

#4



COMPLETED 10/20/05 stt DRB CASE ACTION LOG (SITE PLAN B.P.)

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.: 05DRB-01581 (SBP)
Project Name: ALAMEDA BUSINESS PARK
Agent: Sanders & Associates Architects

Project # 1004478
Phone No.: 255-5040

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/19/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

1004478

#4



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Project Number 1004478



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 19, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:36 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003238**
05DRB-01489 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS**, zoned R-LT residential zone, located on MONTROYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13) **PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1000788**
05DRB-01491 Major-Vacation of Pub
Right-of-Way

RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9**, zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB-00508] (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH AN ADDITIONAL CONDITION.**

3. **Project # 1004454**
05DRB-01499 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.

4. **Project # 1004478**
05DRB-01581 Minor-SiteDev Plan
BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for JON MITOVICH request(s) the above action(s) for all or a portion of Tract(s) 59, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1001831**
05DRB-01588 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for WRANGLER PROPERTIES request(s) the above action(s) for all or a portion of Block(s) 000, Tract(s) G-1A-2C, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD PARK NW, between ELLISON DR NW and SEVEN BAR LOOP NW containing approximately 2 acre(s). [REF: 02DRB-00879] (A-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, SMALL CAR STALLS AND CROSS ACCESS AND TO PLANNING FOR REPLACEMENT OF TAM JUNIPER WITH ALTERNATE GROUND COVER & 3 COPIES OF THE SITE PLAN.**

6. **Project # 1004364**
05DRB-01585 Minor-SiteDev Plan
Subd/EPC
05DRB-01586 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01587 Minor-Prelim&Final Plat
Approval

BRASHER & LORENZ INC agent(s) for VALUE PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, CANYON ACRES SUBDIVISION, (to be known as **VALUE PLACE HOTEL**) zoned C-2 (SC), located on CENTRAL NE, between DORADO NE and TRAMWAY NE containing approximately 4 acre(s). [REF: 05EPC-01252, 05EPC-01253] [David Stallworth, EPC Case Planner] (L-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

7. **Project # 1004097**
05DRB-01590 Minor-SiteDev Plan
Subd/EPC

MYERS, OLIVER & PRICE PC agent(s) for FOREST CITY COVINGTON NM, LLC and THE REGENTS OF UNM request(s) the above action(s) for Section(s) 15, 16, 21 and 22, **MESA DEL SOL**, zoned SU-1 FOR IP, located on UNIVERSITY BLVD SE, between LA SEMILLA WAY SE and LOS PICAROS RD SE containing approximately 208 acre(s). [REF: 05EPC-00576, 05EPC-00579] [**Russell Brito, EPC Case Planner**] (R-16/Q-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC STAFF COMMENTS, FOR A PLAT TO COME BEFORE DRB AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001685**
05DRB01349 Minor-SiteDev Plan
Subd/EPC
05DRB01350 Minor-SiteDev Plan
BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1 for IP, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 23.4 acre(s). [REF: Z-85-19, 04EPC-01348, 04EPC-01349, 04EPC-01590] [**Carmen Marrone, EPC Case Planner**] [*Was Indef deferred 8/31/05 for platting action*] (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/95 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-01582 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE, ANNETTE MONTOYA and GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 23.4acre(s).[REF:04DRB-01566,04DRB-01741](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT 1B-2 THRU 1B-5, AMAFCA'S SIGNATURE, STORM**

DRAIN EASEMENT (1B-1) AND RECORDING INFORMATION FOR CROSS ACCESS AGREEMENT AND TO PLANNING TO RECORD.

