

Completed



DRB CASE ACTION LOG (PRE/FINAL)

REVISED 10/08/07

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.: 10DRB-70353 Project # 1004367
 Project Name: Calaveras Addition
 Agent: Forstauer Surveying Co. LLC Phone No.: _____

Your request was approved on 12-22-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: resolve ROW / Easement for Edgk

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AA is a condition of Final Plat

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.
 - 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.

Created On:



DRB CASE ACTION LOG (PRE/FINAL)

REVISED 10/08/07

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.: 10DRB-70353 Project # 1004367
 Project Name: Calaveras Addition
 Agent: Forsthauser Surveying Co. LLC Phone No.:

Your request was approved on 12-22-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: resolve R-O-W / Easement for Edith

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): 1 - AA is a condition of Final Plat

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.
 - 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.

Created On:

3. **Project# 1008589**
 10DRB-70327 VACATION OF PUBLIC RIGHT-OF-WAY
 10DRB-70328 VACATION OF PUBLIC EASEMENT
 10DRB-70329 MINOR - TEMPORARY DEFERRED SIDEWALK CONST
 10DRB-70330 MAJOR - PRELIMINARY PLAT APPROVAL
- ESMAIL HAIDAI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 1, **NORTH ALBUQUERQUE ACRES Tract 2, Unit 3**, zoned R-D, located on the west side of WYOMING BLVD NE between EAGLE ROCK NE and MODESTO AVE NE containing approximately 2.1424 acre(s). (C-19)**DEFERRED TO 1/19/11 AT THE AGENT'S REQUEST.**

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

4. **Project# 1008527**
 10DRB-70346 EPC APPROVED SDP FOR BUILD PERMIT
- LENTIY GROUP agent(s) for ALBUQUERQUE CARE GROUP LLC request(s) the above action(s) for all or a portion of Lot(s) 24 AND 24 PARCELS D AND E, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-2 O-1, located on PALOMAS AVE NE BETWEEN BARSTOW NE AND WYOMING NE containing approximately 2.04 acre(s). (D-19)[*Deferred from 12/15/10*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.**

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

5. **Project# 1003604**
 10DRB-70358 EXT OF SIA FOR TEMP DEFR SDWK CONST
- JD HOME BUILDER request(s) the above action(s) for all or a portion **MIRA MESA ESTATES**, zoned R-2, located on GLEN RIO NW BETWEEN 64TH ST NW AND 68TH NW containing approximately acre(s). (J-10) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
6. **Project# 1004367**
 10DRB-70353 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
- FORSTBAUER SURVEYING CO LLC agent(s) for BB&P, LLC AND EDITH EQUIPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 63, 64, & 65, Tract(s) 48 & 49, **CALAVERO ADDITION**, zoned SU-1 FOR IP USES, located on EDITH BOULEVARD NE BETWEEN OSUNA NE AND BEAR CANYON NE containing approximately 5.443 acre(s). (E-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR RESOLUTION OF RIGHT-OF-WAY EASEMENT AND TO PLANNING FOR THE APPROVAL OF ADMINISTRATIVE AMENDMENT.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 22, 2010
DRB Comments

ITEM # 6

PROJECT # 1004367

APPLICATION # 10-70353

RE: Lots 63 – 65, Calavero Addition, plus Tracts 48 & 49,
MRGCD Map # 29

This site is zoned SU-1; per § 14-14-2-2 of the Subdivision Ordinance, platting must conform to an approved site plan. The proposed lot line might be acceptable for an Administrative Amendment (to show the proposed subdivision) – the parking calculation table would need to be verified for each lot to meet its required parking.



Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

HEARING DATE: 12-22-10 (PDF)



DRB CASE ACTION LOG (SITE PLAN BP)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00216 (SBP)
Project Name: CALAVERO ADDITION
Agent: Advanced Engineering & Consulting

Project # 1004367
Phone No: 899-5570

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/1/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURE COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA
Five Marshall Stamps

PARKS / CIP: _____

PLANNING (Last to sign): Case Planners initials
3 Copies

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.

3 copies of the approved site plan: Include all pages.

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.

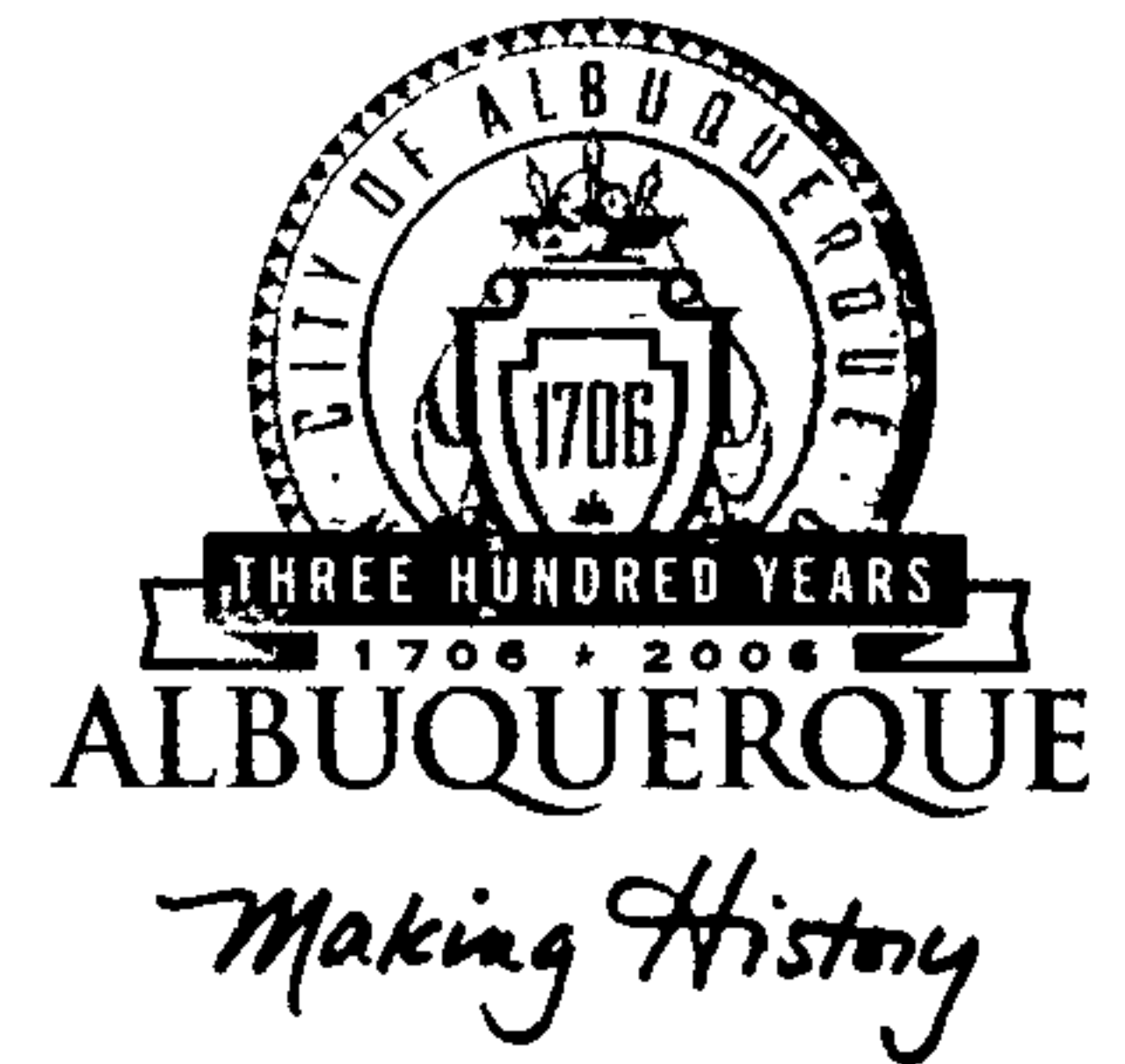
AGIS DXF File approval required.

Copy of recorded plat for Planning:

Project Number

1004367

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004367

AGENDA ITEM NO: 6

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: March 1, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 1, 2006

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: 10:30 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1004540**
06DRB-00117 Major-Vacation of Pub
Right-of-Way
06DRB-00118 Major-Vacation of Public
Easements
- WILSON & COMPANY agent(s) for KB HOME NEW MEXICO & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 2, 5 & 6, VOLCANO CLIFFS, UNITS 14 & 25, AND Tract(s) D, VISTA VIEJA, UNIT 2 (to be known as **BOCA NEGRA DAM SUBDIVISION**) zoned R-1 residential zone, located on 81ST STREET NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). [REF: 05DRB01713] (D-9,D-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT.**

2. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub
Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat
Approval
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

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.

