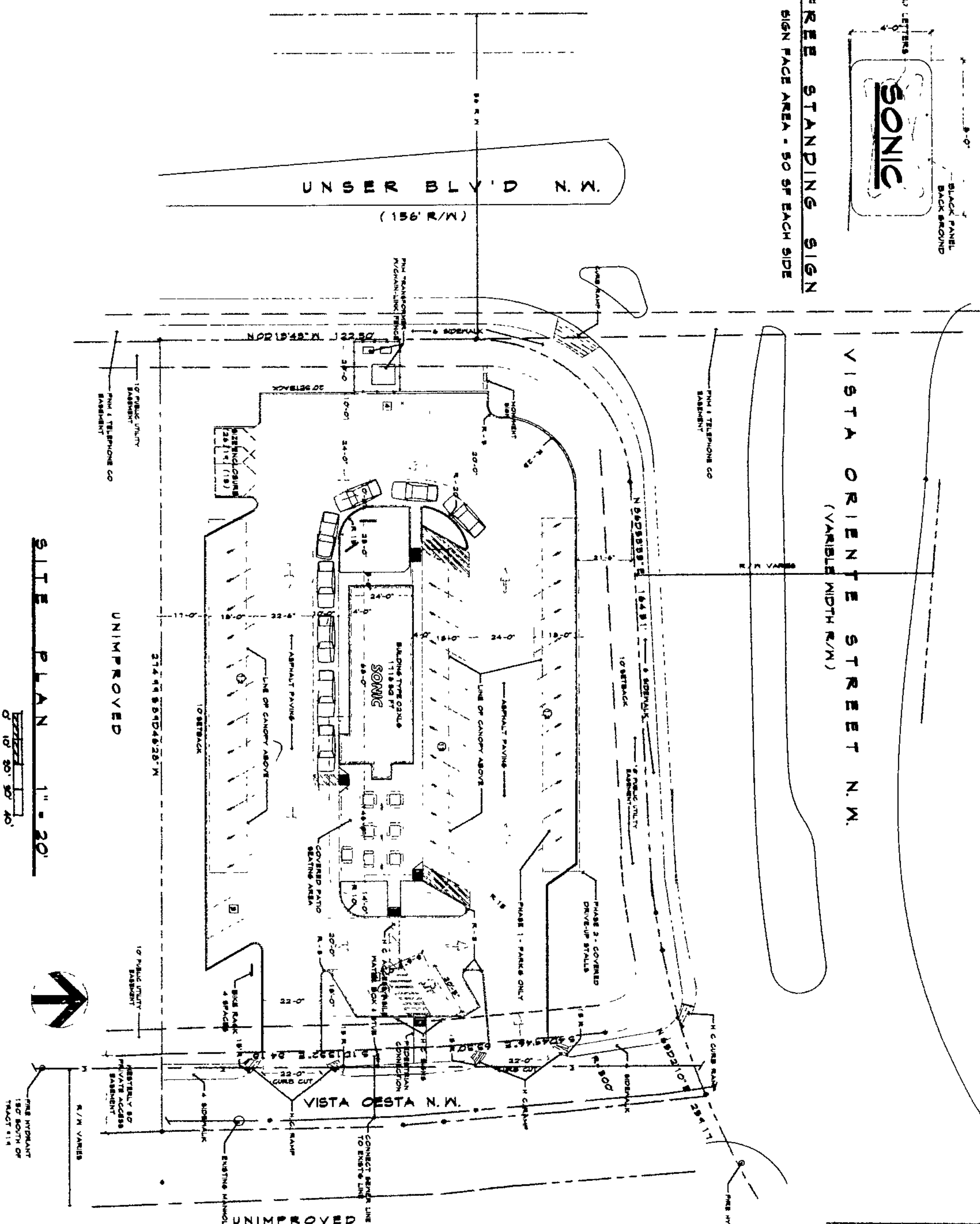
5. Any agreement between the applicant and the neighborhoods that further restricts the allowed uses on the site shall be filed with the County Clerk and cross referenced on the site plan. The agreed upon restrictions and additional design guidelines shall be listed on the site plan and on the design guidelines.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY NOVEMBER 30, 2001 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

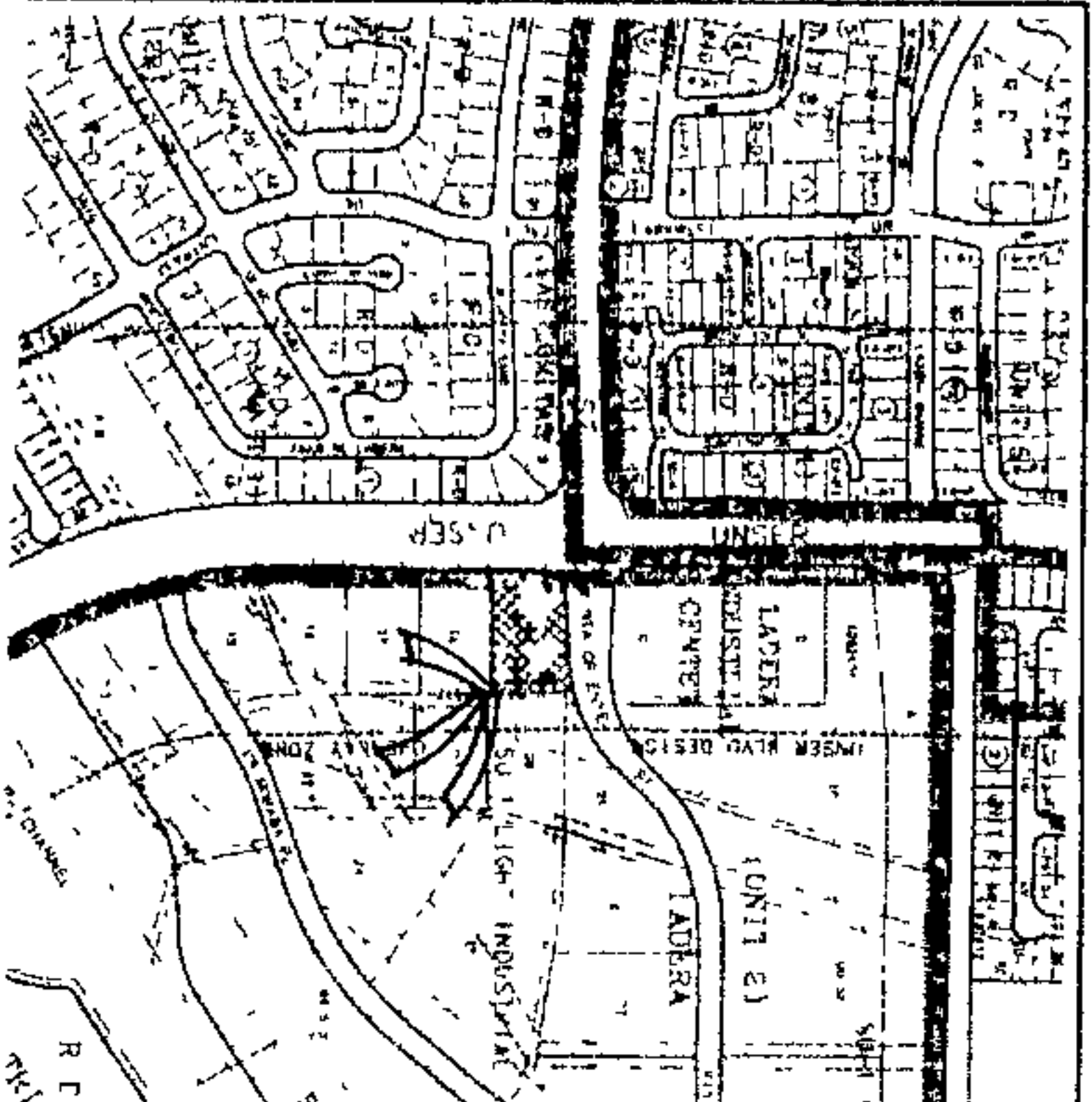
SONIC



FREE STANDING SIGN
SIGN FACE AREA - 50 SF EACH SIDE



SITE PLAN 1" = 30'
0" 10' 20' 30' 40'



VICINITY MAP

PARKING:

- REQUIRED - BUILDING - 1700 SF/200
 - 9 SPACES
 - SEATING FOR 14/9 -
 - 5 SPACES
 - UNDER CANOPY - 29 SPACES
 - TOTAL REQUIRED - 91 SPACES
 - PROVIDED - TOTAL OF SPACES
- BICYCLE PARKING:**
- REQUIRED - 2 SPACES
 - PROVIDED - 4 SPACES

DRB SITE DEVELOPMENT APPROVAL

APPLICATION NO.	
PROJECT NO.	
Traffic Engineering Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
<i>Michael Hite</i> Solid Waste Management	5-23-07 Date
DRB Chairperson Planning Department	Date

