

#11



FILED
COMPLETED 06/29/05 stt

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-01051 (SBP)
Project Name: JOURNAL CENTER, PHASE 2
Agent: Claudio Vigil Architects

Project # 1004279
Phone No.: 842-1113

Project Number 1004279

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/29/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION:

UTILITIES: Revise Utility Plan to Match "AS-BUILT" Conditions.

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): 3 copies

6/29/05

- 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.



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REVISED 2/5/04

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PLANNING (Last to sign) 3 copies of SP

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- Copy of recorded plat for Planning.**

Project Number 1004279



"James P. Joseph"
<jjoseph@intera.com>
06/24/2005 02:06 PM

To: <MPincus@cabq.gov>
cc: "David L. Jordan" <djordan@intera.com>, <smatson@cabq.gov>, "Blake Eldridge" <beldridge@intera.com>
Subject: DRB 6/29/05

The following project on the DRB agenda for June 29, 2005 is within the landfill buffer zone of the Los Angeles Landfill. As previously determined, this project is exempted from compliance with the Interim Guidelines.

10. Project # 1004266

05DRB-01017 Minor-SiteDev Plan BldPermit

ADVANCED ENGINEERING & CONSULTING

agent(s) for MAVERICK DEVELOPMENT INC., RON

SPRADLIN request(s) the above action(s) for all or a

portion of Lot(s) 29, **ALAMEDA BUSINESS PARK,**

zoned SU-2 IP, located on ALAMEDA DR NE,

between ALAMEDA PARK DR NE and the AMAFCA

NORTH DIVERSION CHANNEL, containing

approximately 2 acre(s). [REF: DRB-98-223] [*Deferred from 6/22/05*] (C-16)

Jim Joseph

INTERA Inc.

One Park Square

6501 Americas Parkway NE

Suite 820

Albuquerque, NM 87110

505.246.1600 x209

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1004279 Item No. 11 Zone Atlas D-17

DATE ON AGENDA 6-29-05

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

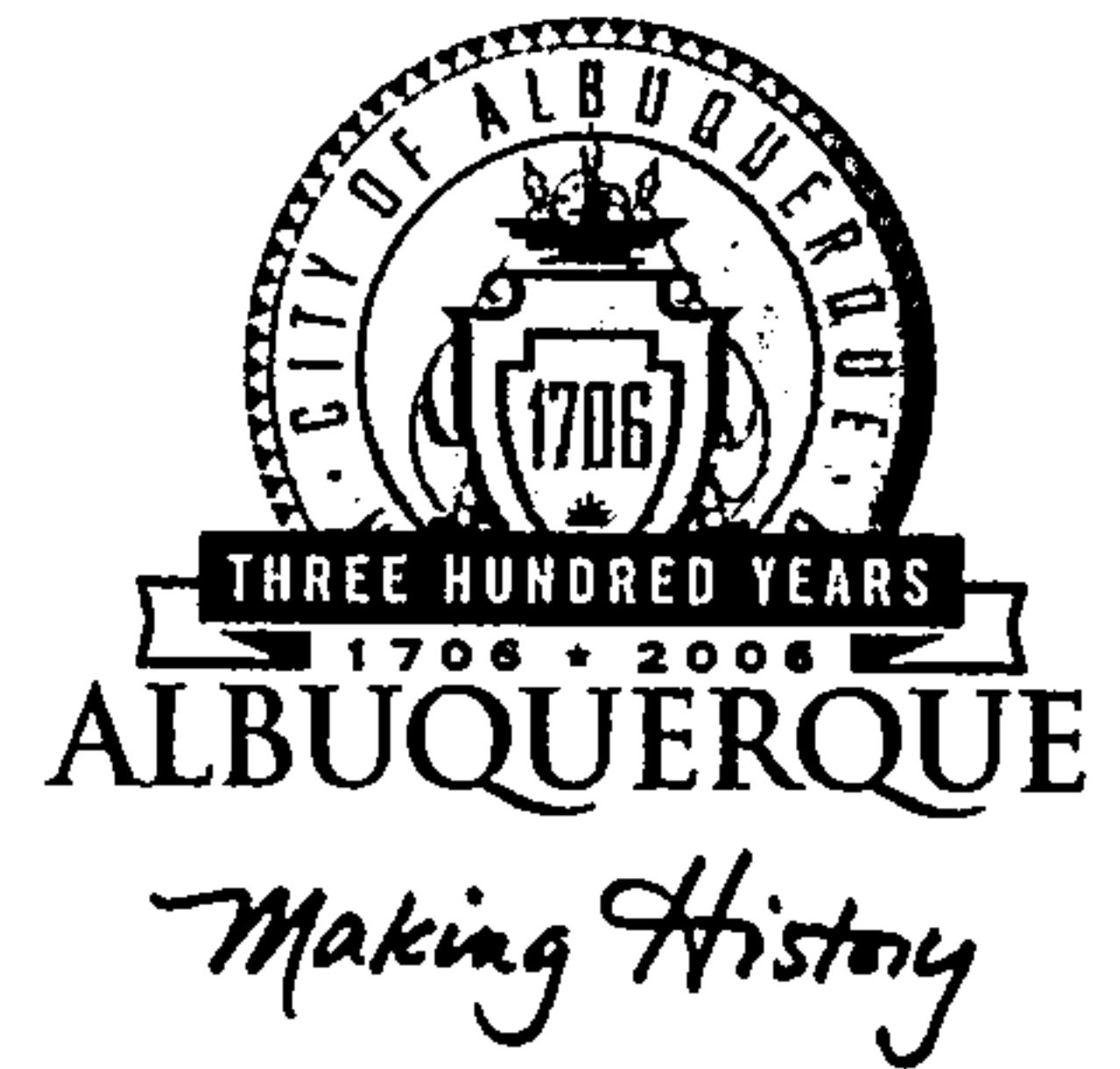
TYPE OF APPROVAL REQUESTED:

- () 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)	ADA aisle must be either 8' or 5'.
2)	What is width of proposed sidewalk?
3)	What are the widths of the new drivepads?
4)	Are there any drive located across the street?
5)	Use a 25' radius at the east entrance.

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

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004279

AGENDA ITEM NO: 11

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

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 29, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 29, 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 # 1004238**
05DRB-00914 Major-Street Name
Change

CITY OF ALBUQUERQUE, TRAFFIC OPERATIONS request(s) the above action(s) a Street Name change from **COMPASS NW TO UNIVERSE NW**, zoned R-1 residential zone, located on COMPASS NW, between AVENIDA DE JAINITO NW and PASEO DEL NORTE NW. (C-10/D-10) **THE DRB RECOMMENDATION TO THE EPC IS TO APPROVE THE STREET NAME CHANGE FROM COMPASS NW TO UNIVERSE NW.**

2. **Project # 1002249**
05DRB-00953 Major-One Year SIA

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE**, zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000635**
05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] (E-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1001778**
05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: ADJUST LOTS 10 & 11 TO ALLOW FOR A PERIMETER WALL. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF**

**CONSTRUCTION OF SIDEWALKS ON THE INTERIOR
STREETS WAS APPROVED AS SHOWN ON EXHIBIT C
IN THE PLANNING FILE.**

5. **Project # 1002123**
05DRB-00981 Major- Preliminary Plat
Approval
6. **Project # 1003257**
05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00933 Major-Vacation of Pub
Right-of-Way
05DRB-00934 Major-Vacation of Public
Easements
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer SDWK

GARCIA/KRAEMER & ASSOCIATES, AGENTS FOR DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW between 4TH ST NW and 2ND ST NW containing approximately 3 acres. [REF:04 DRB00532,00533,04DRB00535,03EPC01087,1088] *[Deferred from 6/29/05]* (G-14) **DEFERRED AT THE BOARD'S REQUEST TO 7/13/05.**