3. **Project # 1001932**
06DRB-00240 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for CARE GIVERS OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) B, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1, C-1, IP USES, located on OURAY RD NW, between UNSER BLVD NW and TWIN OAKS DR NW containing approximately 2 acre(s). [REF: Z-80-87, AX-80-18, 05DRB00523, 05EPC01804] [Catalina Lehner, EPC Case Planner] (G-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR SITE REVISIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

4. **Project # 1000184**
06DRB-00245 Minor-SiteDev Plan
BldPermit/EPC

DESIGN GROUP agent(s) for BELVEDERE LLC. request(s) the above action(s) for all or a portion of Lot(s) B1A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1 PUD, located on BROADWAY AVE NE, between TIJERAS AVE NE and DR. MARTIN LUTHER KING BLVD NE containing approximately 2 acre(s). [REF: DRB-94-161, LUCC-98-14, V-71-27, 06EPC-0001406, 06LUCC-00015] [David Stallworth, EPC Case Planner] (K-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3**

COPIES OF THE SITE PLAN, DAVID STALLWORTH'S INITIALS AND A CHANGE ON THE LANDSCAPE PLAN.

5. Project # 1004474

06DRB-00243 Minor-SiteDev Plan
Subdivision/EPC

COMMUNITY SCIENCE CORPORATION agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of parcels of land situated within, Section 9, Township 10 North, Range 3 East, Tract(s) F-1, **LANDS OF MENAUL SCHOOLS** & an Easterly Portion of Tract(s) 1-A-1-B, all of Tract(s) 1-C and 1-A-1-A-2, and a portion of Tract(s) 1-B, zoned SU-1 FOR PRD, located on MENAUL BLVD NE, between BROADBENT PARKWAY NE and BROADBENT BLVD NE containing approximately 17 acre(s). [REF: 05EPC01568, 05EPC01569] *[Deferred from 3/1/06]* **[David Stallworth, EPC Case Planner]** (H-15) **DEFERRED AT THE BOARD'S REQUEST TO 3/8/06.**

06DRB-00214 Minor- Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36**, zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] *[Deferred from 2/22/06 & 3/1/06]* (H-15) **DEFERRED AT THE BOARD'S REQUEST TO 3/8/06.**

6. Project # 1004367

06DRB-00216 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING agent(s) for DAVID ELLEN request(s) the above action(s) for Tract(s) 48 & 49, Lot(s) 63-65, M.R.G.C.D. MAP 29, **CALAVERO ADDITION**, zoned SU-1 FOR IP, located on EDITH BLVD NE, between OSUNA RD NE and TYLER RD NE containing approximately 6 acre(s). [REF: Z-99-33,AX-99-7, 05EPC01266] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 2/22/06]* (E-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/1/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1003793**
06DRB-00244 Minor-Prelim&Final Plat Approval
- SUSAN L. HOMER request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, Block(s) A, **GRANDE HEIGHTS ADDITION**, zoned R-1, located on SEQUOIA RD NW and SEQUOIA CT NW and containing approximately 1 acre(s). [REF: 06DRB00058] (G-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN 2 SEWER ACCOUNTS.**
8. **Project # 1004282**
06DRB-00237 Minor-Final Plat Approval
- GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lot(s) A-1 & B-1, Block(s) A & B, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62ND ST SW and BATAAN DR SW containing approximately 2 acre(s). [REF: 05DRB01061] (K-11) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
9. **Project # 1004353**
06DRB-00238 Minor-Final Plat Approval
- SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **SANTA FE 2 @ THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 05DRB01120, 05DRB01119, 05DRB01285] (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ROADWAY EASEMENT FOR TREELINE, DEDICATION OF TREELINE AND CROSS-ACCESS EASEMENTS AND TO PLANNING TO RECORD.**

10. **Project # 1004658**
06DRB-00239 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PL NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: 06DRB00086, 06DRB00087] (C-20) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-00087 Minor-Final Plat Approval

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PLACE NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: 06DRB00086, 06DRB00087] *[Final Plat Indef Deferred for the SIA on 2/15/06]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR THE APPLICANT MUST PROVIDE VERIFICATION THAT A NEW 8-FOOT SAS IS IN THE CENTER OF THE 15-FOOT EASEMENT.**

11. **Project # 1004669**
06DRB-00241 Minor-Prelim&Final Plat Approval

BILLY W BACA request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) A, **JOHNSON SUBDIVISION**, zoned R-1 residential zone, located on 12TH ST NW, between AZTEC RD NW and GREIGOS RD NW containing approximately 1 acre(s). [REF: 06DRB00123,06DRB00241] (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

12. **Project # 1004359**
06DRB-00100 Minor-Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] *[Deferred from 2/1/06 & 2/8/06 & Indef deferred from 2/15/06 for the SIA]* (H-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004341**
06DRB-00159 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO**) zoned R-2, located on 76TH ST NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [REF: 05DRB-01203, 05DRB-01634, 05DRB-01635] *[Deferred from 2/15/06 & 2/22/06]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

14. Approval of the Development Review Board Minutes for February 22, 2006. **APPROVAL OF THE 2/22/06 DRB MINUTES WAS DEFERRED TO 3/8/06.**

ADJOURNED: 10:30 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 22, 2006

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: 12:50 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 # 1003123

06DRB-00106 Major-Two Year SIA

KPM LLC, JERRY MILLER, request(s) the above action(s) for all or a portion of Tract(s) 77-B-1, **LANDS OF DEVEREUX & WATSON**, zoned S-MI, located on 5TH ST NW, between ASPEN AVE NW and HAINES AVE NW containing approximately 2 acre(s). [REF: 03DRB02044, 04DRB00347, 04DRB00348] (H-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001164**
06DRB-00114 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 9 acre(s). [REF: 01DRB00450] (H-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-00219 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] [*Deferred from 2/22/06*] (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

3. **Project # 1000696**
05DRB-01529 Major-Preliminary Plat Approval
05DRB-01530 Minor-Sidewalk Waiver
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [*Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06*] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

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.

4. Project # 1004367

06DRB-00216 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING agent(s) for DAVID ELLEN request(s) the above action(s) for Tract(s) 48 & 49, Lot(s) 63-65, M.R.G.C.D. MAP 29, **CALAVERO ADDITION**, zoned SU-1 FOR IP, located on EDITH BLVD NE, between OSUNA RD NE and TYLER RD NE containing approximately 6 acre(s). [REF: Z-99-33,AX-99-7, 05EPC01266] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 2/22/06*] (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

5. Project # 1001946

06DRB-00223 Minor-SiteDev Plan
BldPermit
06DRB-00221 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for NEWMORE LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **HISE LANDS**, zoned M-1, located on PASEO DEL NORTE NE NE, between INTERSTATE 25 NE and SAN PEDRO BLVD NE containing approximately 6 acre(s). [06DRB00083] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR TRAIL CONCERNS AND GENERAL COMMENTS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/22/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project # 1000539**
06DRB-00128 Minor-SiteDev Plan
Subd/EPC
06DRB-00125 Minor-SiteDev Plan
BldPermit/EPC
- JON ANDERSON ARCHITECT agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for Lot(s) A, Block(s) 12, and Lot(s) A, 6, 7, 8A, 9A1, 10 and 26, Block(s) 11 & 12, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned RD, C-1, SU-1 P.S. , SU-1, C-2, located on PALOMAS AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 19 acre(s). [REF: Z-95-4, AA-97-74, DRB-95-263, 04EPC01535, 04EPC01536, 04EPC01537, 04EPC01538] [Russell Brito, for Elvira Lopez, EPC Case Planner] [*Deferred at the Board's request from 2/8/06*] (D-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT APPROVAL AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
7. **Project # 1001176**
06DRB-00107 Minor-Amnd SiteDev Plan
Subd
- WILSON & COMPANY agent(s) for KEITH MCDANIEL request(s) the above action(s) for all or a portion of Lot(s) 19A & 17, Block(s) 14, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on CORONA NE, between SAN PEDRO NE and WILSHIRE NE containing approximately 3 acre(s). [REF: DRB-97-516] [Resubmitted from 2/1/06] (C-18) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. **Project # 1002092**
06DRB-00217 Minor- Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION, UNITS 1 & 3**, zoned SU-3, located on COORS BLVD NW NW, between NAMASTE DR NW and NORTH OF ST PIUS HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB-01623] (F-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project # 1002861**
06DRB-00213 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS, JAY REMBE, CHRIS CALOTT request(s) the above action(s) for all or a portion of Lot(s) 17-24, NEW MEXICO TOWN COMPANY'S ORIGINAL SITE OF ALBUQUERQUE (to be known as **SOUTHERN UNION GAS LOFTS II**, zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 05DRB01202] (K-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT ON 2-FOOT PUBLIC ROADWAY EASEMENT AND PLANNING TO RECORD.**

10. **Project # 1003132**
06DRB-00215 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS, LLC request(s) the above action(s) for all or a portion of Lot(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER SUBDIVISION**, zoned SU-2/ HM, located on KARSTEN CT NE, between SAN JOSE ST NE and GIBSON AVE NE containing approximately 4 acre(s). [REF: DRB-97-271, 03 DRB-02073] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1003469**
06DRB-00225 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFERY A & LORRIE M ZUMWELT request(s) the above action(s) for all or a portion of Lot(s) 7-P-1, **OAKLAND HEIGHTS**, zoned R-D, 3du/acre located on OAKLAND AVE NE, between BARSTOW NW and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR EASEMENTS OF RECORD AND PLANNING TO RECORD.**

23. **Project # 1004341**
06DRB-00159 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO**) zoned R-2, located on 76TH ST NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [REF: 05DRB-01203, 05DRB-01634, 05DRB-01635] [*Deferred from 2/15/06 & 2/22/06*] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