LEGAL DESCRIPTION

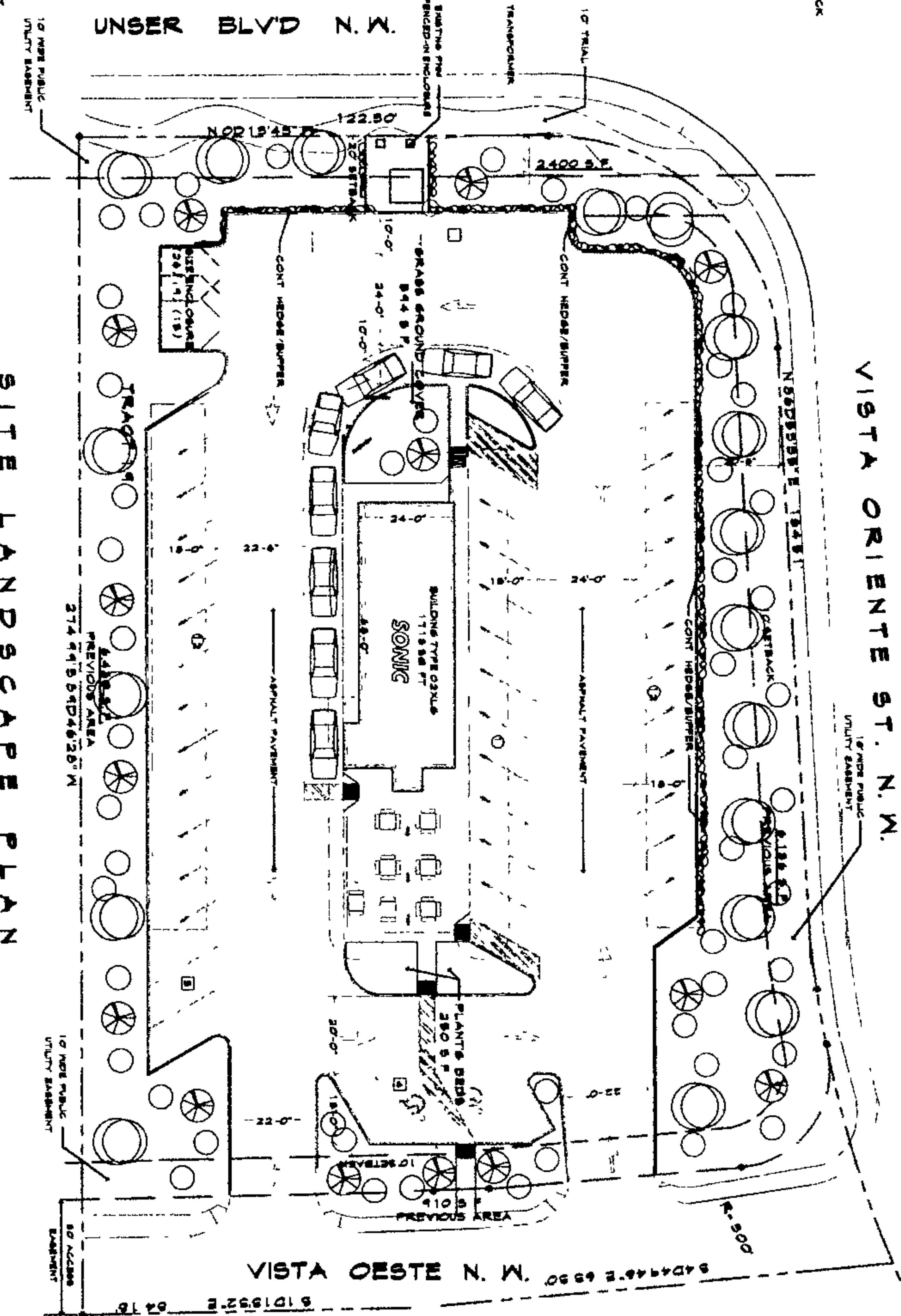
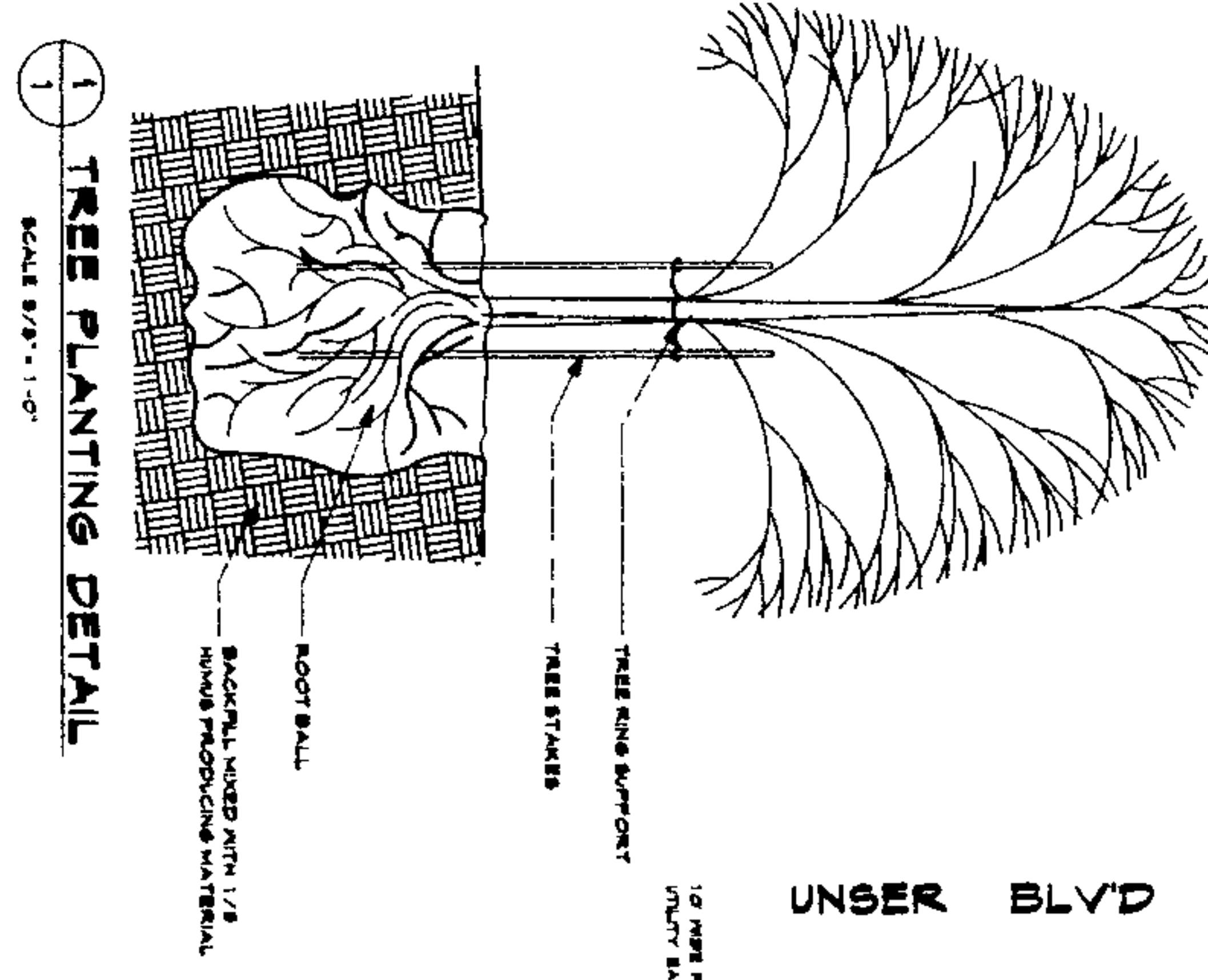
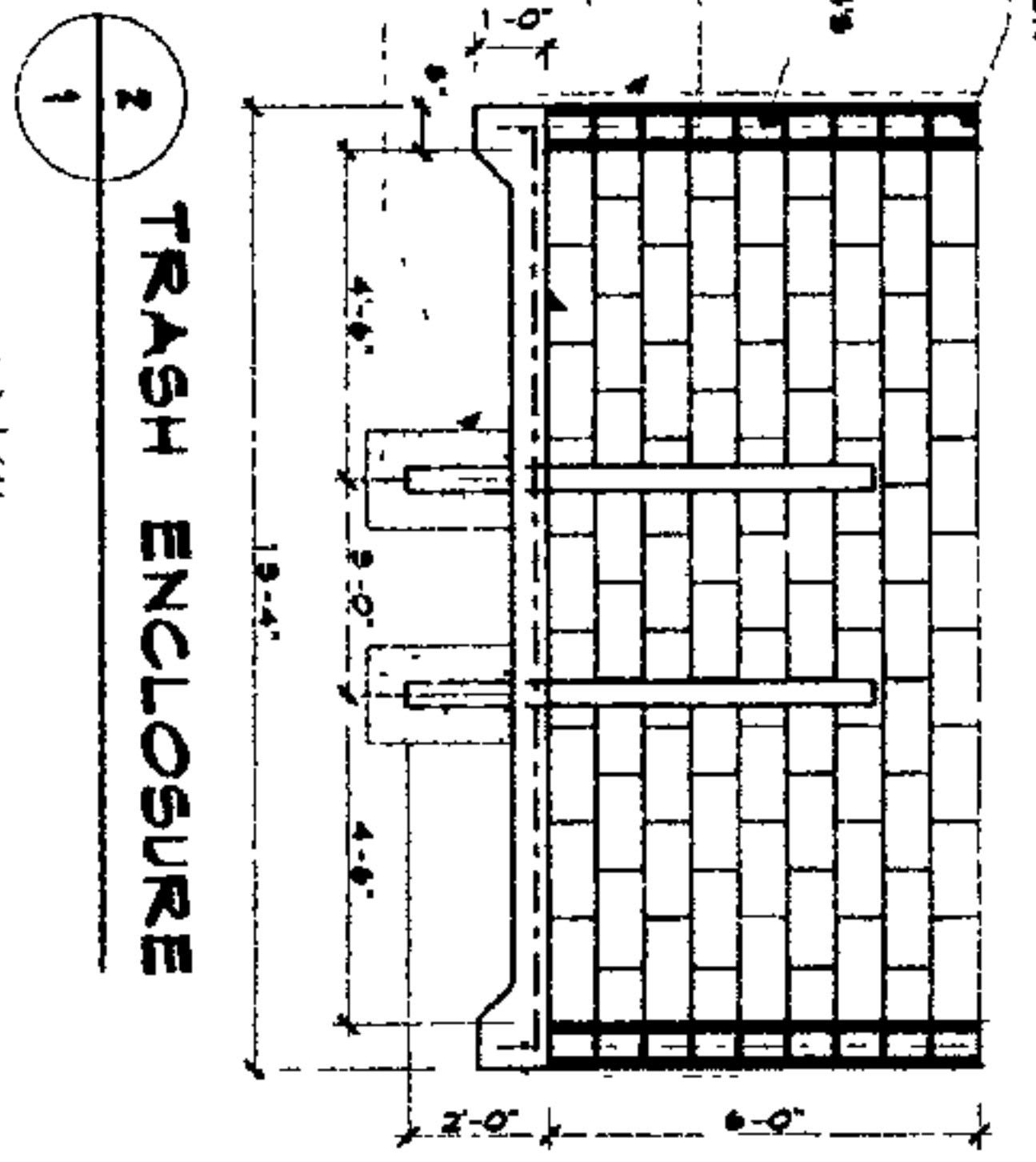
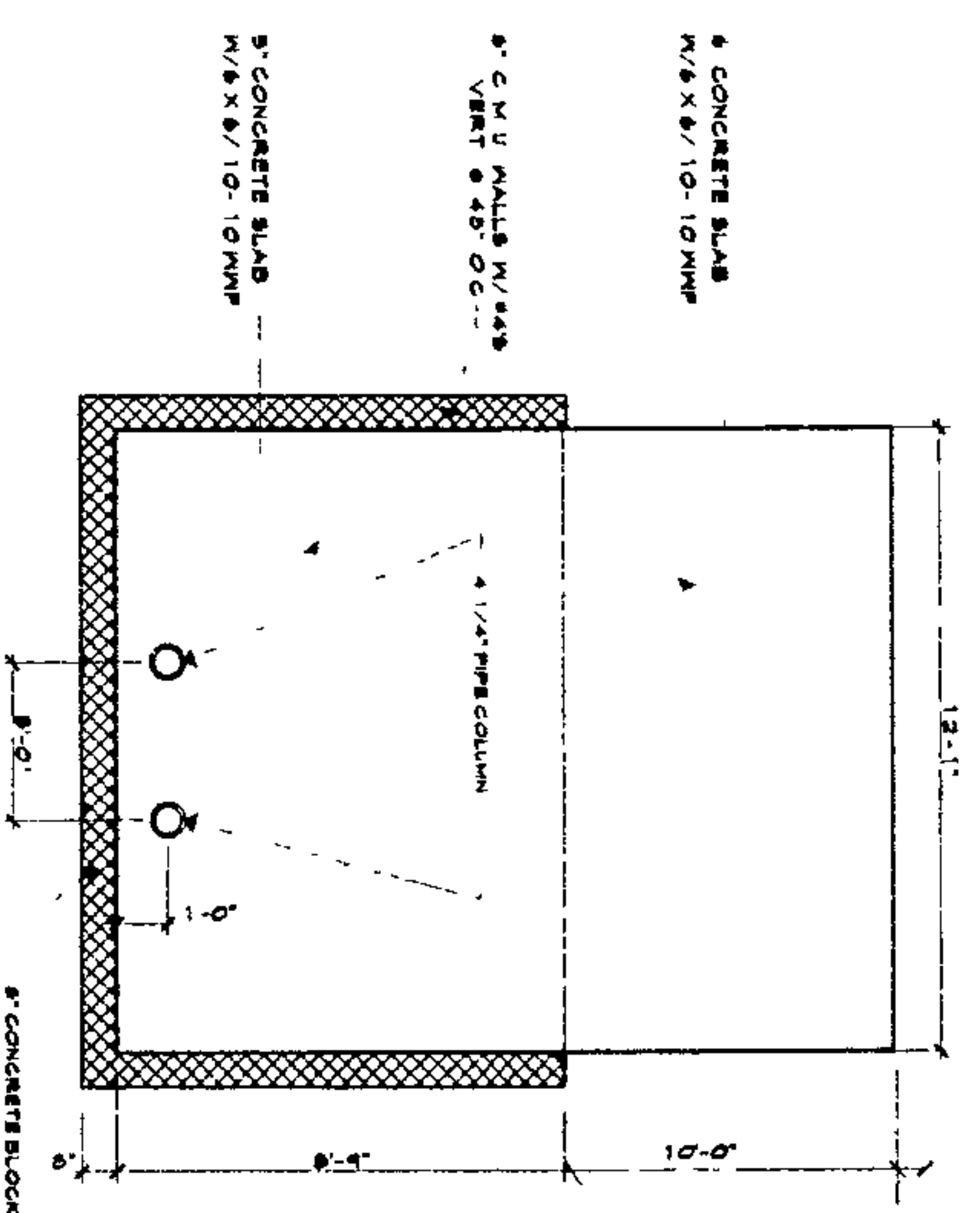
TRACT #19, LABORA INDUSTRIAL CENTER