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

9. **Project # 1003828**
05DRB-01583 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for Tract(s) 70A, 71A,113 & 114A (to be known as **CANDELARIA VILLAGE**) zoned R-1 residential zone, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 05DRB-00687, 00688, 00689, 00690] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**
10. **Project # 1004162**
05DRB-01584 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, VISTA DEL NORTE and Lot(s) 1-P1 THRU Lot 31-P1, (to be known as **AGAVE SUBDIVISION**) zoned SU-1 special use zone PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742, 05DRB-01139, 05DRB-01140, 05DRB-01193, 05DRB-01195, 05DRB-01197, 05DRB-01198, 05DRB-01275] (E-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

11. **Project # 1003610**
05DRB-01570 Minor-Extension of
Preliminary Plat

WILSON & COMPANY, INC agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JS HANNETT (to be known as **ARROWWOOD HILLS, UNIT 1**) zoned R-LT, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00261, 04DRB-00262, 04DRB-00263] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1000469**
05DRB-01556 Minor-Prelim&Final Plat
Approval

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK**, zoned IP, located on UNSER BLVD NW, between BLUEWATER RD NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 02DRB-01443, 01DRB-01787, 01DRB-01786, 01DRB-01325, 01DRB-00338, 01DRB-00336, 00DRB-01399, 00DRB-00532, 00DRB-01480] (K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1002819**
05DRB-01506 Minor-Prelim&Final Plat
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

14. **Project # 1002567**
05DRB-01575 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, **COLEMAN ADDITION**, zoned R-2, located on 12TH ST NW, between the MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). [REF: 1002279, 02DRB-01535, DRB-98-264] (H-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] [*Was Indef Deferred on 2/23/05*] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA AND THE LICENSE AGREEMENT.**

16. **Project # 1004468**
05DRB-01553 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] [*Deferred from 10/12/05*] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1002321**
05DRB-01549 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05*] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER SERVICE EASEMENT.**

18. **Project # 1002584**
05DRB-01554 Minor-Prelim&Final Plat
Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL**, zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00168] [*Deferred from 10/12/05*] (A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004479**
05DRB-01591 Minor-Prelim&Final Plat
Approval

LAND DEVELOPMENT CONSULTANTS, LLC agent(s) for REGINA AVILA & MARY LUCERO request(s) the above action(s) for Tract(s) 133B1A1A & 133A2A1A, **M.R.G.C.D. MAP #39**, zoned R-1, located on 47TH ST NW, between BLUEWATER NW and RINCON RD NW containing approximately 1 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF A SIDEWALK AND A GAS LINE EASEMENT.**

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

20. **Project # 1004480**
05DRB-01592 Minor-Sketch Plat or Plan
- PHIL MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 125A,126A-1, **M.R.G.C.D. MAP #39**, zoned R-1 residential zone, located on 47TH ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 2 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1004475**
05DRB-01576 Minor-Sketch Plat or Plan
- SHIRLEY SALVI request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN FARMS ESTATES**, zoned RA-2 residential and agricultural zone, located on INDIAN FARMS LN NW, between CANDELARIA RD NW and GRIEGOS DRAIN containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for October 5, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:36 A.M.