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

24. **Project # 1004526**
06DRB-00209 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STILLBROOK HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 400 & 401, ATRISCO GRANT (to be known as **SAGE PARK**) zoned R-D/R-1, located on SAGE RD NW, between AMOLE DEL NORTE DIVERSION CHANNEL and COORS RD SW containing approximately 16 acre(s). (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1004688**
06DRB-00179 Minor-Sketch Plat or Plan

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN ABBOTT AND B.H. & NAOMI N. BURNS request(s) the above action(s) for Tract(s) 2A, 2B and the northerly portion of Tract(s) 2, **ALVARADO GARDENS ADDITION, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CAMPBELL RD NW containing approximately 3 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1004706**
06DRB-00208 Minor-Sketch Plat or Plan

STEVEN R CHAMBERLIN request(s) the above action(s) for all or a portion of Lot(s) 24, WEST 85 FEET OF THE S ½ OF LOT 24, **ALVARADO GARDEN ADDITION**, zoned RA-2 residential and agricultural zone, semi-urban area, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

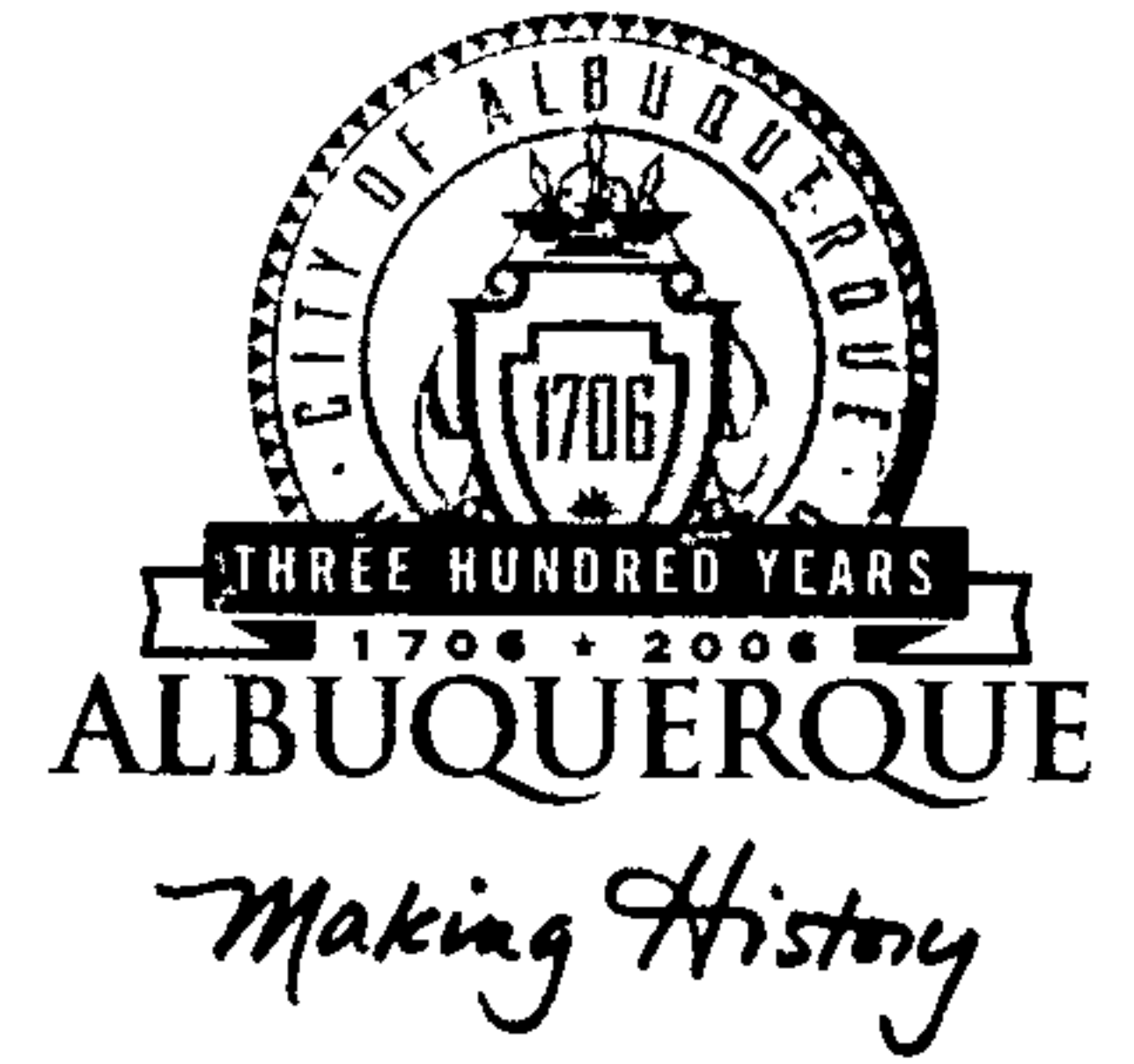
27. **Project # 1004708**
06DRB-00212 Minor-Sketch Plat or Plan

KATE BENAVIDEZ request(s) the above action(s) for all or a portion of Lot(s) 5, **JESUS APODACA ADDITION**, zoned SU-2 special neighborhood zone, located on WILLIAM ST SE, between GARFIELD AVE SE and CROMWELL AVE SE containing less than 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for February 15, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 15, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004367

AGENDA ITEM NO: 4

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 ³⁻¹⁻⁰⁶ 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: February 22, 2006

#4

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMO

DATE: February 20, 2006
TO: Sheran Matson, DRB Chair
FROM: Catalina Lehner, Planner *cel*
RE: Project #1004367, Ellen Equipment

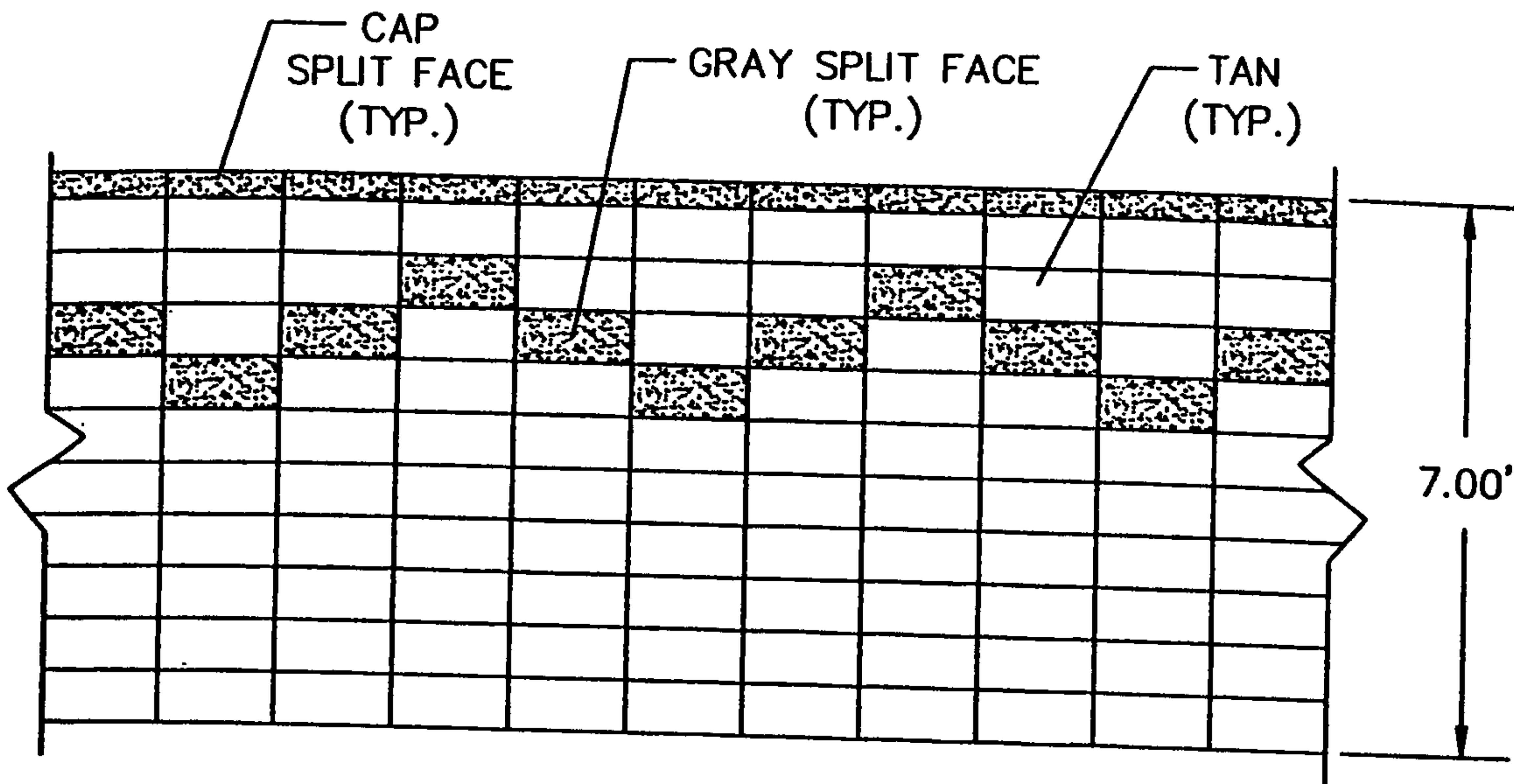
On October 20th, 2005, the EPC approved, with conditions, an as-built Site Development Plan for Building Permit for Tracts 48 & 49, MRGCD Map 29 and Lots 63, 64 and 65 Calavero Addition. Staff met with the applicant, Shawn Biazar of Advanced Engineering, on February 10th, 2006 to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit (with the date of 2-10-06 on Mr. Biazar's seal) satisfactorily meets the EPC conditions, with the exception of Condition #7.