	<p>2114 VISTA OESTA N.W. ALBUQUERQUE, NEW MEXICO</p>	<p>MILLER AND ASSOCIATES</p> <p>ARCHITECTS 8320 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 87110 PHONE 505/545-1812</p>	<p>SHEET TITLE</p> <p style="text-align: center;">SITE PLAN, NOTES AND DETAILS</p>
--	--	--	---

SONIC

VISTA ORIENTE ST. N.W.

PLAN 1/4"



SITE LANDSCAPE PLAN

SCALE 1" = 20'



ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ ZONING CODE STREET TREE ORD. FOLLEN WASTE WATER WATER CONSERVATION LANDSCAPE ORDINANCES

LANDSCAPE LEGEND:

- MODESTO ASH - 2" CALIPHER (HIGH WATER USE)
- ⊗ AUSTRIAN PINE - 2" CALIPHER (MODERATE WATER USE)
- ⊙ SPANISH BROOM - 5 GAL CHAMISA - 5 GAL (MODERATE WATER USE)
- GROUND COVER - 3/4" GRAVEL SANTA FE TAN GRASS SOD - ALBUQUERQUE BLEND IRRIGATION BY DRIP IRRIGATION SYSTEM MAINTENANCE BY OWNER

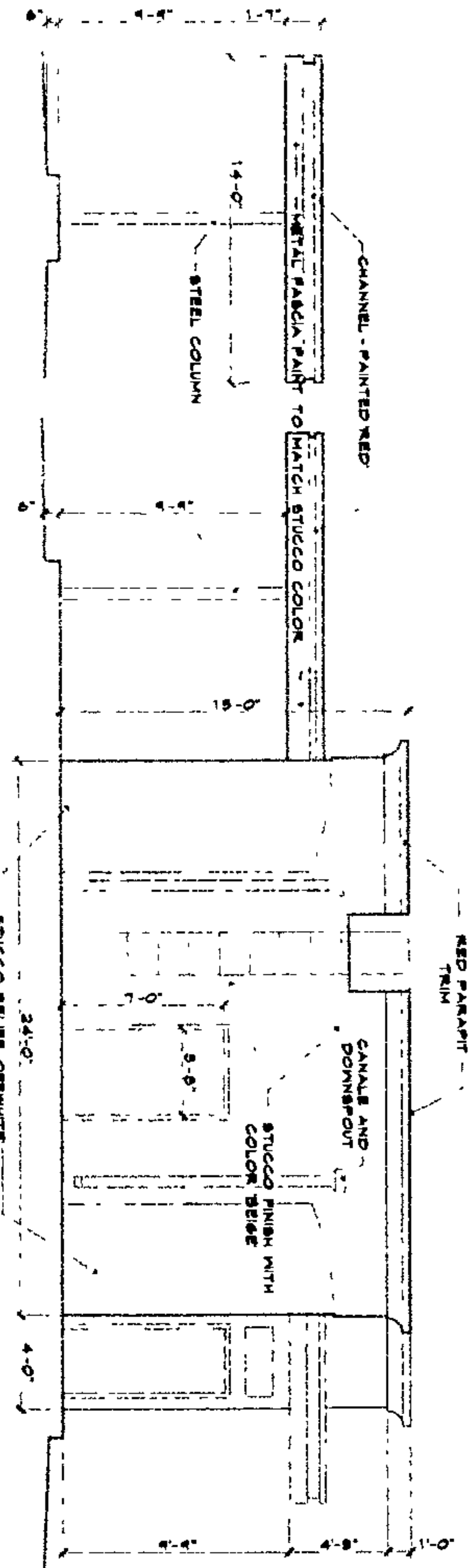
910 S.F. + 6,195 S.F. + 544 S.F. + 2,400 S.F. + 6,400 S.F. = 16,520 S.F.