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB00204] *[Deferred from 6/29/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/20/05.**

7. **Project # 1002590**
05DRB-00956 Major-Preliminary Plat
Approval
05DRB-00957 Minor-Subd Design (DPM)
Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64TH STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s). [REF: 05DRB00206, 05DRB00540] [Deferred from 6/29/05] (F-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

8. **Project # 1004223**
05DRB-00884 Major-Vacation of Public
Easements
05DRB-00885 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [Deferred from 6/22/05] (F-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat
Approval
05DRB-00900 Major-Vacation of Public
Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) ADJACENT LOTS AT THE TWO ENTRANCES NEED TO MEET THE MAJOR LOCAL**

STREET STANDARDS. 2) AN OVERALL EVALUATION OF THE IMPACTS OF DEVELOPING PHASES ONE AND TWO OF WESTLAND NORTH, IDENTIFICATION OF ALL THE ROADWAY ELEMENTS THAT WILL NEED TO BE IN PLACE TO SERVE THOSE COMPLETED PHASES, AND SPECIFIC ALLOCATION OF PROPORTIONAL RESPONSIBILITIES FOR EACH OF THOSE ROADWAY IMPROVEMENTS TO EACH OF THE FUTURE SUB-COMPONENTS OF THOSE PHASES; AND A SPECIFIC TIMETABLE FOR PROPOSING AND IMPLEMENTING EACH OF THE NON-RESIDENTIAL DEVELOPMENTS DESCRIBED IN THE MASTER PLAN FOR PHASES ONE AND TWO THAT, AS YET, HAVE NOT BEEN PROPOSED FOR ACTUAL DEVELOPMENT. ACCORDING TO THE TRAFFIC STUDY, STORM CLOUD WILL NOT BE FINISHED UNTIL 2007. THE ABOVE EVALUATIONS WILL NEED TO BE COMPLETED PRIOR TO FINAL PLAT. 3) THE AMAFCA BOARD SHALL VACATE AND/OR QUIT CLAIM THE FLOOD PLAIN EASEMENT BACK TO THE OWNER. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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.

10. Project # 1003763
05DRB-01050 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 17-A-3, **EAGLE RANCH SUBDIVISION**, zoned SU-1 FOR C-2 AND R-2 USES, located on EAGLE RANCH RD NW, between COORS BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: Z-98-48, Z-99-48, DRB-99-134, 04EPC01715] (David Stallworth, EPC Case Planner) (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF**

DELEGATED TO PLANNING FOR THE EPC CASE
PLANNER'S INITIALS.

11. **Project # 1004279**
05DRB-01051 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for C. K. M. DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located on MASTHEAD ST NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 5 acre(s). [REF: DRB-95-268, AX-79-1, Z-79-80] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN TO MATCH "AS-BUILT" CONDITIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

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

13. **Project # 1004266**
05DRB-01017 Minor-SiteDev Plan
BldPermit

ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [Deferred from 6/22/05] (C-16) **THE SITE PLAN FOR**

BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.

- 14. Project # 1003057**
05DRB-00980 Minor-SiteDev Plan
BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD CITY OF ALBUQUERQUE DWG NUMBERS AND LABELING AND TO PLANNING FOR AA FOR CLIFFORD BUSINESS PARK MASTER PLAN, COMMENTS IN FILE AND 3 COPIES OF THE SITE PLAN.**

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

- 15. Project # 1003788**
05DRB-01044 Minor-Prelim&Final Plat
Approval

CARLOS TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL ADDITION**, zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW containing approximately 1 acre(s). [REF: 04DRB-1787] (J-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

- 16. Project # 1003265**
05DRB-01048 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2, 3, & 4, Block(s) 3, **SANTA FE ADDITION**, zoned SU-2 for R-1 residential zone, located on BARELAS SW, between

PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). [REF: 04DRB-00237] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

- 17. Project # 1004280**
05DRB-01056 Minor-Prelim&Final Plat
Approval

LORRAINE BACA request(s) the above action(s) for all or a portion of Lot(s) 029, **MENAU PLACE**, zoned R-1 residential zone, located on CORDOVA AVE NW, between 12TH ST NW and RIO GRANDE NW containing approximately 1 acre(s). (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SITE SKETCH AND PHOTO OF CORDOVA AVENUE AND PLANNING FOR ZHE APPROVAL OF SPECIAL EXCEPTION TO 50-FOOT LOT WIDTH OF LOT 29A AND AGIS DXF FILE.**

- 18. Project # 1003364**
05DRB-01054 Minor-Vacation of Private
Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 19. Project # 1003554**
05DRB-01052 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7; Lot(s) 1-10 & 4, Block(s) 8, **SKYLINE HEIGHTS (to be known as CENTRAL PARK PLACE, PHASE 2)**, zoned C-2 community commercial zone, located on CENTRAL AVE SE, between CONCHAS

ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 01DRB-01099, 04DRB-01100, 05DRB-00530] (L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

20. **Project # 1003172**
05DRB-01053 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of Tract(s) 1D, **SEVILLE SUBDIVISION**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB-00529, 04DRB-01955, 04DRB-01957] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

21. **Project # 1003236**
05DRB-01055 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA UNIT 2**, zoned SU1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TR NW and BIG SAGE NW containing approximately 6 acre(s). (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

22. **Project # 1004036**
05DRB-00922 Minor-Vacation of Private Easements

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (INDEF DEFERRED 6/15/05) (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**

PLANNING FILE.

05DRB-00446 Minor-Prelim&Final Plat
Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). *[Was Indef Deferred on 3/30/05 for Vacation application]* (INDEFINITELY DEFERRED FROM JUNE 15, 2005) (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

THERE ARE NO SKETCH PLATS THIS WEEK

23. Approval of the Development Review Board Minutes for June 15, 2005. **THE DRB MINUTES FOR JUNE 15, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:30 P.M.



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1005224

TO: Application No. 16 DRB- 70214, 15, 16, 17

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Abiel Carrillo, P.E., Hydrology