Condition #7, regarding the wall, is not fully met. The wall detail provided in the 2-10-06 plan does not match the wall detail for the project to the north (Project #3126). The wall cap is depicted as plain on the 2-10-06 plan, when it is supposed to be split face and grey (see attachment).

With this minor change, this submittal will satisfactorily meet all EPC conditions as elaborated in the Official Notification of Decision. If you have any questions regarding this case, please call me at 924-3935.

Wall Detail - Proj # ~~18209~~ 3126 (April 0, - Haugwitz Wall.

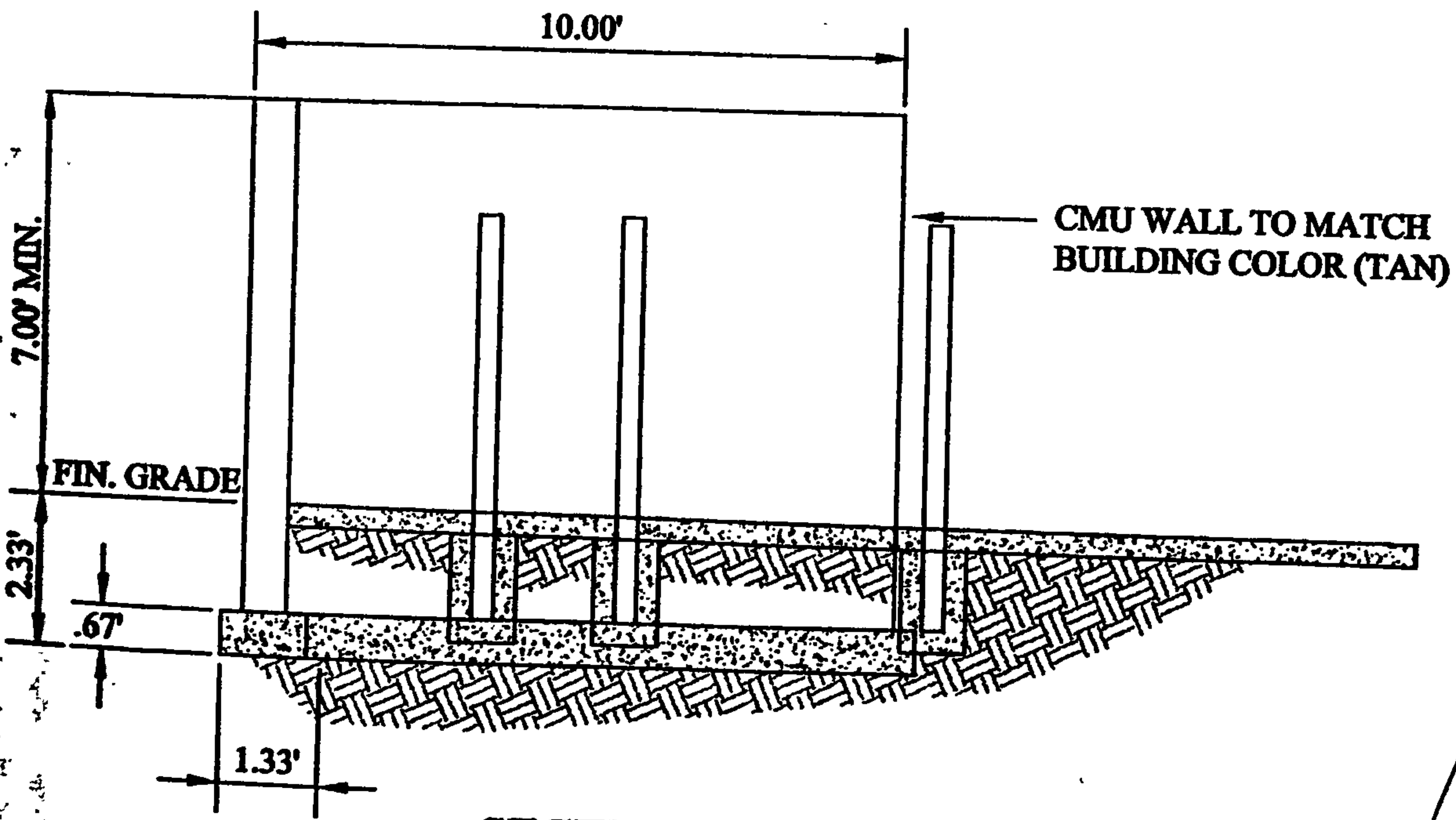


BLOCK WALL DESIGN

EX
EX
IN
IN

-----E

DOUBLE-D 1
GRATE=499
INV. IN=499
INV. OUT=499
INSTALL 12"
TO CONTROL



SECTION "AA"

ALAMEDA

10'

4367

DXF Electronic Approval Form

DRB Project Case #: 1004367

Subdivision Name: BB & P AND EDITH EQUIPMENT COMPANY--TRACTS 1 & 2


Surveyor: RONALD A FORSTBAUER

Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 12/13/2010 Hard Copy Received: 12/13/2010

Coordinate System: NMSP Grid (NAD 27)



Approved

12-13-2010

Date

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

AGIS Use Only

Copied fc **4367** to agiscov on **12/13/2010** Contact person notified on **12/13/2010**

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

12/08/2010 Issued By: E08375 95350

ePlan Application

Permit Number: 2010 070 353

Category Code 910

Application Number: 10DRB-70353, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: EDITH BOULEVARD NE BETWEEN OSUNA NE AND BEAR CANYON NE

Project Number: 1004367

Applicant

BB&P, LLC AND EDITH EQUIPMENT, LLC

4175 BROADMOOR
BROOMFIELD CO 80023
303-550-6447

Agent / Contact

Forstbauer Surveying Co Llc

Terese Forstbauer
4116 Lomas Blvd Ne
Albuquerque NM 87110

forstsurv@aol.com

ePLAN will mail to: FORSTSURV@AOL.COM

Hearing Date: Wednesday, December 15, 2010.

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

12/13/2010 1:54PM LOC: ANNX
U3# 008 TRAN# 0038
RECEIPT# 00125812-00125812
PERMIT# 2010070353 TRSLMG
Trans Amt \$305.00
Conflict Mgmt. Fee \$20.00
DRB Actions \$285.00
CK \$305.00
CHANGE \$0.00

Thank You

Subj: **Project No. 1004367**
Date: **12/13/2010 3:24:11 P.M. Mountain Standard Time**
From: dmzamora@cabq.gov
To: forstsurv@aol.com

The .dxf file for Project No. 1004367 (Lands of BB & P and Edith Equipment Co.) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
505.924.3929 phone
505.924.3812 fax
www.cabq.gov/planning/agis/
dmzamora@cabq.gov

Subj: **RE: Tracts 1 & 2, Lands of BB&P and Edith Equipment Co**
Date: 12/7/2010 11:51:13 A.M. Mountain Standard Time
From: brandon.kauffman@nmgco.com
To: ForstSurv@aol.com

Terese:

I have reviewed the subject plat. I have no requests for changes or any comments. Please feel free to contact me at your convenience to schedule an appointment for my signature on behalf of New Mexico Gas Company.

Sincerely,

Brandon J. Kauffman
New Mexico Gas Co.
Right of Way Agent
(505) 798-3398

From: ForstSurv@aol.com [mailto:ForstSurv@aol.com]
Sent: Monday, December 06, 2010 1:31 PM
To: Brandon Kauffman; Robert_Martinez@cable.comcast.com; michele.redman@qwest.com; Fernando.Vigil@pnm.com
Subject: Tracts 1 & 2, Lands of BB&P and Edith Equipment Co

The attached proposed replat is provided for your review. In addition to the existing easements we have added a 10' PUE along the easterly property line (Edith Boulevard). Please let me know if this plat will meet your needs.

Terese Forstbauer

Forstbauer Surveying LLC
4116 Lomas Boulevard N.E.
Albuquerque, NM 87110
Phone: 505-268-2112
Fax: 505-268-2032

Subj: **Tracts 1 & 2 Lands of BB & P and Edith Equipment Co. Replat of Lots 63, 64 & 65 Calavero Addition**
Date: 12/6/2010 3:25:38 P.M. Mountain Standard Time
From: Michele.Redman@qwest.com
To: ForstSurv@aol.com

[Unable to display image]

Terese

Qwest has reviewed the above plat and has no questions or concerns as submitted. Prior to any final plat approval, Qwest will require a copy for review.

Michele Ramirez
505-245-6628
Michele.Redman@qwest.com

This communication is the property of Qwest and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

Subj: **RE: Tracts 1 & 2, Lands of BB&P and Edith Equipment Co**
Date: **12/9/2010 6:54:21 A.M. Mountain Standard Time**
From: **Fernando.Vigil@pnm.com**
To: **forstsurv@aol.com**

Teresa:

PNM is okay with the above mentioned plat. We approve of the PUE as shown.