LANDSCAPE REQUIRED:

LAND AREA - 50,024 S.F. - 1,700 S.F. X 15% = 7,249 S.F.
 LANDSCAPE PROVIDED:
 1,259 S.F. + 4,970 S.F. + 480 S.F. + 2,898 S.F. + 745 S.F. = 9,546 S.F.
 TURF AREA - 594 S.F.
 544 S.F. / 49,924 S.F. = 1.2 %

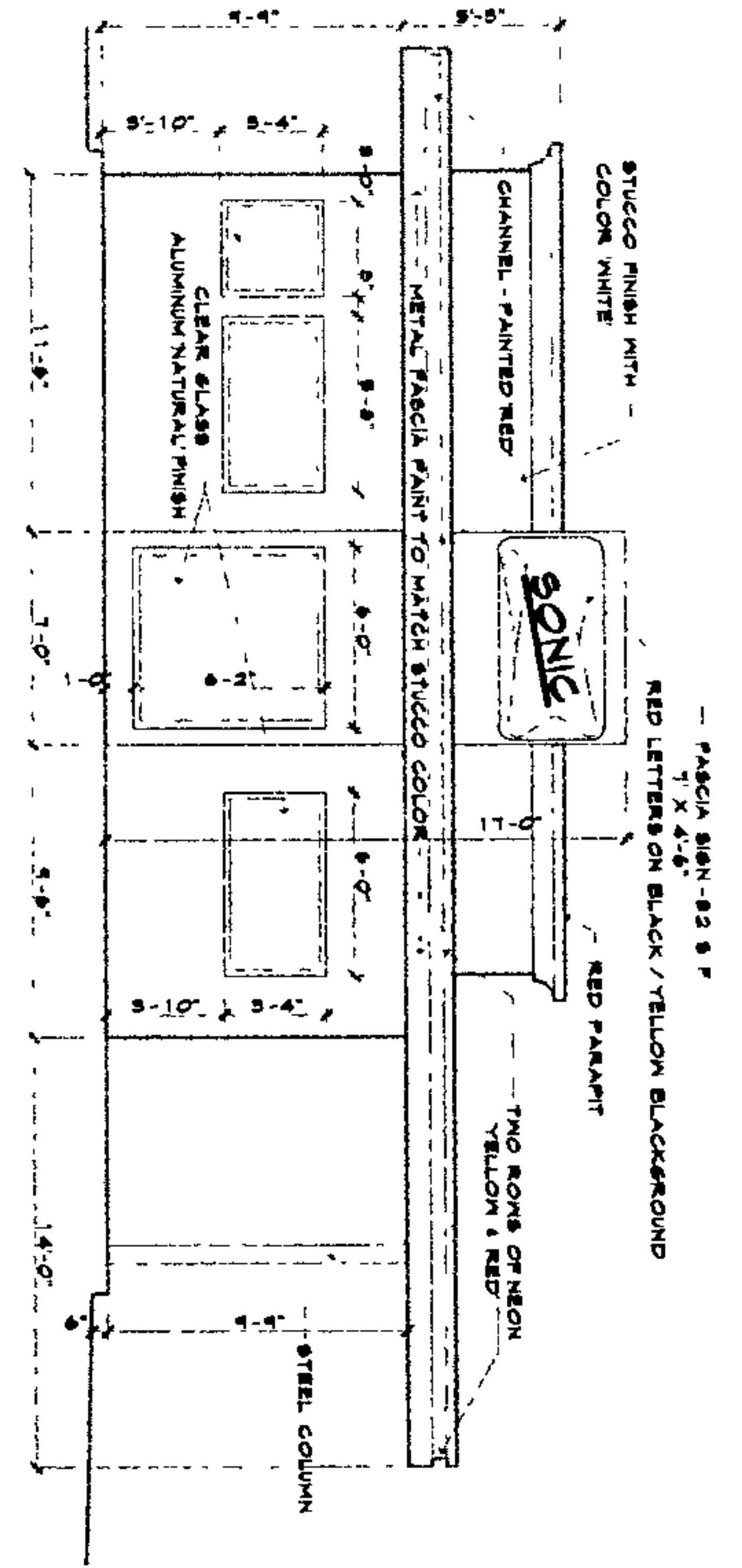
LANDSCAPE TO PROPERTY RATIO:
 16,520 S.F. / 49,924 S.F. = 34%

	<p>SONIC 2119 VISATA ORIENTE N.W. ALBUQUERQUE, NEW MEXICO</p>	<p>MILLER AND ASSOCIATES 8228 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 87107 PHONE 505 845-1512</p>	<p>SHEET TITLE LANDSCAPE PLAN, LEGEND, NOTES & DETAILS</p>
JOB TITLE	DATE: MAY 2007	DRAWN BY: [blank]	CHECKED BY: [blank]

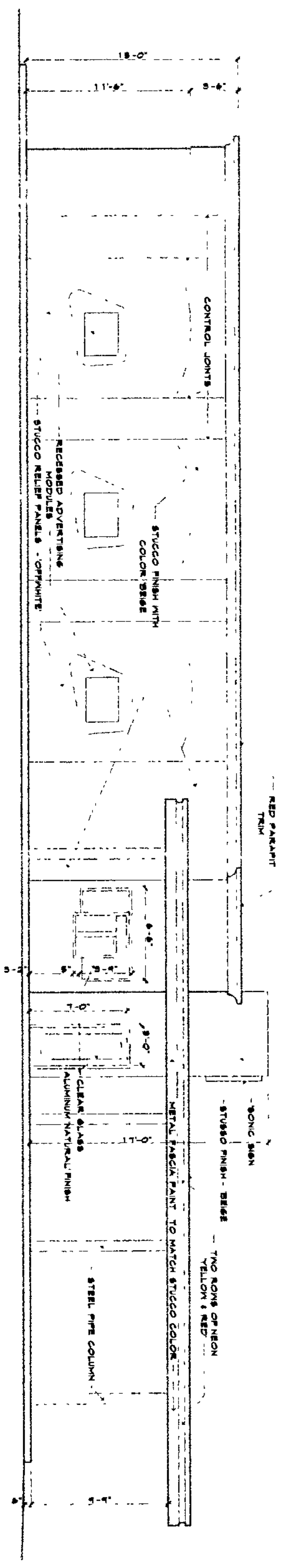


CANOPY ELEVATION 1/4" = 1'-0"
FREE STANDING CANOPY

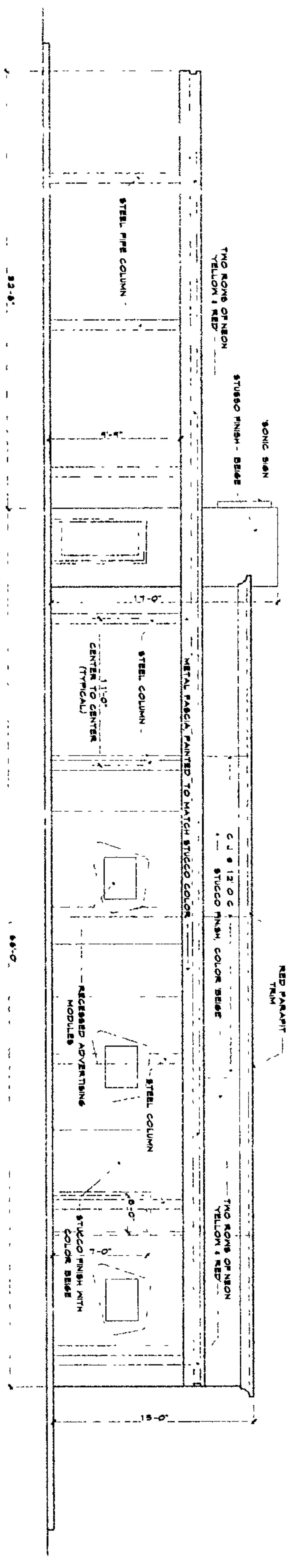
WEST ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"

EXTERIOR BUILDING ELEVATIONS

01 E 3 4

	2119 VISTA OESTA N.W. ALBUQUERQUE, NEW MEXICO	MILLER AND ASSOCIATES ARCHITECTS 8320 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 348-1912	SHEET TITLE EXTERIOR BUILDING ELEVATIONS
	JOB TITLE 	DATE DRAWN BY CHECKED BY APPROVED BY	SCALE 1/4" = 1'-0"

MILLER AND ASSOCIATES

ARCHITECTS - PLANNERS

5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

May 23, 2005

To whom it may concern:

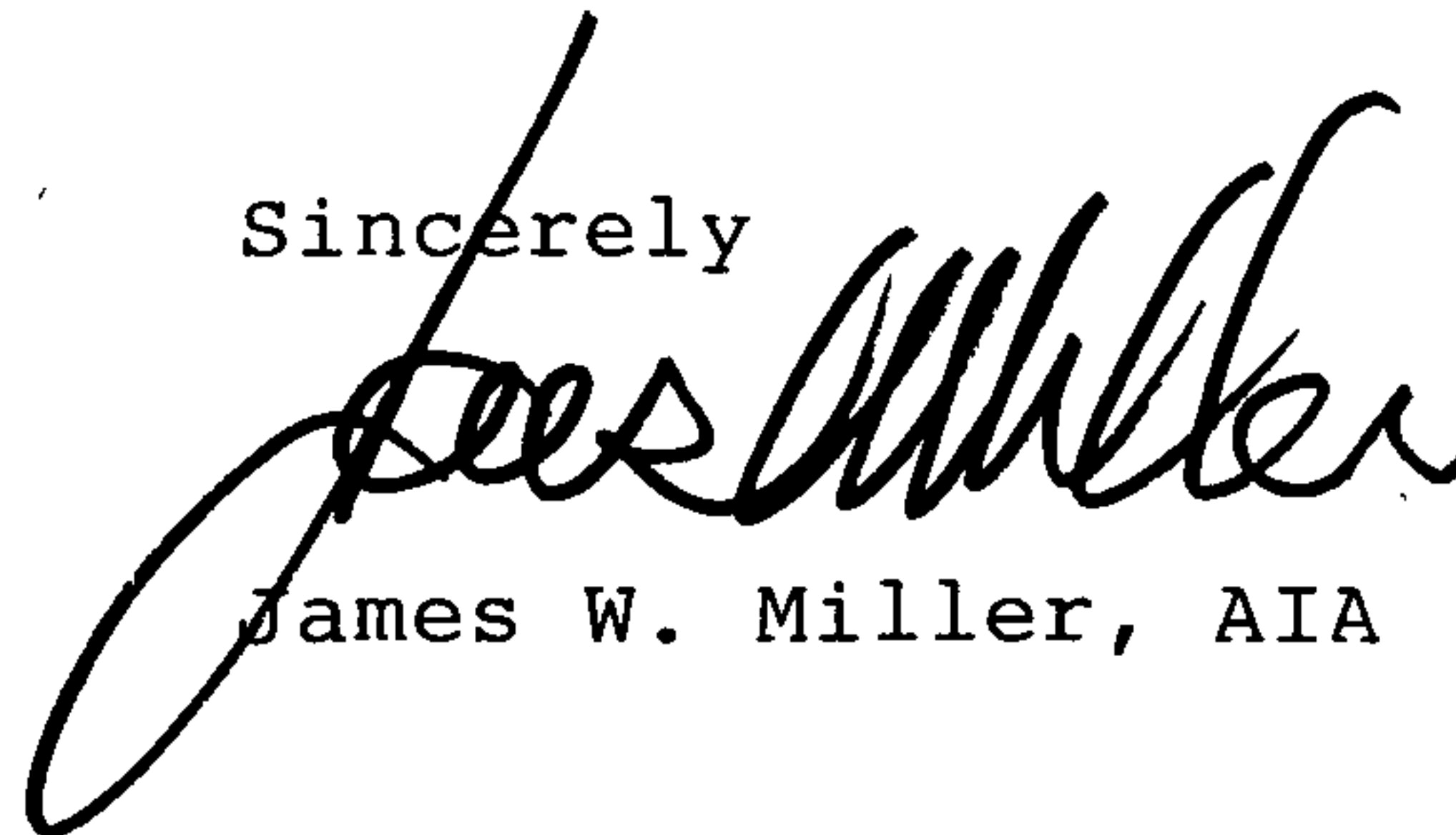
RE: PROJECT SUMMARY - 'SONIC DRIVE-IN'