Racquel Michel, P.E., Transportation Development

Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

Jim O

NEXT HEARING DATE: 8-17-16

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

SUBMITTAL DESCRIPTION: Preliminary Plat, Infrastructure List, Grading Plan

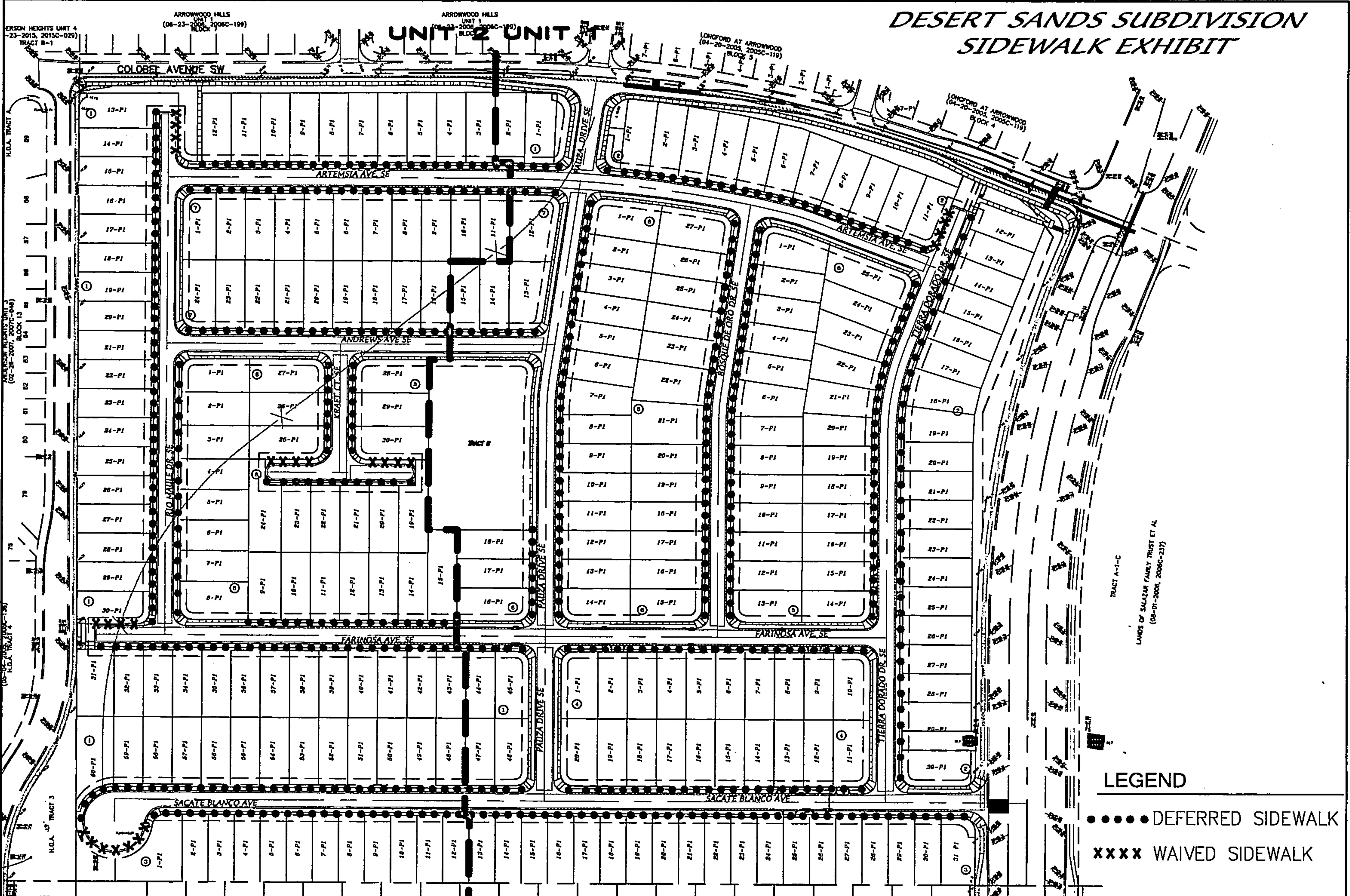
and Sidewalk Exhibit



CONTACT NAME: Doug Hughes

TELEPHONE: 828-2200 EMAIL: doug@goodwinengineers.com

DESERT SANDS SUBDIVISION SIDEWALK EXHIBIT



ARROWWOOD HILLS UNIT 1 (08-23-2005, 2005C-199)
 ARROWWOOD HILLS UNIT 2 (08-23-2005, 2005C-199)
 LONGFORD AT ARROWWOOD (04-20-2005, 2005C-119) BLOCK 3
 LONGFORD AT ARROWWOOD (04-20-2005, 2005C-119) BLOCK 4
 ANDERSON HEIGHTS UNIT 4 (23-2015, 2015C-029) TRACT B-1
 H.D.A. TRACT 1
 H.D.A. TRACT 2
 H.D.A. TRACT 3
 H.D.A. TRACT 4
 H.D.A. TRACT 5
 H.D.A. TRACT 6
 H.D.A. TRACT 7
 H.D.A. TRACT 8
 H.D.A. TRACT 9
 H.D.A. TRACT 10
 H.D.A. TRACT 11
 H.D.A. TRACT 12
 H.D.A. TRACT 13
 H.D.A. TRACT 14
 H.D.A. TRACT 15
 H.D.A. TRACT 16
 H.D.A. TRACT 17
 H.D.A. TRACT 18
 H.D.A. TRACT 19
 H.D.A. TRACT 20
 H.D.A. TRACT 21
 H.D.A. TRACT 22
 H.D.A. TRACT 23
 H.D.A. TRACT 24
 H.D.A. TRACT 25
 H.D.A. TRACT 26
 H.D.A. TRACT 27
 H.D.A. TRACT 28
 H.D.A. TRACT 29
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 H.D.A. TRACT 42
 H.D.A. TRACT 43
 H.D.A. TRACT 44
 H.D.A. TRACT 45
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 H.D.A. TRACT 95
 H.D.A. TRACT 96
 H.D.A. TRACT 97
 H.D.A. TRACT 98
 H.D.A. TRACT 99
 H.D.A. TRACT 100

TRACT A-1-C
 LANDS OF SALAZAR FAMILY TRUST ET AL
 (08-01-2008, 2008C-237)

- LEGEND**
- DEFERRED SIDEWALK
 - XXXX WAIVED SIDEWALK

128 BLOCK 22
 ANDERSON HEIGHTS UNIT 5A (05-29-2007, 2007C-145)
 UNIT 2 UNIT 1
 THE HIGHLANDS AT ANDERSON HILLS UNIT 3 (08-23-2005, 2005C-213)

TRACT **amg** MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

August 11, 2016

Mr. Jack Cloud
City of Albuquerque
600 2nd Street
Albuquerque, NM 87102

Re: Desert Sands Subdivision Preliminary Plat, DRB# 1005224

Dear Mr. Cloud:

Attached please find a revised Infrastructure List, Preliminary Plat, Grading Plan and Sidewalk Exhibit, incorporating revisions to address the comments received at DRB on July 20, 2016. The comments have been addressed as described below in red.

TRANSPORTATION DEVELOPMENT

1. No objection to the request. **No Response**
2. The Traffic Impact Study (TIS) needs to be approved prior to approval of the Infrastructure List. It should take another 2 weeks for review and approval to be complete. **TIS Approved?**
3. Provide information for sidewalk easements including maintenance and beneficiaries. **Maintenance and Beneficiaries have been added to Pedestrian access notes on the Preliminary Plat.**
4. Please provide the area of right of way dedicated in square feet on the final plat. **Final Plat will show Right of Way area.**
5. In order to maintain the current roadway network, Colobel needs to have 68' ROW and 48' F-F-pavements width. The area connection to 98th Street will most likely need to be wider depending on the requirements of the TIS. **No change. The Colobel Ave. right of way and pavement widths on this plan are in accordance with the City Standards.**
6. Provide some information on why there are steps and handrails on the sidewalks located in the pedestrian elements. **The grade of the stub streets cannot be made to match the grade of the adjacent streets. The northeast corner has to be 10' higher than 98th street in order for the lots there to be high enough for the Sanitary Sewer to drain to the outfall at 98th Street and Rio Corto Ave. – the elevation of Mourissey St., west of this site, is about 8'-10' above the 2WR water pressure zone, boundary elevation of 5140. A system of ADA compliant ramps and steps is necessary to accomplish the pedestrian connections across these grade differentials.**
7. Page 5 & 6; Match infrastructure widths on the IL with the road sections. **Stub street widths were corrected from 25'-26' and steps and railing were removed from the sidewalks on the Infrastructure List pages 3,5 and 6. Colobel Ave. and Kraft Ct. pavement widths were also changed.**