*Fernando Vigil, Senior Land Specialist, SRWA
PNM, Land Services Department
(505) 241-4434*

From: forstsurv@aol.com [mailto:forstsurv@aol.com]
Sent: Wednesday, December 08, 2010 4:28 PM
To: Vigil, Fernando
Subject: Re: Tracts 1 & 2, Lands of BB&P and Edith Equipment Co

Hi Fernando,
I don't need a signature. Under the new DRB procedure all I need is a statement from you that you are OK with the plat as is, granting a 10' PUE on the easterly (Edith) boundary.

Sent via BlackBerry from T-Mobile

From: "Vigil, Fernando" <Fernando.Vigil@pnm.com>
Date: Wed, 8 Dec 2010 15:53:59 -0700
To: <ForstSurv@aol.com>
Subject: RE: Tracts 1 & 2, Lands of BB&P and Edith Equipment Co

Okay thanks for checking, when you can you make it by?

*Fernando Vigil, Senior Land Specialist, SRWA
PNM, Land Services Department
(505) 241-4434*

From: ForstSurv@aol.com [mailto:ForstSurv@aol.com]
Sent: Wednesday, December 08, 2010 1:51 PM
To: Vigil, Fernando
Subject: Re: Tracts 1 & 2, Lands of BB&P and Edith Equipment Co

Hi Fernando,

Sorry for the delay but I wanted to check our digital photos to make sure my memory was correct ... the transformer is on a power pole and the service runs overhead from the pole to the southeast building corner of proposed Tract 2.

Teresa Forstbauer
Forstbauer Surveying LLC
4116 Lomas Boulevard N.E.
Albuquerque, NM 87110
Phone: 505-268-2112
Fax: 505-268-2032

Subj: **FW: Tracts 1 & 2, Lands of BB&P and Edith Equipment Co**
Date: 12/8/2010 3:05:25 P.M. Mountain Standard Time
From: Mike_Mortus@cable.comcast.com
To: 'ForstSurv@aol.com'


Please refer to the attachment if you do not need a signature. Thank you.

Mike Mortus

ABQ/Mile High Region
Construction Coordinator
505-271-3644 ofc
505-269-4006 cell



mike_mortus@cable.comcast.com

 Go Green! Print this email only when necessary. Thank you for helping Comcast be environmentally responsible.

From: Mortus, Mike
Sent: Tuesday, December 07, 2010 8:47 AM
To: 'ForstSurv@aol.com'
Cc: Britain, Peter
Subject: RE: Tracts 1 & 2, Lands of BB&P and Edith Equipment Co

PLEASE SEE THE ATTACHED DOCUMENT. IF A SIGNATURE IS STILL REQUIRED, PLEASE CALL:

PETER BRITAIN
505-271-3640

Mike Mortus
ABQ/Mile High Region
Construction Coordinator
505-271-3644 ofc
505-269-4006 cell



mike_mortus@cable.comcast.com

 Go Green! Print this email only when necessary. Thank you for helping Comcast be environmentally responsible.

From: Martinez, Robert (Albuquerque)
Sent: Tuesday, December 07, 2010 7:43 AM

Thursday, December 09, 2010 America Online: ForstSurv

Please accept this email as confirmation that Comcast has no conflict with the above mentioned plat/project.

Thank you,

Peter L. Britain

*Peter Britain
New Mexico Senior Construction Manager
P: 505-271-3640
F: 505-761-0599
peter_britain@cable.comcast.com*



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 (Form D)

- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Forstbauer Surveying LLC PHONE: 505-268-2112
 ADDRESS: 4116 Lomas Boulevard NE FAX: 505-268-2032
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Forstsurv@aol.com
 APPLICANT: BB&P, LLC and Edith Equipment, LLC PHONE: 303-550-6447
 ADDRESS: 4175 Broadmoor FAX: _____
 CITY: Broomfield STATE CO ZIP 80023 E-MAIL: _____
 Proprietary interest in site: owners List all owners: BB&P, LLC and Edith Equipment, LLC

DESCRIPTION OF REQUEST: Consolidate 2 Tracts and 3 Lots into 2 Tracts, grant easements necessary to serve the 2 Tracts

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. Lots 63, 64 & 65 Calavero Addition; portions of MRGCD Tracts 48 & 49 Block: n/a Unit: n/a
 Subdiv/Addn/TBKA: Calavero Addition
 Existing Zoning: SU-1 for IP Uses Proposed zoning: n/a MRGCD Map No 29
 Zone Atlas page(s): E-15 UPC Code: 101506247723610901; 101506247524610902; 101506247326410904; 101506247029210906; 101506244330610907

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
Project # 1004367 06 DRB 00216

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 5 No. of proposed lots: 2 Total area of site (acres): 5.4430
 LOCATION OF PROPERTY BY STREETS: On or Near: Edith Boulevard NE
 Between: Osuna and Bear Canyon

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

SIGNATURE Terese C. Forstbauer DATE 12/13/10
 (Print) Terese C. Forstbauer, Forstbauer Surveying LLC Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB - 70350</u>	<u>P&E</u>		<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 305.00</u>

Hearing date 12-22-10

[Signature] 12-13-10
 Planner signature / date

Project # 1004367

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

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Forstbauer Surveying LLC
 Applicant name (print)
TERESE C. FORSTBAUER 12/13/10
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 10DRB - 70360

V. Adams 12-13-10
 Planner signature / date

Project # 1004367



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-15-Z

Selected Symbols

SECTOR PLANS	Recarpment
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

FORSTBAUER SURVEYING LLC

4116 Lomas Boulevard NE
Albuquerque, NM 87110
505-268-2112
505-268-2032 FAX
e-mail: Forstsur@aol.com

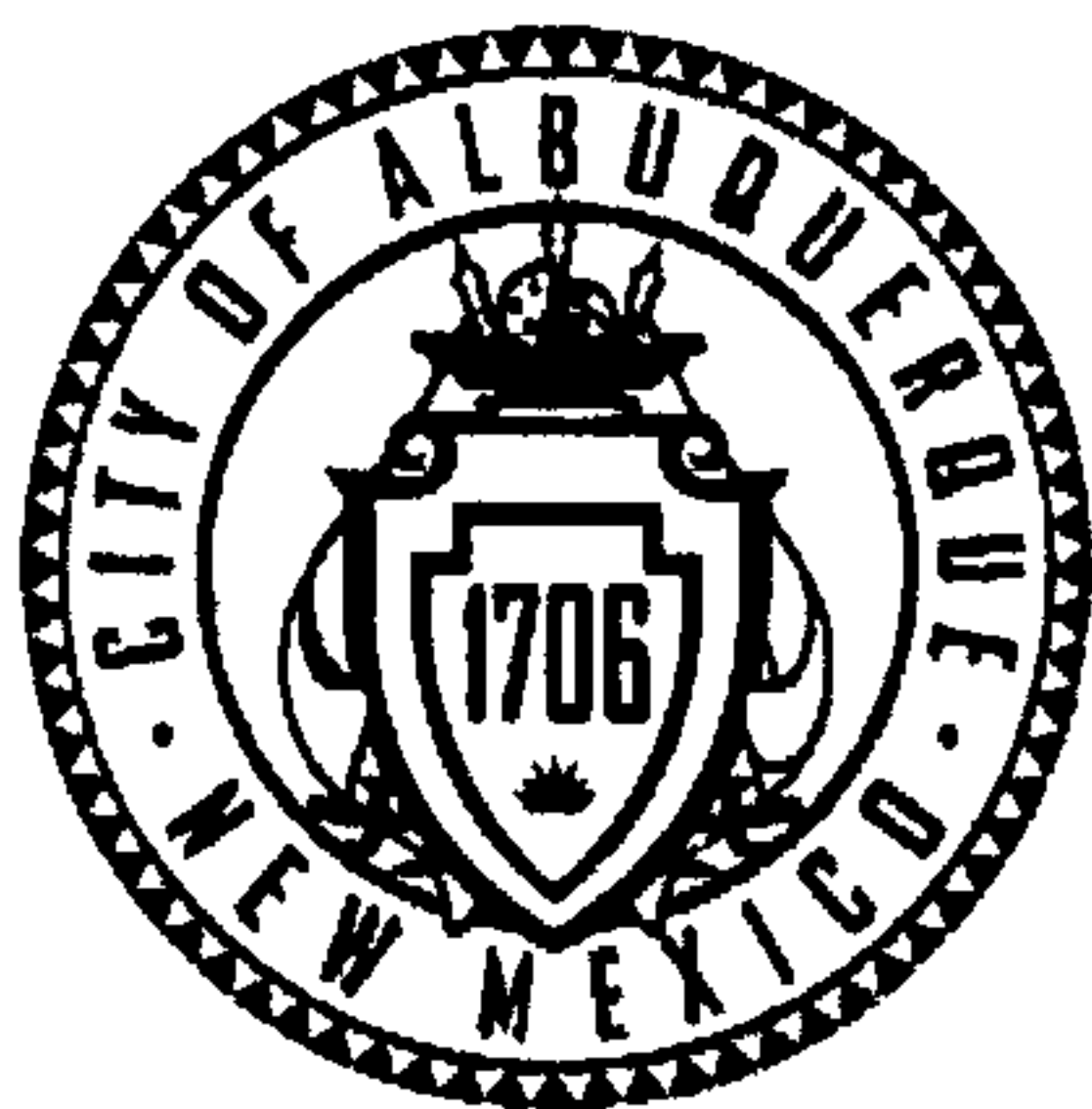
December 10, 2010

To: Development Review Board
City of Albuquerque, New Mexico

From: Terese Forstbauer

RE: Tracts 1 & 2, Lands of BB & P and Edith Equipment Co. Being a Replat of Lots 63, 64 & 65, Calavero Addition together an Easterly Portion of Tract 48 & an Easterly Portion of Tract 49, MRGCD Property Map Number 29

Forstbauer Surveying LLC, agent for BB& P LLC and Edith Equipment LLC, requests Preliminary / Final Plat Approval for replat of the above referenced property, consolidating two Tracts and three lots into two Tracts. The replat is necessary for sale of the southerly property. The replat will also grant easements necessary for the proposed subdivision.