'Sonic Drive-in's is proposing to build a fast food facility to be located at 2119 Vista Oeste N. W. The project is located within the Ladera Industrial Park as outline in the City of Albuquerque's 'City Zoning Atlas'.

Its use is compatiblity with the neighborhood retail uses proposed on the adjacent properities. The project will compose a freestanding building with approximately 1,700 square feet of floor space and two free-standing canopies for serving up to 24 vehicles will be constructed with parking & access for personel as will as city services.

If there are any questions, please do not hesitate to call this office.

Sincerely

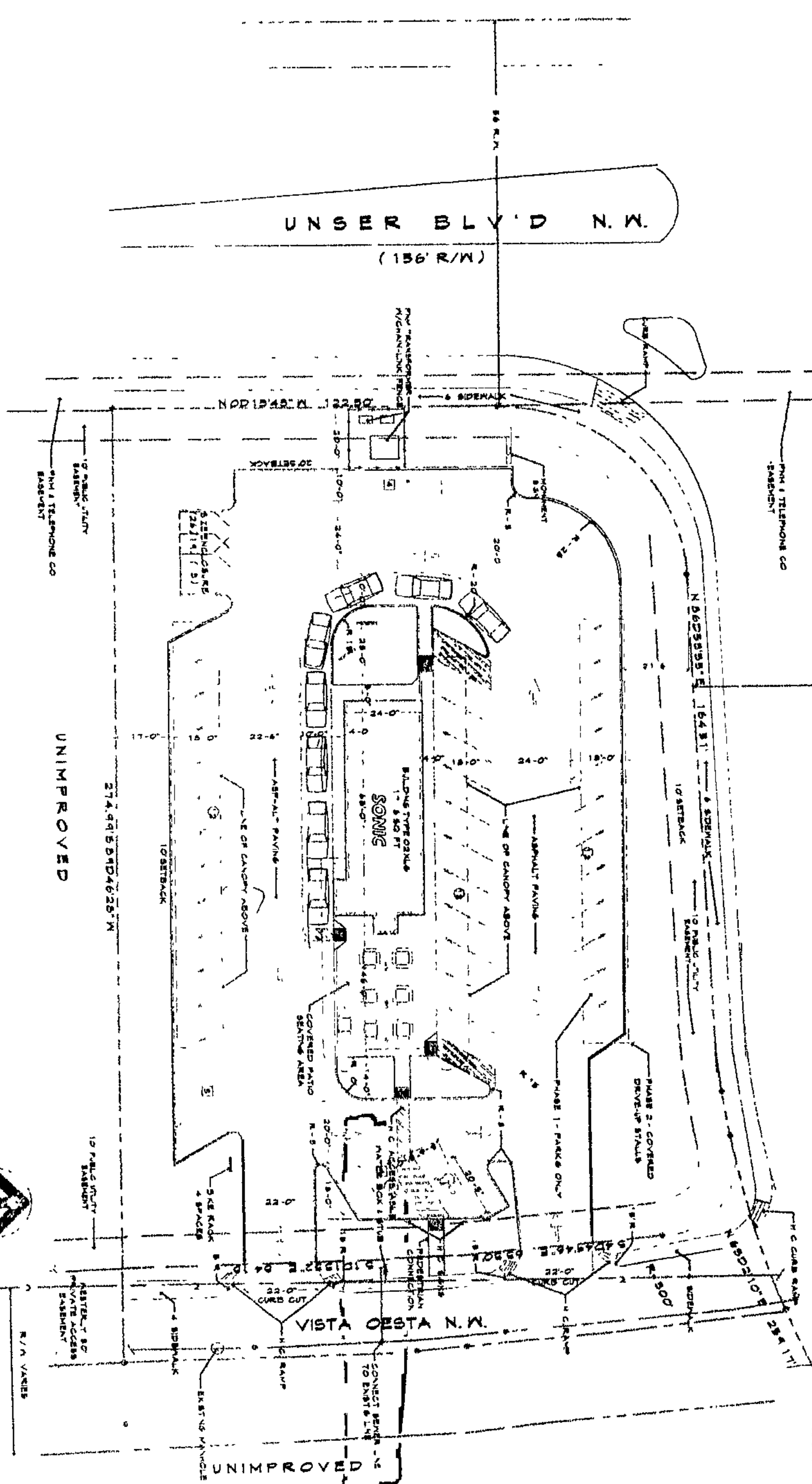
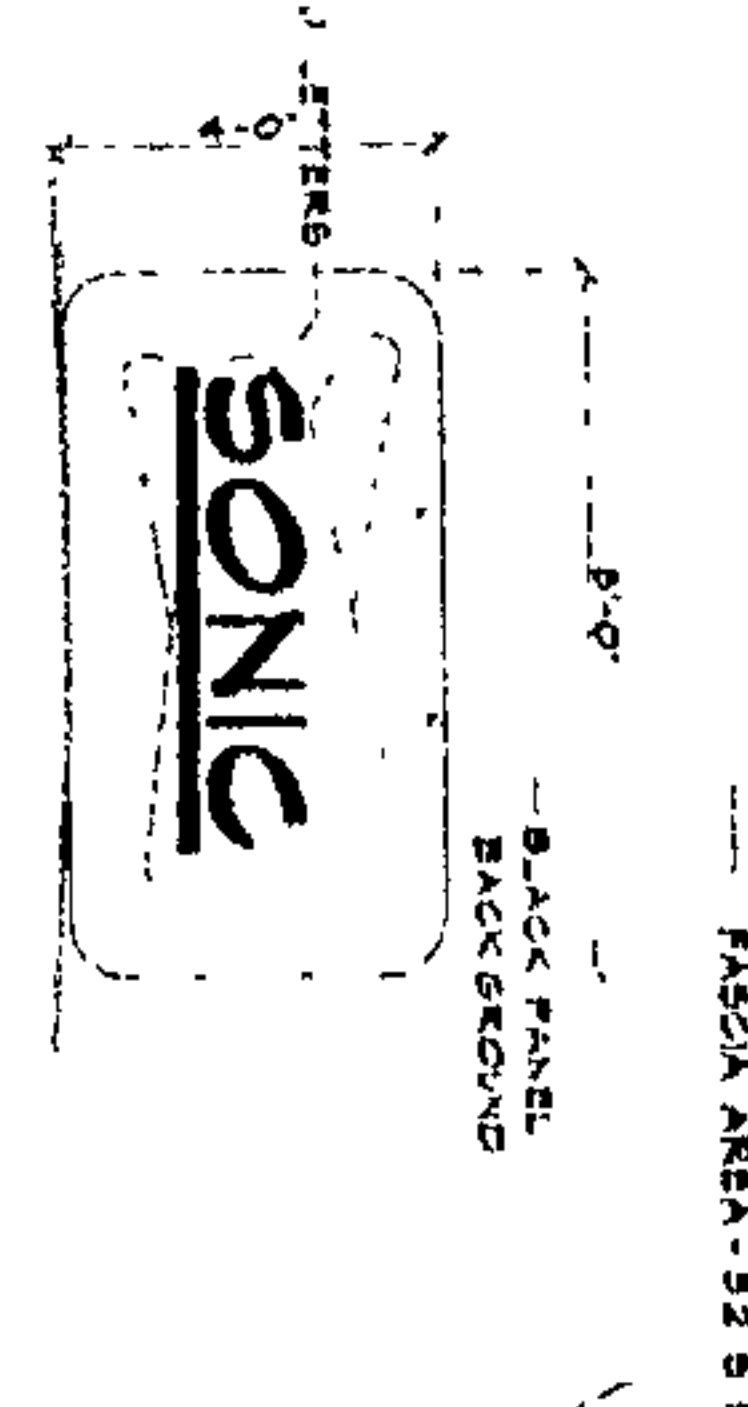
A handwritten signature in black ink, appearing to read 'James W. Miller', written over the typed name below.