HYDROLOGY - 8/3/16

1. First Flush/Water Quality pond is public since it contains "public" waters from the street runoff, and will require an Agreement and Covenant. The Public Drainage Easement language is to state that the HOA will maintain. The public drainage easement is shown on the grading plan sheets 3 and 6. Since it is offsite, the easement will be granted by a paper easement.
2. Similarly, a public drainage easement is required from the 98th St. to the Amole-Hubbell Drainage parcel. These easements on Salazar Lands needs to be in place prior to final plat. Easement can be accomplished through paper or re-plat. Sheet 6 was added to the G&D Plan to show the additional drainage easement.
3. Retention Pond along the NW corner of the site requires a Public Drainage Easement with Agreement and Covenants. The public Drainage Easement has been added to the preliminary plat on Tract C in the NE corner of this site.
4. 54" SD adjacent to Lot 29-P1 should be in its own tract since sideyard easements are not supported. The Tract must have a Public Drainage Easement over it, and the easement width must comply with the DPM (2 X depth to invert + Diameter + 4'). The Junction/transition Structure should have a min. of 5' around it. The row of lots next to 98th St. was shifted north to make room for additional HOA Tract at the Storm Drain Outfall, now 30' wide centered on the 54" Storm Drain.
5. Infrastructure List: 54" SD will now be in the Tract mentioned above. Infrastructure List change from lot 29 to Tract C as location for 54" SD outfall on Page 4.
6. Infrastructure List: SD in Farinosa Ave is from Lot 45, Block 1 to Tierra Dorado Dr. Farinosa Ave storm drain located corrected on page 4 of the Infrastructure List.
7. Infrastructure List: In the intent of the second sentence on Line 6 of the notes is not clear; Financial Guarantees may not be required for very rough grading, but the financial guarantees would need to be in place prior to grading of the ponds, and fine grading of the site. The intention of Line 6 is to require an engineer's certification. The intent of the 2nd sentence is to make it clear that the cost of earthwork and private retaining walls is not to be financially guaranteed and the wording of note has been modified to more clearly state that intent.
8. Infrastructure List: If the width of Colobel Changes, the pond might have to be re-sized. Colobel width has not been changed.

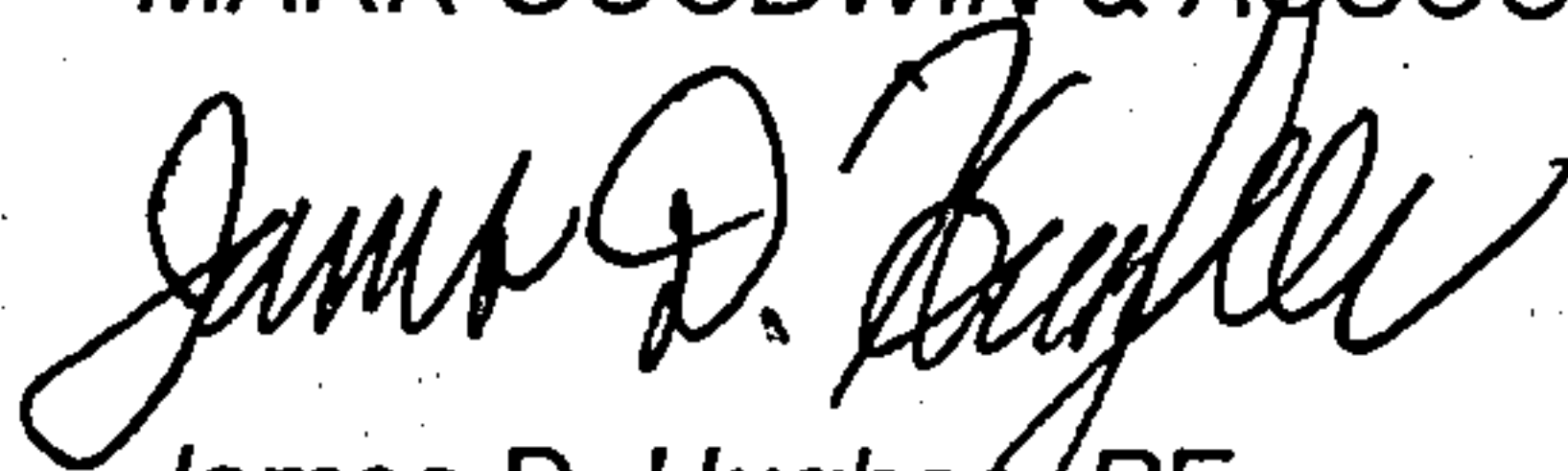
PLANNING DEPARTMENT

1. Additional Pedestrian connections are needed along the western boundary and the NE corner in order to attempt compliance with the West Side Strategic Plan (Policy 4.8). The Plan was amended in 2009 because of subdivisions like the ones that abut this property on the south and west. The revised grading plan is making these connections more difficult – cuts on the west side need to be minimized, it may be appropriate to change the stub street in the NW corner to north/south to more easily make a connection (no stairs). Pedestrian Connections - . The grade of the stub streets does not match the grade of the adjacent streets. The northeast corner has to be 10' higher than 98th street in order for the lots there to be high enough for the Sanitary Sewer to drain to the outfall at 98th Street and Rio Corto Ave. Mourissey St., west of this site, is about 8'-10' above the 2WR water pressure zone, boundary elevation of 5140. A system of ADA compliant ramps and steps is necessary to accomplish the pedestrian connections across these grade differentials.
2. Fire Dept review is needed based on the number of lots and dead end lengths for the proposed hammerhead. Fire department has approved the Plan (see attached copy)

UTILITY DEVELOPMENT

1. Easement Vacation –
 - a. No objections to the portion of 60' public waterline and sanitary sewer easement (Easement #1 on the preliminary plat). Defer to other agencies for other vacations. Indicated shaded portion is to be vacated. "Shaded portion to be vacation" note added to Sheet 1.
2. Sidewalk Variance –
 - a. No objection N/A
3. Temporary Deferral of Sidewalk –
 - a. No Objection N/A
4. Preliminary Plat –
 - a. Availability Statement #151106 provided the requirements for the service. The statement had indicated that pro rata was not owed by the property but it has since been discovered that pro rata is in fact due. A total of \$45,963.81 is owed by what was originally Tract A for the onsite public 2WR 12" waterline. This shall be paid prior to plat approval. Also, the statement required a public 10" waterline along 98th St. frontage to comply with the Expansion Ordinance. Pro rata duly noted. All Tracts to be owned and maintained by HOA.
 - b. Availability Statement #151116R has been rewritten and provides modifications to the requirements for service. No Response
 - c. The existing easement for the PRV is now on a separate Tract D. A note indicated that Tracts D and E are to be maintained by the Water Authority. This is not acceptable as only an easement shall exist for the maintenance and operation of the PRV. Ownership and maintenance of the tract shall be by the HOA. Engineer comments indicated HOA Tract which is not consistent with what is shown on the plat. All Tracts to be owned and maintained by HOA.
 - d. The existing easement that is to remain for the existing 12" waterline near the western terminus of Sacate Blanco Ave. is now along Tract E. A note indicates that Tracts D and E are to be maintained by the Water Authority. This is not acceptable as only an easement shall exist for the maintenance and operation of the 12" waterline. Ownership and maintenance of the tract shall be by the HOA. Engineer comments indicated HOA Tract which is not consistent with what is shown on the plat. All Tracts to be owned and maintained by HOA.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA



James D. Hughes, PE
Senior Engineer

XC:

Carol Dumont, COA - Parks and Recreation
Abiel Carrillo, COA - Hydrology
Racquel Michel, COA - Transportation
Kris Cadena, ABCWUA
Jim Osborn, LGI Homes – New Mexico, LLC

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: August 12, 2016

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1005224

DRB Application No.: _____

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Desert Sands Subdivision Units 1 and 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A-1-A and A-1-B of the Lands of Salazar Family Trust

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City. Unit 1 must precede Unit 2.