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
December 8, 2010

David S. Campbell, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 2010-070353

Case Number(s):

Agent: Forstbauer Surveying Inc,

Applicant: BB&P LLC and Edith Equipment LLC

Legal Description: Lots 63, 64, and 65 Calavera Addition; and easterly portions of Tracts 48 and 49, MRGCD Map 29

Zoning: SU-1 for IP uses

Acreage: 5.44 acres

Zone Atlas Page: E-15

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

**SUPPORTING DOCUMENTATION:
SITE VISIT: n/a**

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

Current DRC,
Project Number: _____

FIGURE 12

Claire

Date Submitted: 2-14-06

Date Site Plan Approved: 3-1-06

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No: 1004367

DRB Application No: 06 DRB-0021

Handwritten marks

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SITE PLAN FOR 6609 AND 6613 EDITH BLVD.

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 48 and 49, M.R.G.C.D. Map No. 29, Lots 63, 64, and 65, Calavero Addition

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 portion 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 provider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24'	PAVING Arterial Pavement	EDITH BLVD.	NORTH PROP. LINE	SOUTH PROP LINE	/	/	/
		CL-FACE	C&G ON WEST SIDE ONLY				/	/	/
			6' SDWK ON WEST SIDE ONLY				/	/	/

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
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

ORIGINAL

1
2
3
4

AGENT / OWNER

Shawn Biazar
NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

J. Matson 3/1/06
DRB CHAIR - date

Christina Dandora 3/1/06
PARKS & RECREATION - date

William J. Balch 3-1-06
TRANSPORTATION DEVELOPMENT - date

William J. Balch 3/1/06
UTILITY DEVELOPMENT - date

Bradley J. Benjamin 3/1/06
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

#6

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

PAID RECEIPT

APPLICANT NAME DAVID ELLEN

AGENT ADVANCED ENGINEERING & CONSULTING

ADDRESS _____

PROJECT & APP # 1004367/06DRB00216

PROJECT NAME CALANERO ADDITION

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions DEFERRAL

\$ _____ 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

\$ 50.00 TOTAL AMOUNT DUE

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

DUPLICATE
City of Albuquerque
Treasury Division

2/28/2006 8:42AM 00: 2006
RECEIPT# 00053464 WS# 008 TRASH# 0002
Account 441006 Fund 0100
Activity 498300 TRSDB
Trans Amt \$50.00
J24 Misc

\$50.00
VI 350.00
CHANGE 10.00

Thank You

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)

S Z

V

P

L A

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)

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: David Ellen PHONE: (303) 550-6447
 ADDRESS: 4175 Broadmoor Loop FAX: _____
 CITY: Broomfield STATE CO ZIP 80020 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: David Ellen
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570
 ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AELLCC@aol.com

DESCRIPTION OF REQUEST: EPC Site Plan for Final Sign Off for Building Permit by DRB

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 Tracts 48 and 49, MRGCD MAP 29 and Lots 63,64, and 65 Block: Unit: _____
 Subdiv. / Addn. M.R.G.C.D. Map No. 29, Calavero Addition
 Current Zoning: SU-1 for IP uses and indoor sales and service of irrigation equipment Proposed zoning: The Same
 Zone Atlas page(s): E-15-Z No. of existing lots: 5 No. of proposed lots: 5
 Total area of site (acres): 5.4 Acres Density if applicable: dwellings per gross acre: n/a dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill? No
 UPC No. 101506247029210906,101506247326410904,101506247524610902,101506247723610901,101506244330610907 MRGCD Map No. 29

LOCATION PROPERTY BY STREETS: On or Near: Edith Blvd., NE
 Between: Osuna Rd., NE and Tyler Rd, NE

CASE HISTORY: Catalina Lehner Epc Case Planner
 List any current or prior case number that may be relevant to your application (Prop., App., DRB-, AX-, Z-, V-, S-, etc.): Z-99-33/ AX-99-7, 1004367

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

SIGNATURE [Signature] DATE 02-07-06
 (Print) Shawn Bazar, Managing Member Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>06DRB-00216</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 0.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			\$
			\$
			\$
			\$
			\$
			Total
			<u>\$ 20.00</u>

Hearing date 02/22/06

Sandy Handley 02/14/06
 Planner signature / date

Project # 1004367

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
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision) *per Bill Balch*
 - 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.

SHAHRAM BIAZAR
Applicant name (print)
Sh. Biazar 2-7-06
Applicant signature / date



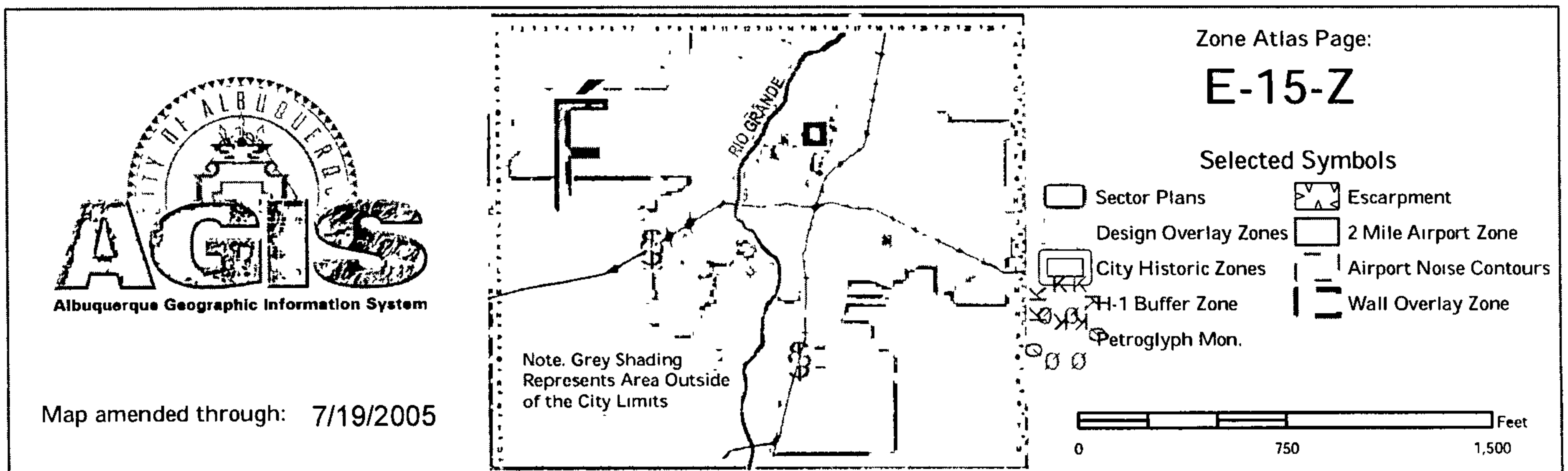
Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
6DRB - _____ - 00216

Sandy Handley 02/14/06
Planner signature / date
Project # 1004367



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



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

PAID RECEIPT

APPLICANT NAME DAVID ELLEN
AGENT ADVANCED ENGINEERING & CONSULTING
ADDRESS 4416 ANAHEIM AVE NE LLC
PROJECT & APP # 1004367/06DRB00216
PROJECT NAME 6609 & 6613 EDITH BLVD.