James W. Miller, AIA

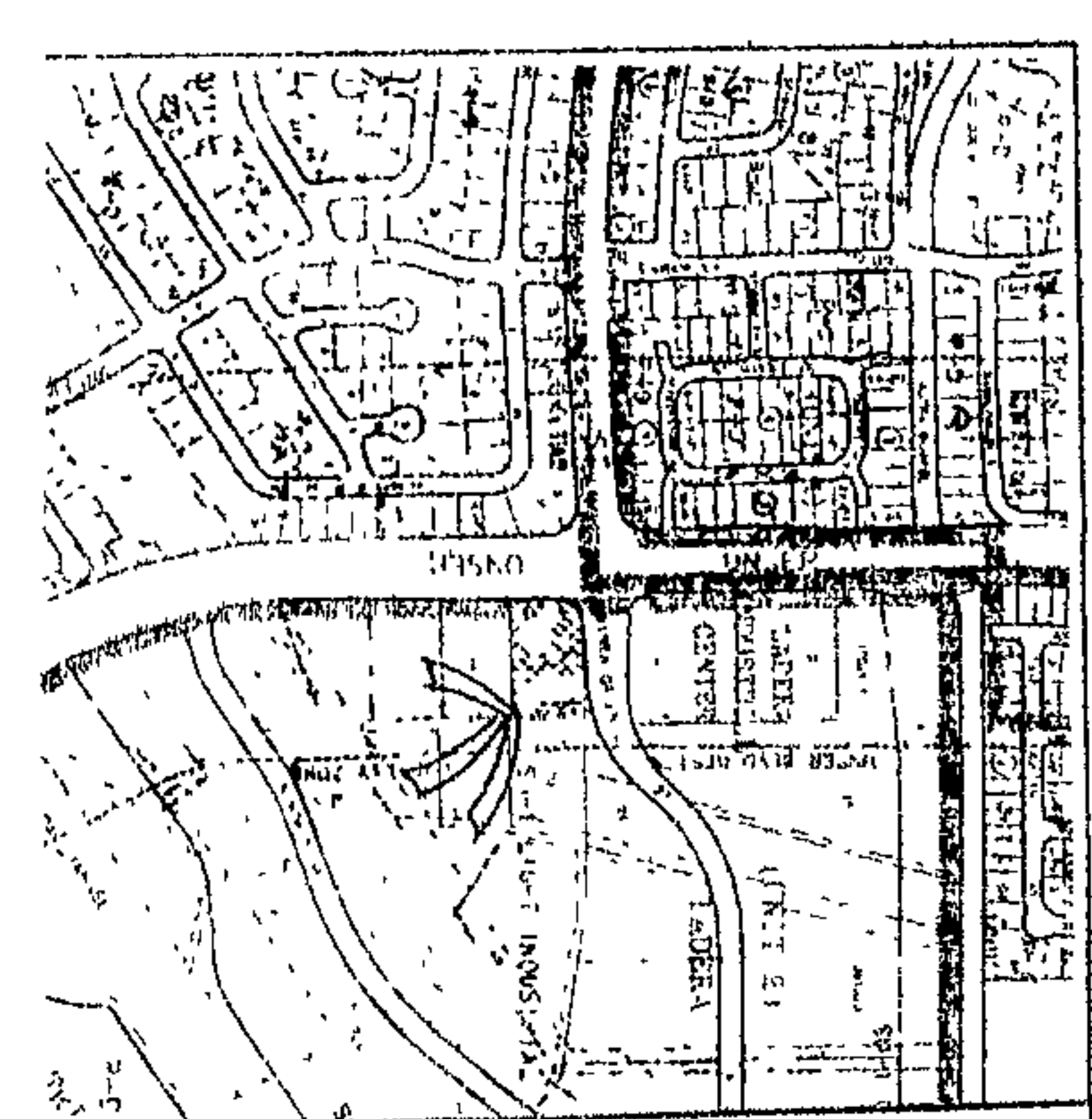
SONIC

VISTA ORIENTE STREET N.W.
(VARIABLE WIDTH R/W)

FREE STANDING SIGN
SIGN FACE AREA - 50 SF EACH SIDE



SITE PLAN 1" = 20'
0' 10" 20" 30" 40"



VICINITY MAP

PARKING
REQUIRED - BUILDG - 1700 SF/200
= 9 SPACES
SEATING FOR 14 / 5 =
5 SPACES
UNDER CANOPY - 29 SPACES
TOTAL REQUIRED - 91 SPACES
PROVIDED - TOTAL OF SPACES

BICYCLE PARKING
REQUIRED - 2 SPACES
PROVIDED - 4 SPACES

DRB SITE DEVELOPMENT APPROVAL

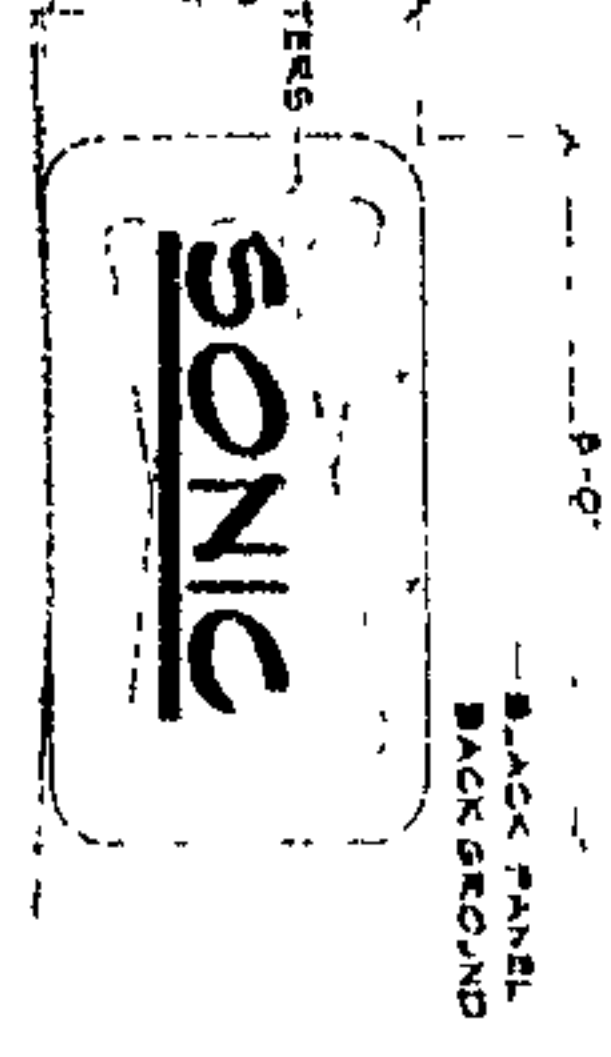
APPLICATION NO.	
PROJECT NO.	
Traffic Engineering Transportation Division	Date
Urban Development	Date
Permits and Regulatory Department	Date
CIV Engineer	Date
Site/Utility Management	5-23-85 Date
DRS Character: 2nd Reg Department	Date