		Unit 1 Infrastructure							
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		0'	Major Local Paving to complete 24' FF C&G (south side only)	Colobel Ave	98 th St.	Pauza Dr.	/	/	/
		6'	Sidewalk (South side only)				/	/	/
		36' FF	Major Local Paving C&G (both sides)	Pauza Dr.	Colobel Ave	Artemisia Ave	/	/	/
		6'	Sidewalk (both sides)				/	/	/
		28' FF	Major Local Paving C&G (both sides)	Pauza Dr.	Artemisia Ave	Farinosa Ave.	/	/	/
		4'	Sidewalk (west side)				/	/	/
		4'	Sidewalk (east side) ⁽¹⁾				/	/	/
		28' FF	Local Residential Paving C&G (both sides)	Pauza Dr.	Farinosa Ave.	Sacate Blanco	/	/	/
		4'	Sidewalk (both sides)				/	/	/
		26' FF	Local Residential Paving C&G (both sides)	Bosque de Oro Dr.	Artemisia Ave	Farinosa Ave.	/	/	/
		4'	Sidewalk (both sides) ⁽¹⁾				/	/	/
		28' FF	Local Residential Paving C&G (both sides)	Tierra Dorado Dr.	Artemisia Ave	Farinosa Ave.	/	/	/
		4'	Sidewalk (both sides) ⁽¹⁾				/	/	/

6' Sidewalk

WATER

12" Waterline

12" Waterline

12" Waterline

12" Waterline⁽⁷⁾

12" Waterline

8" Waterline

8" Waterline

8" Waterline

8" Waterline

8" Waterline

8" Waterline

8" Waterline

8" Waterline

8" Waterline

8" Waterline

8" Waterline

8" Waterline

12' Pedestrian Easement Tract C

Pauza Dr.

Sacate Blanco

98th St.

98th St.

98th St.

Colobel Ave

Tierra Dorado Dr.

Sacate Blanco

Bosque de Oro Dr.

Artemsia Ave

Andrews Ave

Farinosa Ave.

Sacate Blanco

Sacate Blanco

Tierra Dorado Dr

Colobel Ave

Pauza Dr.

Existing 12" WL at Artemsia Ave

Pauza Dr.

Inniskillin Ave

Colobel Ave

Sacate Blanco Ave

98th St.

Colobel Ave

Tierra Dorado Dr.

Artemsia Ave

Lot 12 Block 7

Lot 16 Block 7

Lot 16 Block 8

Pauza Dr.

Pauza Dr.

Colobel Ave

Sacate Blanco

Existing 12" WL at West end of Cul-de-sac

Colobel Ave

Sacate Blanco Ave

Rio Corto Ave.

Tierra Dorado Dr.

Sacate Blanco

98th St.

Farinosa Ave.

Tierra Dorado Dr.

Pauza Dr.

Tierra Dorado Dr.

Tierra Dorado Dr.

Tierra Dorado Dr.

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SANITARY SEWER

8" Sanitary Sewer
8" Sanitary Sewer
8" Sanitary Sewer
8" Sanitary Sewer
8" Sanitary Sewer
8" Sanitary Sewer
8" Sanitary Sewer
8" Sanitary Sewer
8" Sanitary Sewer

Storm Drain

18" - 42" Storm Drain
18" - 54" Storm Drain
18" - 36" Storm Drain
54" Storm Drain
.2 ac-ft Retention Pond with Agreement and Covenant
0.7 ac-ft First Flush Pond with Agreement and Covenant
\$50,000 Letter of Map Revision (LOMR)

Pauza Dr. Artemsia Ave Farinosa Ave.
Bosque de Oro Dr. Artemsia Ave Farinosa Ave.
Tierra Dorado Dr. Lot 12 Block 2 Sacate Blanco
Artemsia Ave Lot 12 Block 7 Tierra Dorado Dr.
Andrews Ave Lot 16 Block 7 Pauza Dr.
Farinosa Ave. Lot 16 Block 8 Tierra Dorado Dr.
Sacate Blanco Lot 47 Block 1 98th St.
98th St. Sacate Blanco Rio Corto Ave.
Farinosa Ave. Lot 45 Block 1 Tierra Dorado Dr.
Tierra Dorado Dr. Lot 16 Block 5 Sacate Blanco
Sacate Blanco Lot 25 Block 3 Tierra Dorado Dr.
Esm't on Tract C Tierra Dorado Dr. 98th St.
New Public Drainage Easement on Tract C
New Public Drainage Easement on Tract A-1-C Lands of Salazar east of 98th St.
Unit 1

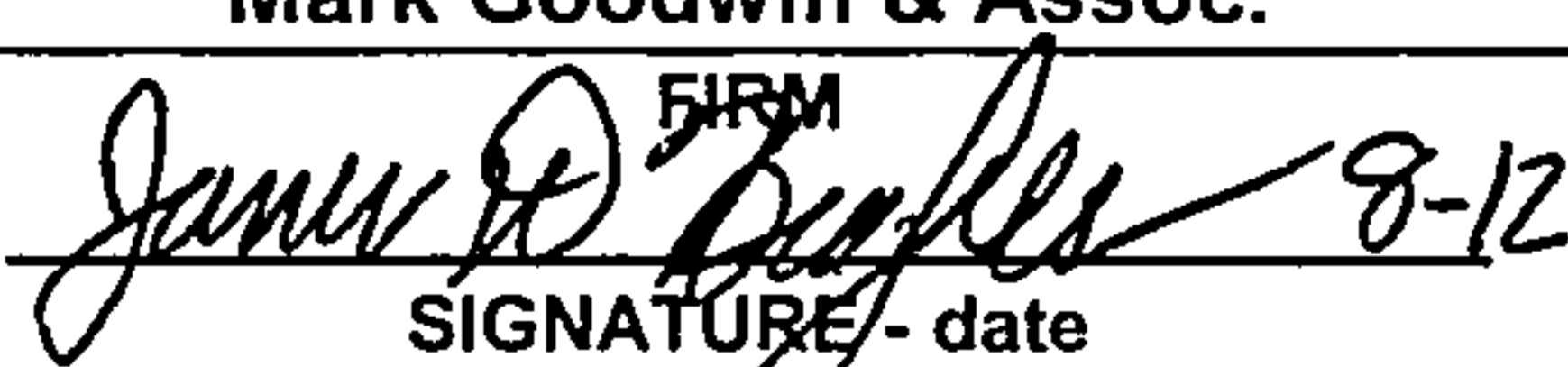
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector P.E.		City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

- 1 Sidewalks to be Deferred per the approved sidewalk deferral exhibit.
- 2 Street Lights Per DPM
- 3 Water Infrastructure includes Valves, Fittings, Valve Boxes, Fire Hydrants, and Appurtenances.
- 4 Sanitary Sewer includes manholes and service connection to property line
- 5 Storm Drain includes manholes & inlets and Storm Drain sizes shall be per DRC final design and analysis.
- 6 Engineer's Certification of Private Grading & Drainage per DPM for release of SIA & Financial Guaranty's. Earthwork and private retaining walls will not be financially guaranteed.
- 7 Construction of the 12 " waterline in 98th St. between Colobel Ave and Sacate Blanco is to be deferred to a later date and may be replaced by a looped waterline east of 98th St. at the time of the future development of the property east of 98th St. The line in 98th.St.is to be financially guarantied and not constructed with Unit 1.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--------------------------------------------------

James D. Hughes
 NAME (print)
Mark Goodwin & Assoc.
 FIRM

 SIGNATURE - date 8-12-2016
 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

 DRB CHAIR - date

 TRANSPORTATION DEVELOPMENT - date

 UTILITY DEVELOPMENT - date

 CITY ENGINEER - date

 PARKS & RECREATION DEPARTMENT - date

 AMAFCA - date
 _____ - date
 _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

*** TX REPORT ***

TRANSMISSION OK

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CONNECTION ID CLAUDIO VIGIL AR
ST. TIME 06/23 11:49
USAGE T 01'51
PGS. 3
RESULT OK



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Philip Robinson

FAX NUMBER: 842-1330 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 6/23/05

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004279 APPLICATION NO: 05-01051

My comments. Call if you have questions.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
JUNE 29, 2005
DRB Comments**

Item # 11

Project # 1004279

Application # 05-01051

RE: Tract 2, Journal Center, Phase 2/spbp

SITE PLAN SHEET

- ✓ • The paragraph in the signature block referring to the EPC is not necessary, especially since the Site Development Plan Approval signature block for Journal Center projects already has similar language.
- ✓ • Because the project has a 3 foot CMU wall that faces Masthead, wall design approval is required. If the Journal Center has its own design requirements, please discuss them with me.