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 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

\$ 20.00 TOTAL AMOUNT DUE

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

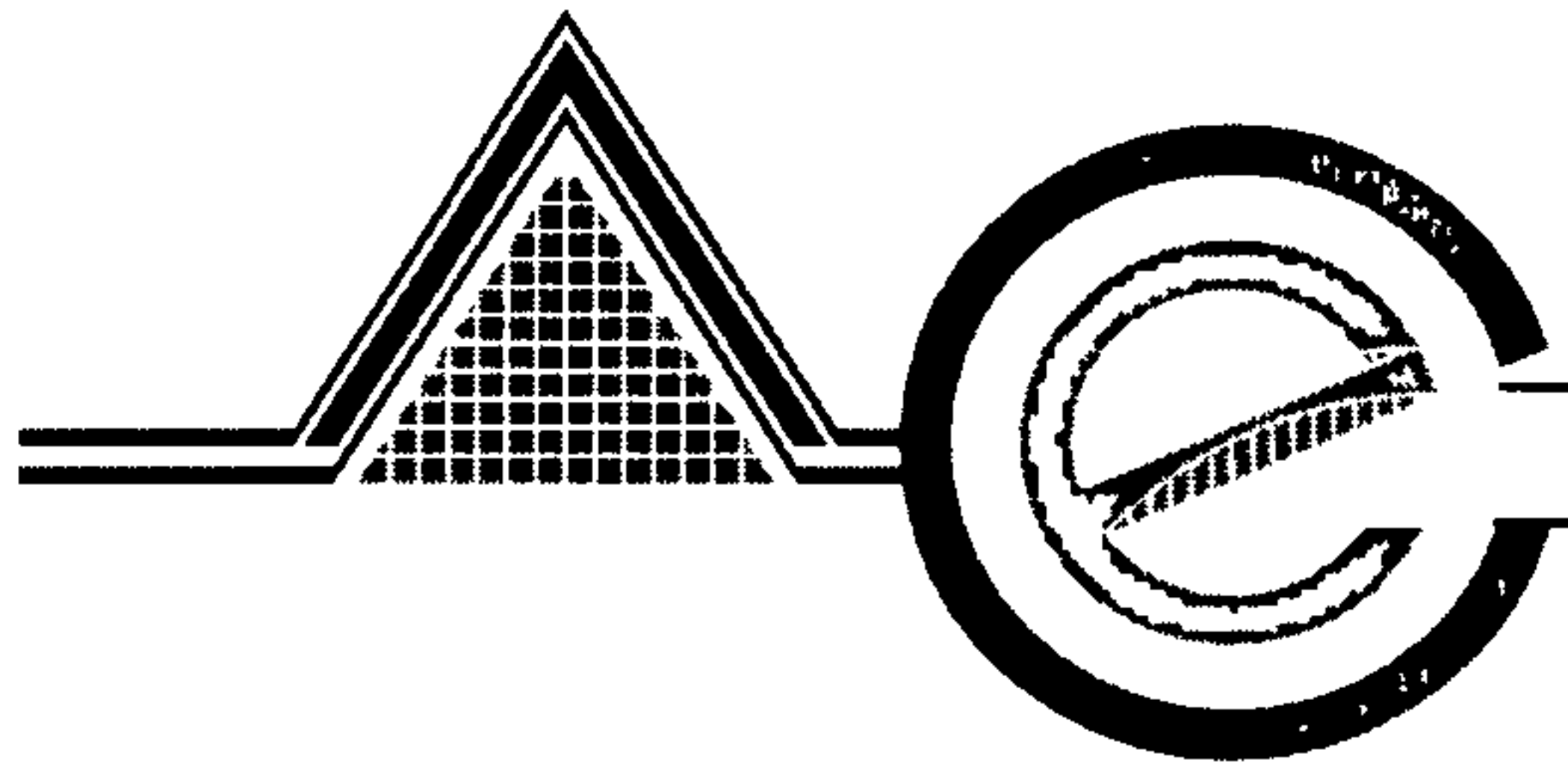
City Of Albuquerque
Treasury Division

2/14/2006 11:39AM LOC: ANNX
RECEIPT# 00054733 WSH 006 TRANS# 0015
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$20.00
J24 Misc

\$20.00

VI \$20.00
CHANGE \$0.00

Thank You



February 14, 2006

*Consulting
Design
Development
Management
Inspection
Surveying*

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Final Sign-Off on Site Development Plan for Building Permit for Tracts 48 & 49, MRGCD Map 29 and Lots 63, 64, and 65, Calavero Addition, Project # 1004367, Case # 05EPC- 01266, Zone Atlas Page E-15-Z, Containing ± 5.4 Acres

Dear Ms. Matson:

Attached please find six copies of the final site plan for building permit for the above referenced case. Advanced Engineering and Consulting is requesting final sign-off on the site plan for building permit. The responses to the conditions for the EPC approval are as follows:

This letter is in response to your findings 1 thru 17 of your findings. Please see below:

- Condition 1. EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). All conditions have been addressed and they are shown on the site plan. See site plan for reference.
- Condition 2. We have met with the staff planner to ensure that conditions of approval have been addressed.
- Condition 3. The minor site plan revisions have been addressed and they are shown on as revision cloud on the site plan. Anything not currently existing are shown as proposed. See site plan for reference.
- Condition 4. The area on the western side of each building are clarified with regarding use and denoted on the site plan. See note 4 under Notes.
- Condition 5. No amplified sound will be allowed. No outdoor speaker system or public address (PA) system will be used. See note 2 under General Notes.
- Condition 6. We have added a block wall matching the wall on the property to the north, see note 41 under Notes. We also have added a note in regard to storage and screening, see note 3 under General Notes.
- Condition 7. A detail for block wall has been added to site plan matching the detail for the adjacent property to the north. See site plan for wall detail.

Condition 8. A note has been added to the site plan in this regard, see note 5 under General Notes.

Condition 9,
10 and 11. A note has been added to site plan for Condition 9, 10, and 11, see note 6 under General Notes.

Condition 12. Bicycle racks have been added to the site plan near the entrances, see site plan for location and note 39 under Notes.

Condition 13. Four shrubs and one yucca have been added to the eastern landscape strip, see landscaping plan for location.

Condition 14. We have added curb and gutter on Edith Blvd. that permanently closes this entrance, see site plan and note 40 under Notes.

Condition 15. Sidewalk will has been added to site plan, see note 42 under Notes.

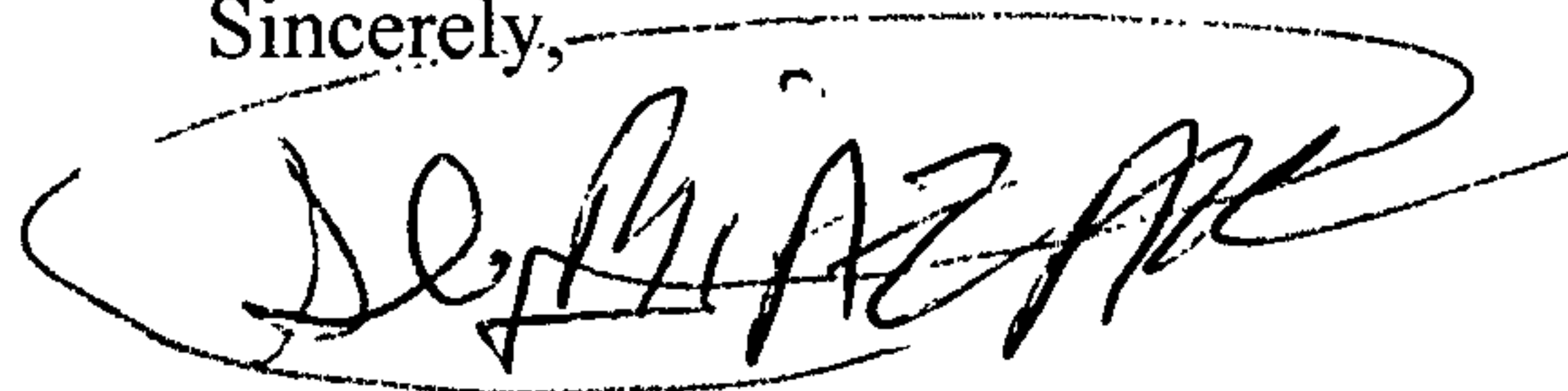
Condition 16. We have met with transportation in regard the improvement on this site. All the other improvements are in place at this time. We have added curb added curb & gutter and side walk along Edith Blvd., See attached Infrastructure List.

- a. Requirements of previous EPC and DRB actions are completed and provided for. See site plan for reference.
- b. Developer will be responsible for permanent improvements to the transportation facilities according to City Standards. See site plan for reference.
- c. A condition of EPC Approval.
- d. Parking adjacent to ware house has been deleted, see site plan for reference.
- e. These driveways are all existing and we are not adding any new one's.
- f. These tracts are separated and the cross access is not needed.
- g. Site complies to DPM Standards.
- h. These buildings are existing and there are no proposed new buildings.

Condition 17. A note has been added to site plan, see note 7 under General Notes.

If there any questions regarding this application please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shawn Biazar', enclosed within a hand-drawn oval.