LEGAL DESCRIPTION
TRACT #19, LADERA INDUSTRIAL CENTER

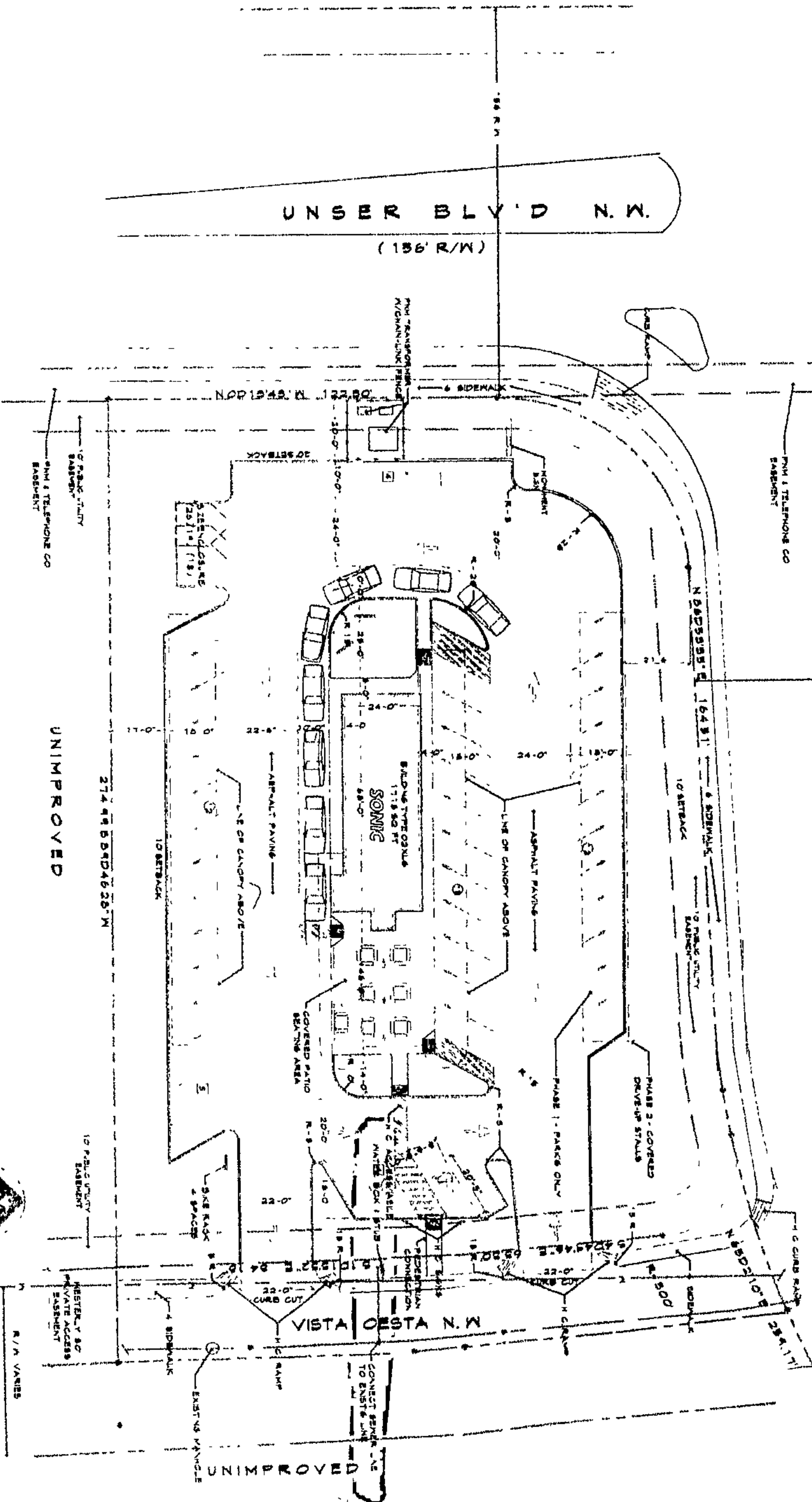
Flawing

	<p>2114 VISTA OESTA N.W. ALBUQUERQUE, NEW MEXICO</p>	<p>MILLER AND ASSOCIATES</p> <p>ARCHITECTS 5220 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 248-1812</p>	<p>SHEET TITLE</p> <p>SITE PLAN, NOTES AND DETAILS</p>	<p>DATE</p> <p>BY</p> <p>CHECKED BY</p>
				<p>DATE</p> <p>BY</p> <p>CHECKED BY</p>

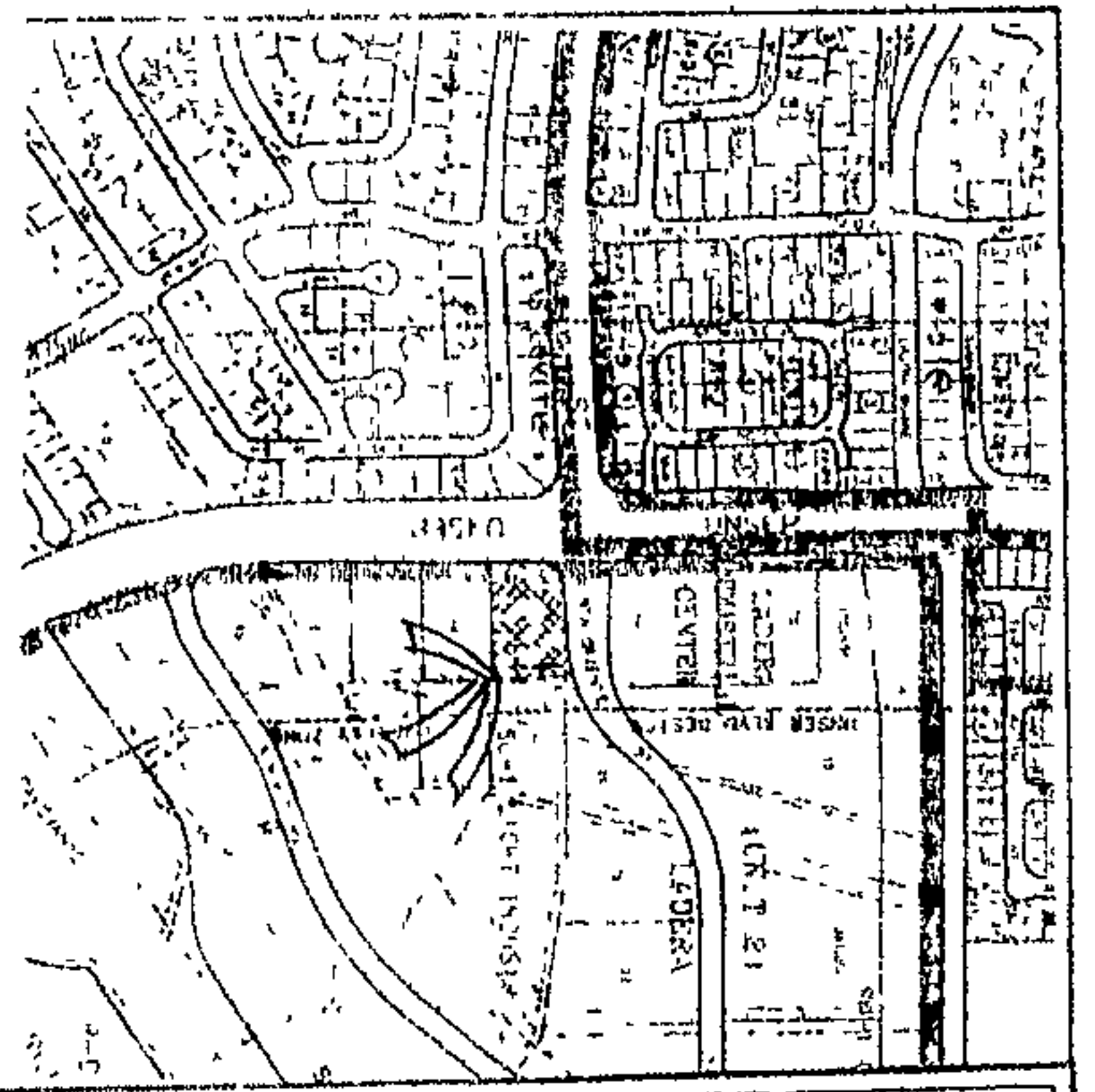
SONIC



FREE STANDING SIGN
SIGN FACE AREA = 50 SF EACH SIDE



SITE PLAN 1" = 20'



VICINITY MAP

PARKING:

REQUIRED - BUILDS - 1700 SF/200
 - 9 SPACES
 SEATING FOR 14 / 5 -
 5 SPACES
 UNDER CANOPY - 29 SPACES
TOTAL REQUIRED - 31 SPACES
PROVIDED - TOTAL OF SPACES

BICYCLE PARKING:
 REQUIRED - 2 SPACES
 PROVIDED - 4 SPACES

DRB SITE DEVELOPMENT APPROVAL

APPLICATION NO.	
PROJECT NO.	
Traffic Engineering/Transportation Division	Date
Urban Development	Date
Permit and Permitting Department	Date
City Engineer	Date
Site/Plan Management	Date
DRB Chief Architect, Planning Department	Date

LEGAL DESCRIPTION

TRACT #19, LADERA INDUSTRIAL CENTER

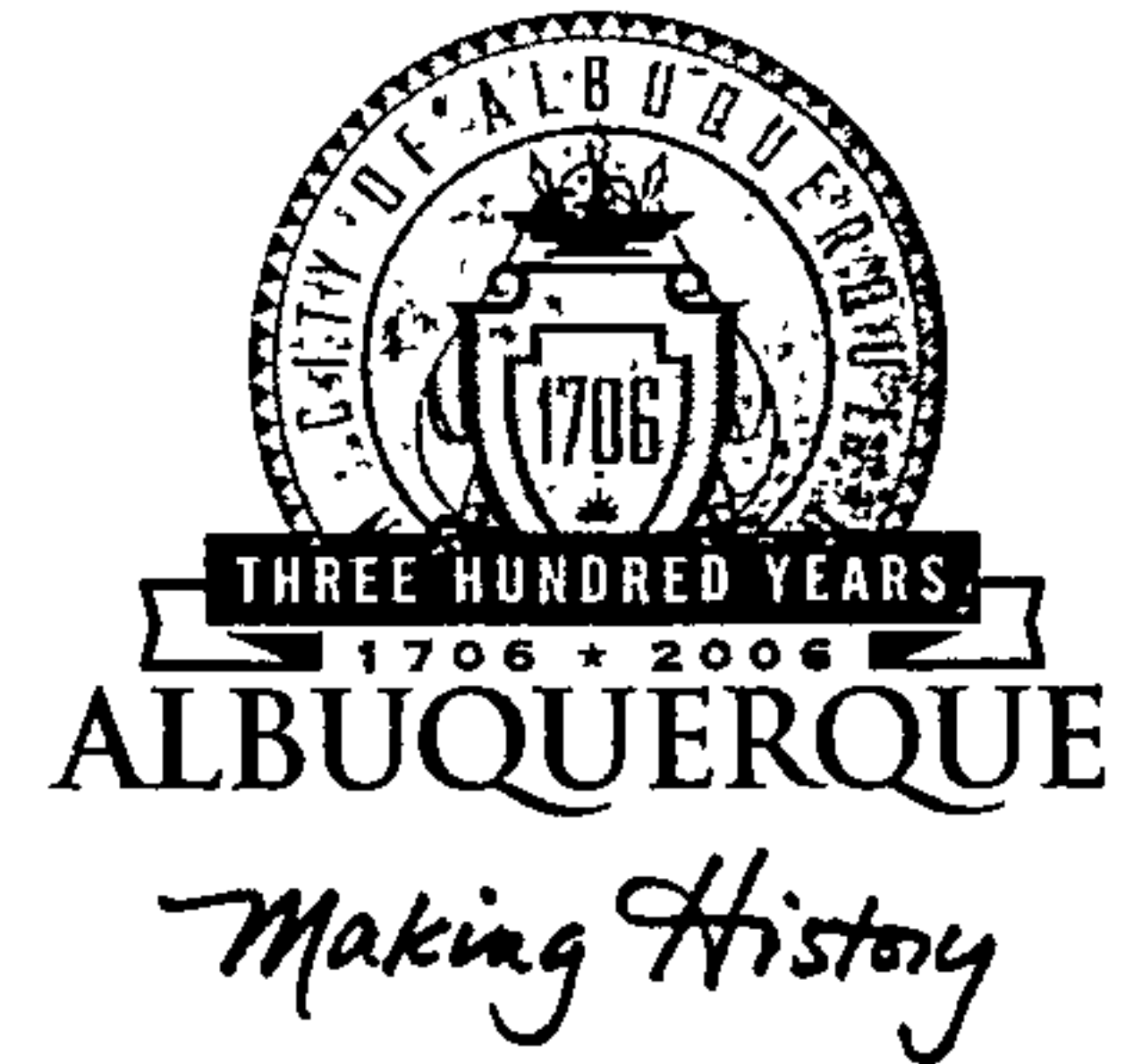
Utility Development

	MILLER AND ASSOCIATES ARCHITECTS 9328 SECOND STREET N.W. ALBUQUERQUE, NEW MEXICO 87110 PHONE 505/243-1812	SHEET TITLE SITE PLAN, NOTES AND DETAILS
	DATE: MAY 05 DRAWN BY: [Name] CHECKED BY: [Name]	