Add word "Max" on SP-1 • The maximum height of the block wall surrounding the trash receptacle is 8 feet. Please indicate that on the elevation rather than minimum 6' height.

LANDSCAPE PLAN

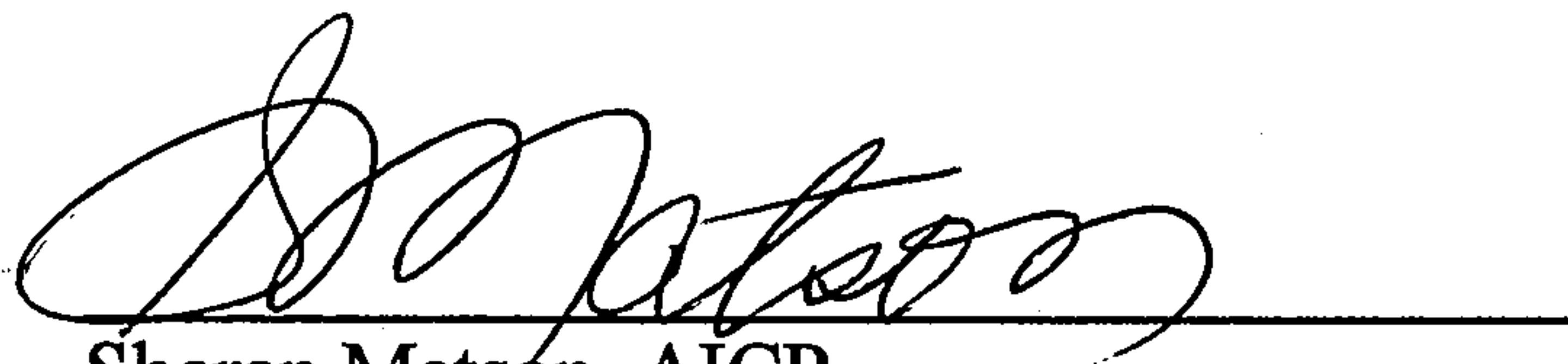
- Under "Note" (should be Notes), "Maintenance of landscape and irrigation system"
- ✓ • Please substitute another shrub for the Rocky Mountain Junipers.
- The 15 Modesto Ash are high water use trees. Please replace with lower water use tree. Ash are also high allergen.
- ✓ • There is no indication that bluegrass or other high water use grass is planned. Is this true? *Yes*

- ✓ • Under Planting Restrictions Approach: Why not a goal of 100% low or medium use plants?
- ~~Easements are missing as are the square footages of each plant bed.~~
- The property lines need clearer identification.

EXTERIOR ELEVATIONS SHEET

- ~~The monument sign elevation is largely unreadable.~~

one still missing



Sheran Matson, AICP
924-3880 Fax 924-3864
smatson@cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
JUNE 29, 2005
DRB Comments**

Item # 11

Project # 1004279 Application # 05-01051

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LANDSCAPE PLAN

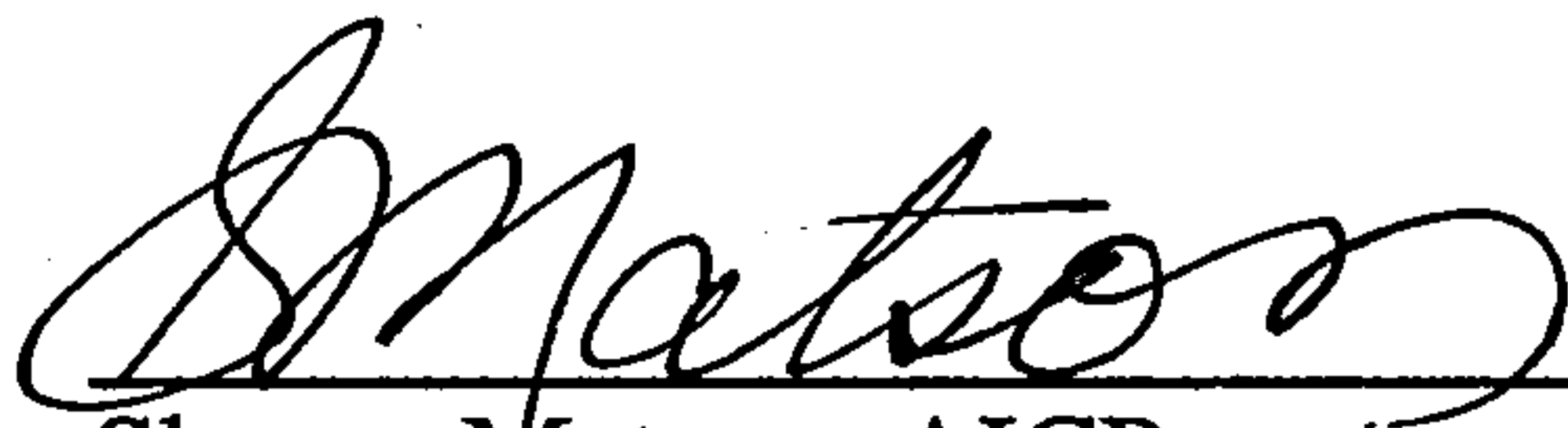
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- There is no indication that bluegrass or other high water use grass is planned. Is this true?

PAGE 2, #1004279

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- Easements are missing as are the square footages of each plant bed.
- The property lines need clearer identification.

EXTERIOR ELEVATIONS SHEET

- The monument sign elevation is largely unreadable.



Sheran Matson, AICP
924-3880 Fax 924-3864
smatson@cabq.gov



June 27, 2005

VIA FAX AND REGULAR MAIL - 842-1330

Phillip Robertson
Claudio Vigil Architects
1801 Rio Grande NW, #2
Albuquerque, NM 87104

Re: Lot 2, Unit 2 Journal Center 2 Design Review Approval by Journal Center 2 Architectural Review Committee

Dear Mr. Robertson:

We reviewed your submittal for the above referenced lot and approve plans, colors, materials and specifications, with the following conditions:

1. All sidewalks across drivepads at parking lot entrances may not exceed a maximum of 2% slope.
2. A stormwater Treatment Device must be installed at the Northwest corner of the property where drainage enters the AMAFCA channel. Please see Journal Center Guidelines for detail.
3. All roof mounted mechanical equipment must be screened from view.
4. Wall mounted light fixtures must be shielded, so that light source is not visible. Provide new cut sheet and specifications.
5. Landscape Plan does not appear to meet the 75% coverage as specified in the guidelines. Please revise plan to meet this requirement.
6. Change the Modesto Ash, to Berinda Ash.
7. A note should be added to the Landscape Plan: "At the time common area irrigation is connected to Journal Center 2 common area irrigation system you must contact the developer, Tiburon Investment LLC."
8. You must prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under an National Pollutant Discharge Elimination System (NPDES) General Permit.
 - Under the provisions of the Clean Water Act federal law prohibits storm water discharges from certain construction activities to waters of the U.S. unless that discharge is covered under a NPDES Permit.
 - You may obtain additional information regarding NPDES and submit your NOI electronically at: www.epa.gov/npdes/stormwater/cgp, or telephone Storm Water Notice Processing Center at 866-352-7755.