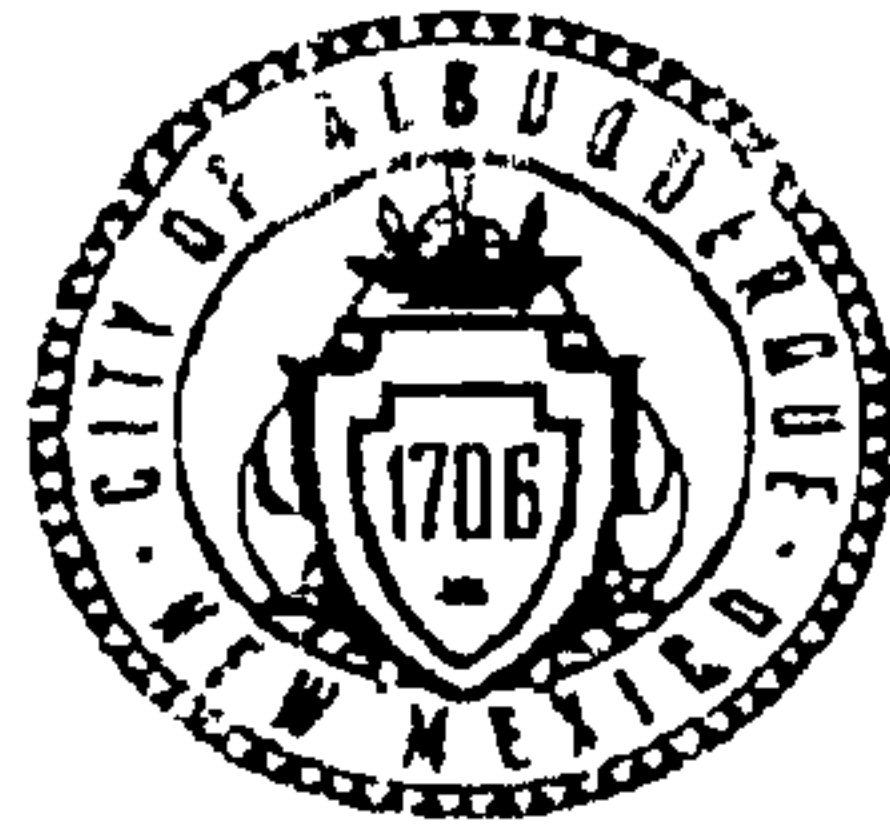
Shawn Biazar, Managing Member

Enclosures

cc: David Ellen

JN: 200458

200458
EPC



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

Date: October 21, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004367**
05EPC-01266 EPC Site Development Plan-
Building Permit

David Ellen
4175 Broadmoor Loop
Broomfield, CO 80020

LEGAL DESCRIPTION: for all or a portion of Tracts 48 & 49 and Lots 63, 64 and 65 Calavero Addition, **MRGCD Map 29**, zoned SU-1 for IP Uses and Indoor sales and Service of irrigation equipment, located on EDITH BLVD., between OSUNA ROAD NE and TYLER ROAD NE, containing approximately 6 acres. (E-15)
Catalina Lehner, Staff Planner

On October 20, 2005 the Environmental Planning Commission voted to approve Project 1004367/ 05EPC 01266 a request for an "As Is" Site Development Plan for Building Permit for Tracts 48 & 49, MRGCD Map 29 and Lots 63, 64 and 65 of the Calavero Addition, zoned SU-1 for IP uses plus indoor sales & service of irrigation equipment and sales & service of operative contractor's equipment, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for approval of an "as is" site development plan for a building permit for Tracts 48 & 49, MRGCD Map 29 and Lots 63, 64 and 65 of the Calavero Addition, approximately 5.4 acres (the "subject site").
2. Two buildings exist on the subject site, which consists of two lots. There is a 16,691 square foot warehouse/office on the northern lot and a 7,380 square foot warehouse on the southern lot.
3. On September 20, 1999, City Council approved annexation and establishment of SU-1 for IP zoning for the subject site, with conditions, via Council Bill No. O-113.
4. Established in 1999, the following zoning applies to the approximately 5.4 acres of the subject site: SU-1 for IP Uses plus Indoor Sales & Service of Irrigation Equipment and Sales & Service of Operative Contractors' Equipment.

OFFICIAL NOTICE OF DECISION
OCTOBER 20, 2005
PROJECT #1004367
PAGE 2 OF 4

5. The purpose of the current request is to obtain approval of the site development plan for building permit that was originally required in 1999 when City Council approved the subject site's annexation and establishment of zoning. The site plan must adequately demonstrate compliance with the Council's 1999 conditions of approval.
6. It is the applicant's responsibility to demonstrate compliance with the Council's conditions of approval. Per Council Bill O-113, the applicant must address all of the original 25 County conditions and show that he has complied with the conditions that Council specified.
7. The subject site is located in a Semi-Urban Area per the Albuquerque/Bernalillo County Comprehensive Plan and lies within the boundaries of the North Valley Area Plan.
8. The proposal is generally consistent with Comprehensive Plan Policy II.B.4a-development consistent with limitations of topography, soil, groundwater, agricultural, flood and recreational potential, scenic qualities and existing development.
9. The proposal does not further Comprehensive Plan Policy II.B.4b-development compatibility with economic policies and integration into the community, because it is incompatible with the area's historical and socio-cultural values. The proposal partially furthers Comprehensive Plan Policy II.B.4c-policies governing industrial and commercial development.
10. Regarding the North Valley Area Plan (NVAP), the proposal does not further General Goal #6-quality commercial/industrial development. The proposal does not fulfill the intent of NVAP Zoning & Land Use Policy #2, sub-policy d-buffer landscaping between residential/non-residential uses.
11. The proposal complies with NVAP Transportation Policy #3-limitation of heavy commercial traffic in residential areas.
12. The Northeast Valley Neighborhood Association (NEVNA) has many longstanding concerns regarding compliance with the conditions of approval and mitigation of impacts to the surrounding area. The NEVNA wants the property to comply with all EPC and Council conditions of approval.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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.

OFFICIAL NOTICE OF DECISION**OCTOBER 20, 2005****PROJECT #1004367****PAGE 3 OF 4**

2. Prior to DRB sign off, the applicant must meet with the staff planner to ensure that conditions of approval are thoroughly addressed.
3. The applicant shall explain the "minor site plan revisions" mentioned in his letter. The site plan shall indicate specifically what these revisions are. Anything not currently existing shall be labeled as "proposed".
4. The area on the western side of each building, shown on the site plan as "gravel", shall be clarified regarding use and specifically denoted as such use on the site plan.
5. No amplified sound shall be allowed. There shall be no outdoor speaker system or public address (PA) system.
6. All storage areas and outside work areas shall be adequately screened from off-site view by a solid, concrete block wall that encloses the entire property except for the street frontage along Edith Boulevard.
7. The wall shall harmonize architecturally with the EPC approved concrete block wall on the site adjacent to the north. A wall detail shall be provided that indicates height, color, finish and materials.
8. Irrigation equipment and contractors' equipment shall not be stored outside in piles on the loading docks or anywhere outside on the subject site.
9. All pole mounted lights shall be no higher than 20 feet from grade to top and no higher than 16 feet within 100 feet of a residential zone.
10. A note shall be added to the site plan stating that no lighting within 100 feet of a residential zone will be higher than 16 feet.
11. All pole mounted and building mounted lights shall be fully shielded to prohibit fugitive light spillage onto surrounding residential properties and public right of way.
12. Install a bicycle rack at the larger warehouse/office building and a bicycle rack at the smaller warehouse building to meet requirements in Zoning Code §14-16-3-1-B. Bicycle racks shall be conveniently located near building entrances.
13. Four medium shrubs and one yucca shall be installed in the portion of the eastern landscape strip approximately 180 feet from the northern property boundary.
14. The driveway at the smaller warehouse shall be permanently closed and be replaced with full height curb and sidewalk.

**OFFICIAL NOTICE OF DECISION
OCTOBER 20, 2005
PROJECT #1004367
PAGE 4 OF 4**

15. Sidewalk shall be installed along Edith Boulevard and shall comply with City Standards.
16. Conditions of approval from the City Engineer, Municipal Development and the Water Authority:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Why is the driveway on Edith labeled as a closed entrance? It would seem appropriate that it remain open for access to the existing parking lot and gated entrance to tract 49. If it is truly closed, then it should be replaced with full height curb and sidewalk.
 - d. Delete parking adjacent to Alameda Lateral or warehouse (on lot 64 and tract 49) to minimize parking/circulation conflicts.
 - e. Drives to be offset 50' minimum or centerlines to be within 15' of one another.
 - f. Provide cross access to all tracts.
 - g. Site plan shall comply and be designed per DPM Standards.
 - h. Construction of a new office and two warehouses on proposed Tracts 48 and 49 and Lots 63 through 65 will be subject to Impact Fees for Public Safety and Roadways. Based on a total floor area of 24,071 square feet, estimated impact fees will be approximately \$2,595 for Public Safety in the East Side Service Area, and \$57,075 in the I-25 Corridor Service Area for Roadways. Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees of \$59,671 may be paid at a rate of 34% (\$19,406) if building permits are obtained by December 30, 2005, and 67% (\$39,979) if permits are obtained by December 29, 2006.
17. The site shall maintain a clean and contained dumpster.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 4, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

OFFICIAL NOTICE OF DECISION

OCTOBER 20, 2005
PROJECT #1004367
PAGE 5 OF 5

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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,


for Richard Dineen
Planning Director

RD/CL/ac

cc: Advanced Engineering & Consulting LLC, 4416 Anaheim Ave. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assn., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assn., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Linda Trujillo, Northeast Valley NA, 508 Bear Canyon Ln. NE, Albuquerque, NM 87113
Virginia Huettig, Northeast Valley NA, 7442 Edith Blvd. NE, Albuquerque, NM 87113
Bob Warrick, North Edith Commercial Corridor Assoc., 444 Niagra NE, Albuquerque, NM 87113
Suzzane Rice, North Edith Commercial Corridor Assoc., 5721 Edith NE, Albuquerque, NM 87107
RJ Marney, 6812 tokay St. NE, Albuquerque, NM 87113
David Campbell, 6100 Uptown Blvd. NE, Albuquerque, NM 87110