CITY OF ALBUQUERQUE

ZONING ENFORCEMENT

Plaza del Sol Building, Suite 720
600 2nd Street NW
Albuquerque, New Mexico 87102
Telephone (505) 924-3850 Telecopy's (505) 924-3847



April 28, 2005

James W. Miller, AIA
Miller and Associates
5220 2nd Street NW, Suite A
Albuquerque, New Mexico 87107

Re: 2119 Vista Oeste NW

Dear Mr. Miller:

The referenced address is zoned SU-1 Light Industrial. The retail activity described in your request, a drive-in restaurant, is an allowed use at this location.

If you have any questions, please contact me at (505) 924-3850, or by e-mail, srchavez@cabq.gov.

P.O. Box 1293

Albuquerque

Sincerely,

A handwritten signature in black ink, appearing to read "Steve R. Chavez", is written over a horizontal line.

New Mexico 87103 Zoning Enforcement Manager

www.cabq.gov



April 27, 2005

To:
City of Albuquerque
Environmental Planning Commission

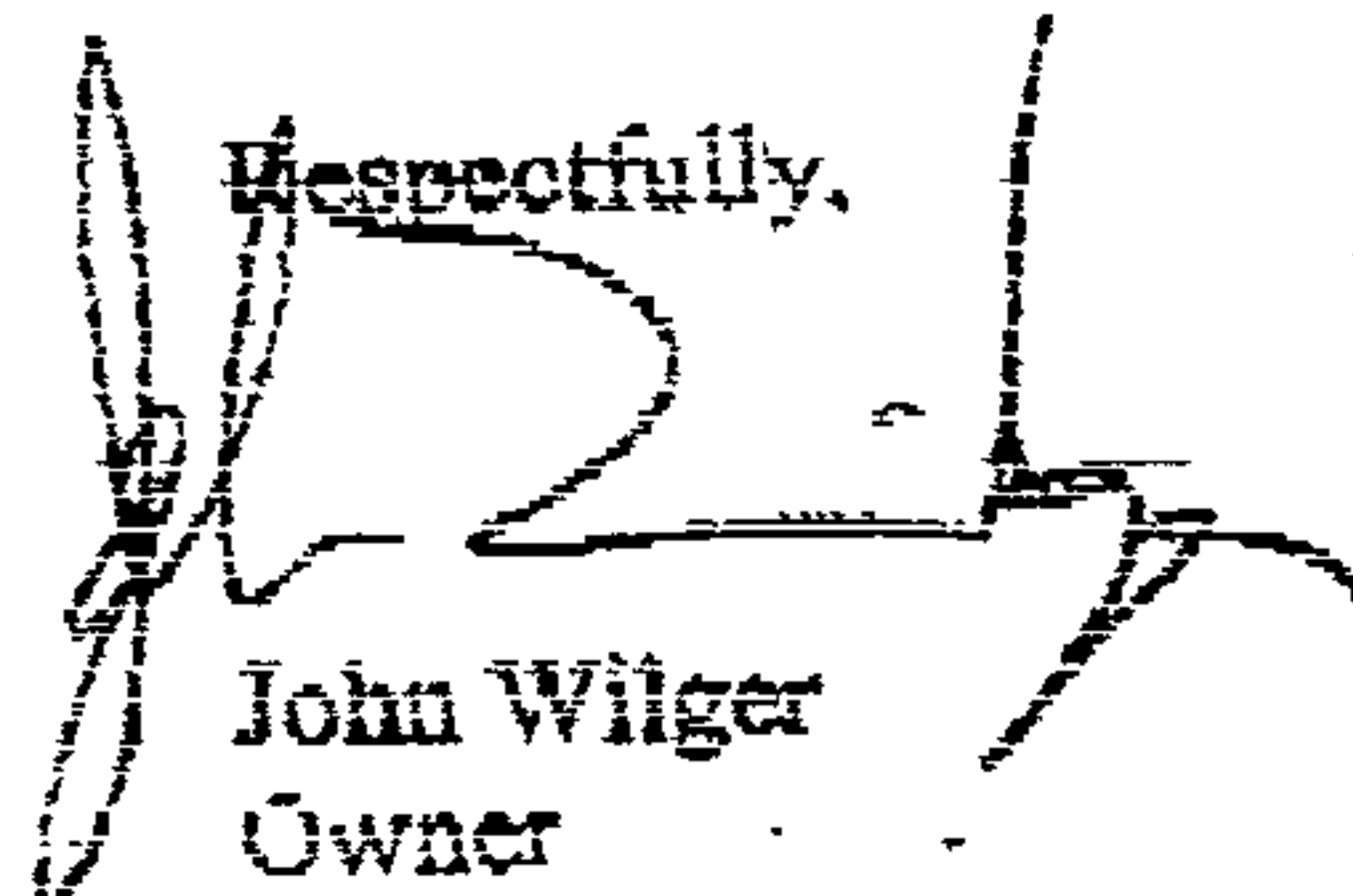
From:
John Wilger
425 Edmond Rd. NE
Albuquerque, New Mexico 87107

RE: Letter of Authorization.

Dear Committee,

I John Wilger, owner of Tract 19 Unit 2 of the Ladera Business Park Albuquerque, New Mexico authorize Jim Miller & Associates Architects and J.D Merritt with Sonic Drive -In to act as my agent and represent me in the City of Albuquerque EPC approval process.

Respectfully,



John Wilger
Owner

OFFICIAL NOTIFICATION OF DECISION

01128-01405 (Project 100 3)

November 16, 2001

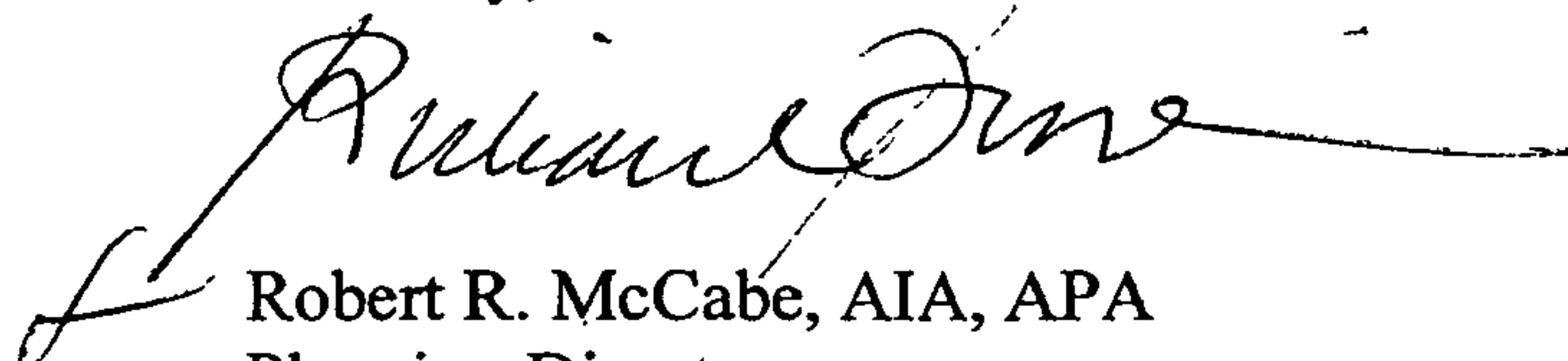
Page 3

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,



Robert R. McCabe, AIA, APA
Planning Director

RM/RD/nat

cc: Consensus Planning, Inc., 924 Park Avenue SW 87102
Robert McCannon, Ladera West Neigh. Assoc., 2808 El Tesoro Escondido, NW 87120
Barry King, Ladera West Neigh. Assoc., 3808 Todos Santos, NW; 87120
Randy Summery, Las Lomas Neigh. Assoc., 8310 Camino Paisano, NW; 87120
JoAnn Barnett, Las Lomas Neigh. Assoc., 8106 Calle Ensueno, NW; 87120
John Duff, Park West/Court Yards Neigh. Assoc., 2408 Wetbrook Drive, NW; 87120
Cheri LaCourt, Park West/Court Yard Neigh. Assoc., 2204 Windward, NW; 87120
J.R. & Felicia Wood, 2124 Corte de Loma NW, Albuquerque, NM 87120
Jack Dettweiler, 2340 Menaul NE, #211, Albuquerque, NM 87107
Valerie Turnbow, 8300 Camino del Venado, NW, Albuquerque, NM 87120
Darlene Motly, 8139 Corte de Aguila NW, Albuquerque, NM 87120