This approval constitutes approval of the above referenced plans, colors, materials and specifications for reliance by the City of Albuquerque Development Review Board.

By copy of this letter we are transmitting the plans, colors/material board and specifications to the Journal Center Architectural Review Committee for their review. We will advise you of their action as soon as they review the plans.

Thank you for the submittal.

Very truly yours,

Douglas H. Collister
Administrative Manager

Copy Journal Center Architectural Review Committee - Attention: Mike Callahan
Journal Center 2 Architectural Review Committee INVESTMENT, LLC

3791 Southern Blvd. SE Suite 202

Rio Rancho, NM 87124



SUBDIVISION	Supplemental form S	Supplemental form ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input checked="" type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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: Mason W. Mayhew-C.K.M. Development Co. Inc. PHONE: ---
 ADDRESS: P.O. Box 14868 FAX: ---
 CITY: Albuquerque STATE NM ZIP 87191 E-MAIL: ---
 Proprietary interest in site: Owner
 AGENT (if any): Claudio Vigil Architects PHONE: 505.842.1113
 ADDRESS: 1801 Rio Grande Blvd NW FAX: 505.842.1330
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: cvarch@aol.com

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision

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. 2 Block: --- Unit: 2
 Subdiv. / Addn. Journal Center Phase 2
 Current Zoning: IP Proposed zoning: IP
 Zone Atlas page(s): D-17 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 4.1 Density if applicable: dwellings per gross acre: na dwellings per net acre: na
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? no
 UPC No. 101706316526330416 MRGCD Map No. ---
 LOCATION OF PROPERTY BY STREETS: On or Near: MASTHEAD ST.
 Between: BARTLETT ST. and WASHINGTON ST.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1000633.drb-95-268,ax-79-1,z-79-80

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

SIGNATURE *Philip W. Robinson* DATE 6/21
 (Print) Philip W. Robinson Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - -01051</u>	<u>SBP</u>	<u>---</u>	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>---</u>	<u>CMF</u>	<u>---</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input type="checkbox"/> AGIS copy has been sent	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
	Hearing date <u>June 29, 2005</u>			Total <u>\$ 405.00</u>

Andrew Gomez 6-21-05
 Planner signature / date

Project # 1004279

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - N/A 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
 - N/A Copy of the document delegating approval authority to the DRB Refer to Journal Center Master Plan
 - N/A Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule) \$405
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

Philip Robinson

Applicant name (print)

[Signature] 6/21/05

Applicant signature / date



Form revised October 2004

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

Application case numbers

05 DRB - - 01051

[Signature] 6/21/05

Planner signature / date

Project # 1004279



June 15, 2005

Ms. Sheran Matson, DRB Chair
Design Review Board, Planning Department
City of Albuquerque
PO Box 1293

RE: Journal Center Phase 2, Lot 2
Site Development Plan for Building Permit

Dear Ms. Sheran Matson and Review Board Members:

This is a Site Development Plan for Building Permit application for an unadvertised Design Review Meeting. The proposed project, zoned for Industrial Park, will provide a total of 57,600 square feet of office/warehouse space.

The proposed building's exterior architecture incorporates tilt-up concrete building technology with elegant cast-in recessed shadow reveals patterned along the four elevations and curtain wall glass windows. Entrance features would provide street visibility and identify the building, and the paint scheme compliments neighboring developments. The proposed building site of 4.1 acres would be heavily landscaped to provide erosion control for both wind and water, as well as provide a unique southwestern environment, both water efficient and self-sustaining. The parking layout would provide easy access to the building entrance. We believe the proposed architecture of the building, its landscaping, and traffic circulation serve to maintain the continuity and unity as set by the original Journal Center Master Development Plan including the landscape standards, plant palette, building setbacks, sidewalk and bikeways, parking, lighting, streetscape and signage. If approved, the proposed project would provide an attractive site development within the context of Journal Center and the developing community.

Sincerely,

Philip Robinson, Agent
Claudio Vigil Architects

C.K.M. Development Co., Inc.
P.O. Box 14868
Albuquerque, New Mexico 87191

June 20, 2005

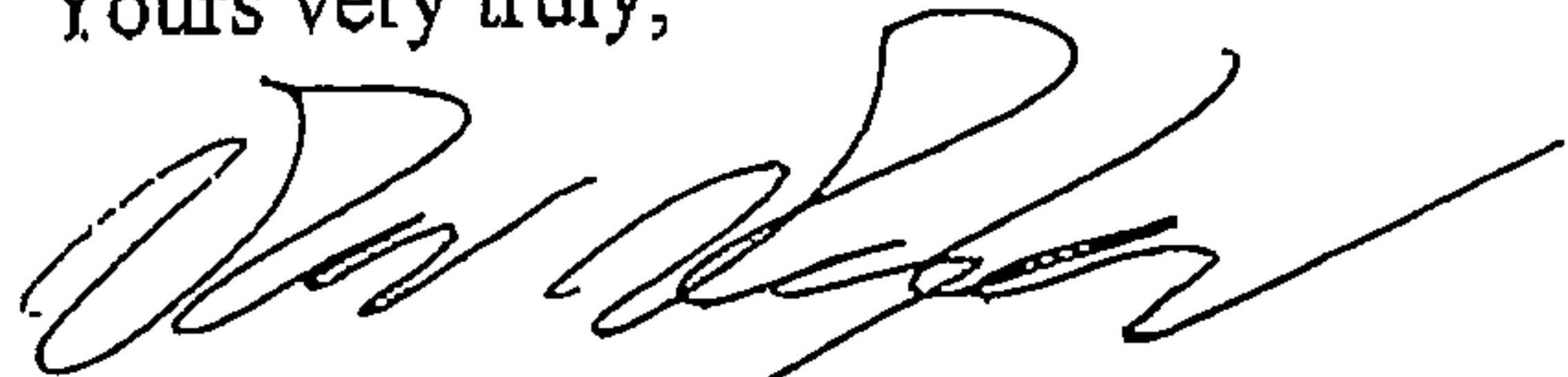
Mr. Claudio Vigil, Architect
Albuquerque, New Mexico

Re: Plans for Lot 2 of Unit 2 of the Journal Center 2, Albuquerque, NM

Dear Mr. Vigil:

This is your permission to submit plans on Lot 2 of Unit 2 of Journal Center 2, to the City of Albuquerque Development Review Board.

Yours very truly,



C.K.M. Development Co., Inc.

By Mason W. Mayhew

MWM:mm

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

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

ZONE MAP NUMBER D-17

REFERRAL # _____

SITE ADDRESS 3901 Masthead St NE

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2
INSTANTANEOUS FLOW REQUIRED 1,728 GPM
SQUARE FOOTAGE - LARGEST BUILDING 57,600
TYPE CONSTRUCTION TI-13 SPRK

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

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

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

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 6-20-05

FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: [Signature] TELEPHONE: 842-1113

NOTES:


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

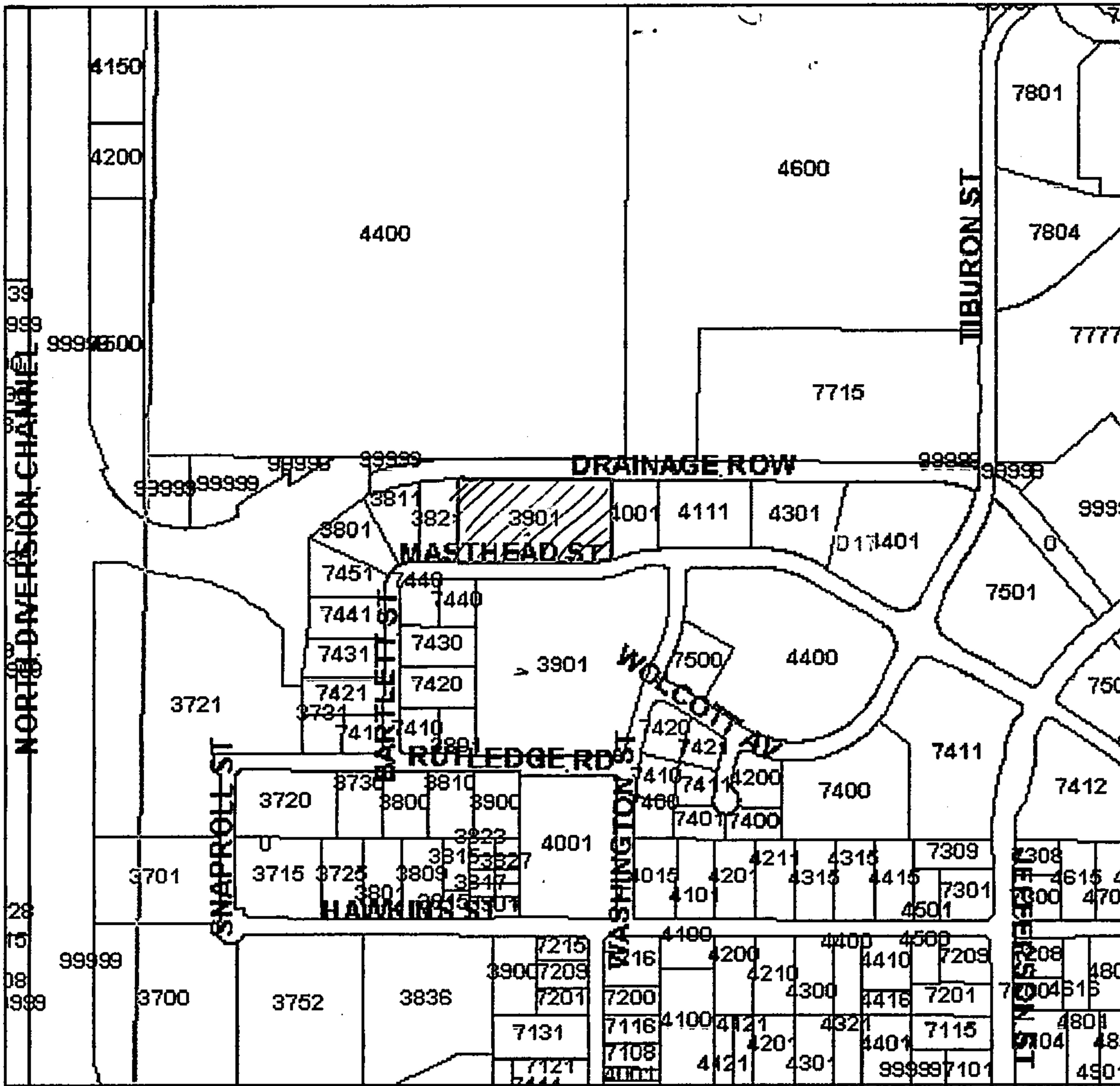
WHITE - INDIVIDUAL YELLOW - FILE

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Id ZM Pan Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLAN
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING Zoom Furt
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICT
- FLOOD ZONES (dis
- PARCELS
- CONTROL STATION
- SENATE DIST.
- REPRESENTATIVE I
- COUNTY COMMISSI
- PARCEL ADDRESS
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS
- LANDFILLS/BUFFE
- CRP LOCATIONS



ReDraw Screen

Zoning Definitions

SHOW LOCATION M

SHOW 1999 AERIAL

Selected Address: 3901 MASTHEAD ST NE

Zoning: IP Lot/Block/Subd: 2, 0000, JOURNAL CENTER PHASE 2 UNIT 2

Council District/Name: TWO, O'MALLEY County Commission: 1 Rep District/Sen District: 17, 10

Nbr Assoc: ALAMEDA N VALLEY R Comp. Plan: Established Urban

Voter Pct: 18

High Sch District: DEL NORTE Mid Sch District: TAFT Elem Sch District: MISSION AVE

ZoneMap Page: D17 Jurisdiction: CITY

Police Beat: 243/VALLEY

Flood Zone: ZONE X

Comm Plan Area: NORTH VALLEY

UPC #: 101706316526330416

Owner Name: TIBURON INVESTMENT CORP

Owner Street Address: 13000 ACADEMY RD

Owner City/State/Zip: ALBUQUERQUE / NM / 87111 NM

Note: Accuracy for Owner info cannot be guaranteed correct.

Please check with the Bernalillo County Assessor for official data.

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS

ZOOM LEVEL MEDIUM

TEXT SIZE MEDIUM

Journal Center Master Plan

~~109370~~
~~1054~~

DRB-95-268

AX-79-1

Z-79-80

1002695

1003477

1002321

1000633

1003782

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'
- 1" = 30'-0"
- [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
- B. Square footage of each structure and building footprint (if different from total square footage)
- 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 *see elevations for loading docks*
- H. Site lighting (indicate height & fixture type) *All lighting to be building mounted - see elevations.*
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, including location.

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: 55 provided: 100
Handicapped spaces required: 4 provided: 4
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3
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
- 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
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Bus facilities, including routes, bays and shelters existing or required

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

4. Utilities

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

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.)
 - ~~N/A~~ C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - ~~N/A~~ A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - ~~N/A~~ C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- ~~N/A~~ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Method for meeting 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.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail 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 and/or contour lines (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) 1" = 20'
- 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 "common name" 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.

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

PAID RECEIPT

APPLICANT NAME _____
 AGENT Claudio Vigil Architects
 ADDRESS 1801 Rio Grande Blvd. NW
 PROJECT & APP # 1004279 / 05 DRB 01051
 PROJECT NAME Journal Center Phase 2

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 385.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 405.00 TOTAL AMOUNT DUE

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

6/21/2005
 RECEIPT# 00042643 WSH# 006
 Account Activity 4983000
 Trans Amt \$405.00
 J24 Misc \$38.00
 CK \$405.00
 CHANGE \$0.00

Thank You

ALEX D. HUDSON 01-03
 3832 EL FEGO NW
 ALBUQUERQUE, NM 87107

95-145/1070
 002023830

657

6/20/05


CITY OF ALBUQUERQUE
 Treasury Division

FIRST STATE BANK
 www.fsbnm.com

4/21/2005 9:33AM
 RECEIPT# 00042642 WSH# 006
 Account 441032 Fund 01
 Activity 3424000
 Trans Amt \$405.00
 J24 Misc

LOC: ANNX
 TRANS# 0006
 TRSASR
 \$20.00


1070014521 0657 002023830



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





ZONING is now the Active Layer




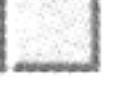

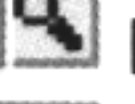
LAYERS

- All Layers
- STREETS
- BASEMAP
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

-  Closed group, click to open.
-  Open group, click to close.
-  Map layer.
-  Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
-  Layer not visible at this scale.
- Partially visible group, click for visible.
-  Inactive layer, click for active.
- The active layer.

Zoom In
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