**City Of Albuquerque
PLANNING DEPARTMENT
October 19, 2005
DRB Comments**

Item # 4

Project # 1004478

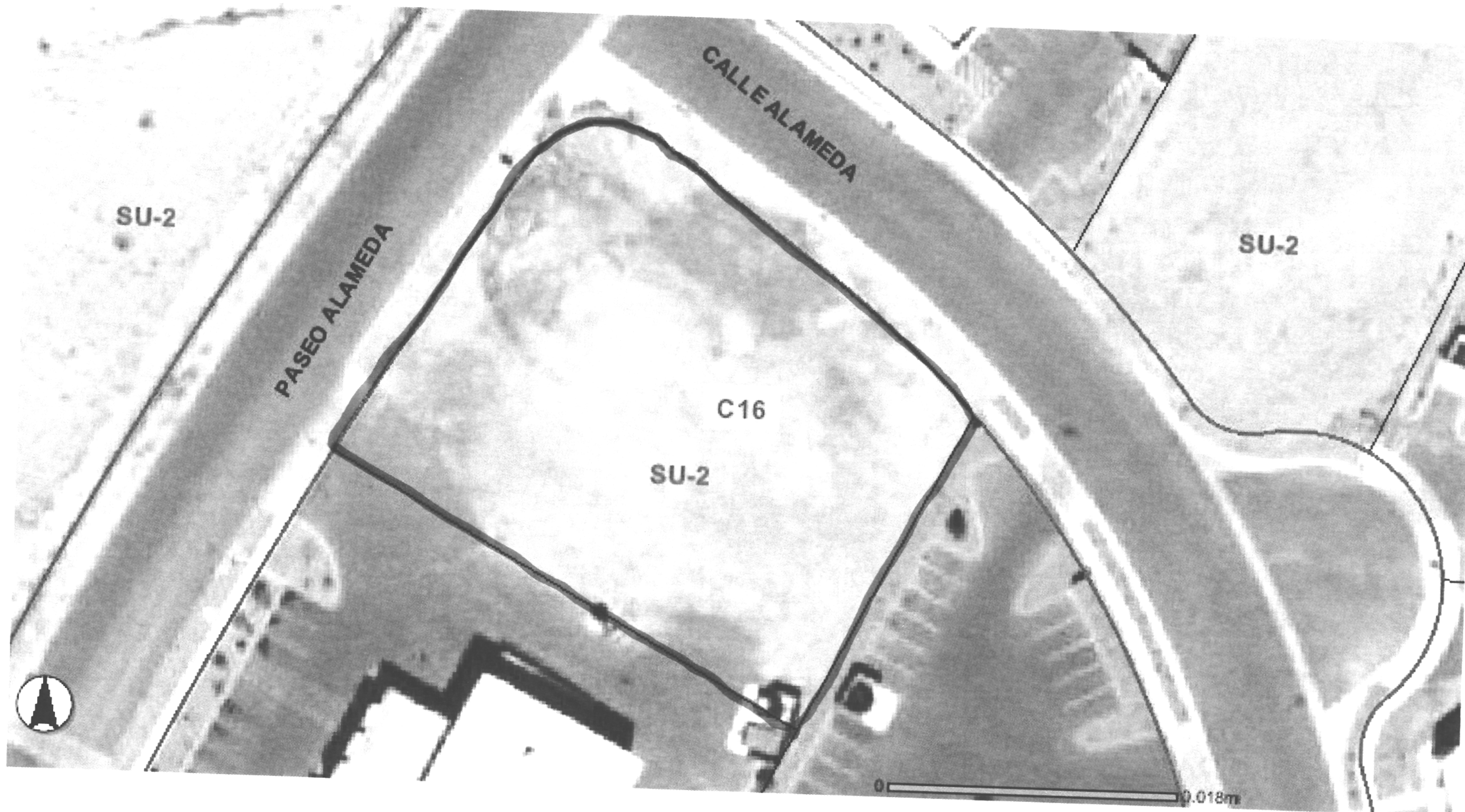
Application # 05-01581

RE: Alameda Business Park/SBP

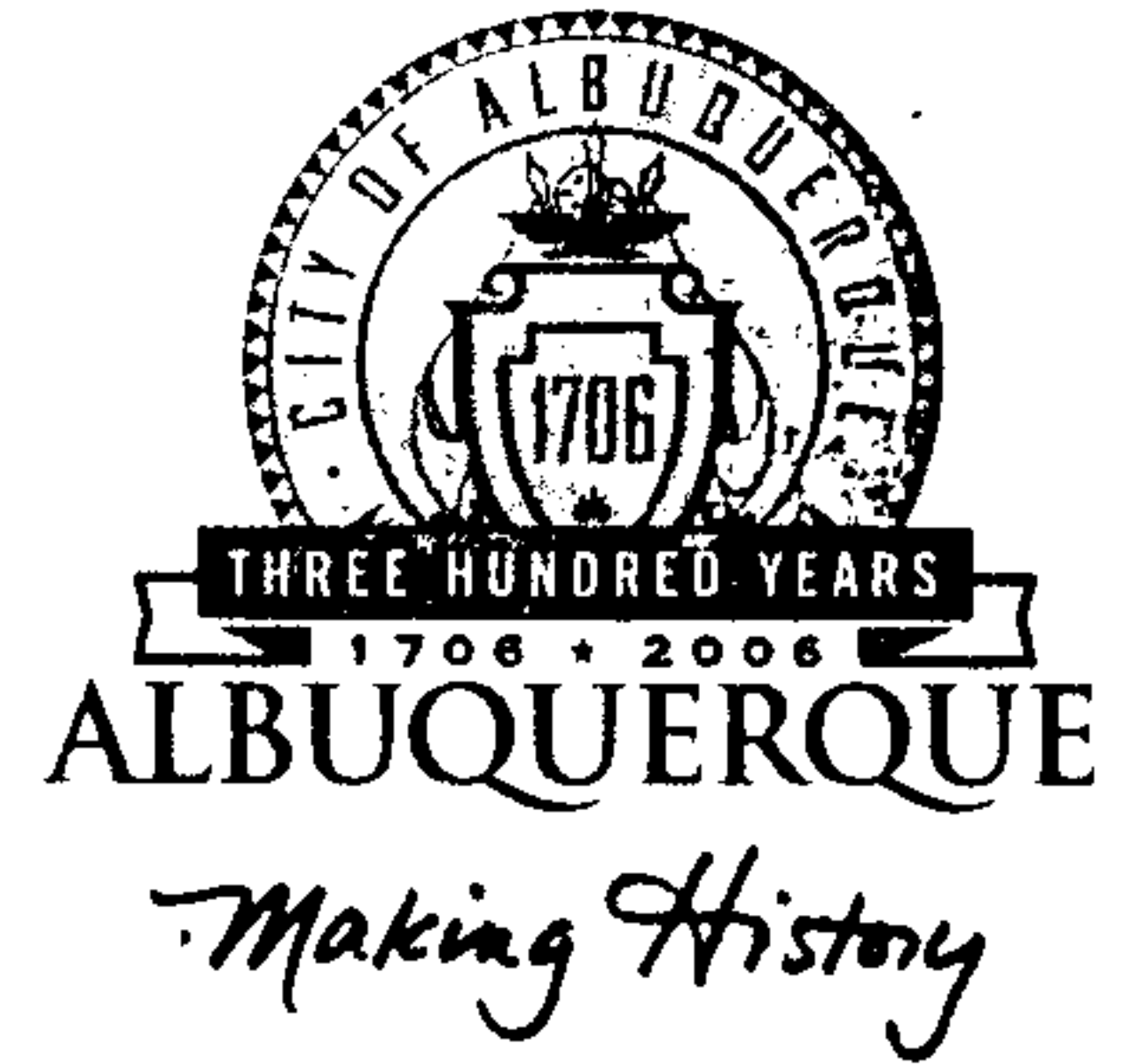
There is no objection to this request.



Andrew Garcia DRB Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004478

AGENDA ITEM NO: 4

SUBJECT:

Site Plan for Subd

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) 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: October 19, 2005

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: Jon Mitovich PHONE: 343-8082
 ADDRESS: P.O. Drawer 10190 FAX: 343-8086
 CITY: ALBUQUERQUE STATE N.M. ZIP 87184 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): SANDERS & ASSOCIATES ARCHITECTS PHONE: (505) 255-5040
 ADDRESS: 5921 LOMAS BLVD. N.E. SUITE B FAX: (505) 255-5040
 CITY: ALBUQUERQUE STATE N.M. ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN APPROVAL FOR BUILDING PERMIT FOR 6,300 S.F. WAREHOUSE ON LOT 59 OF THE ALAMEDA BUSINESS PARK

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. 59 Block: _____ Unit: _____
 Subdiv. / Addn. ALAMEDA BUSINESS PARK
 Current Zoning: SU-2, IP-EP Proposed zoning: _____
 Zone Atlas page(s): C-16-Z No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): .5448 ac. Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Calle Alameda N.E.
 Between: Paseo Alameda and Vista Alameda

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
DRB 98223 - 00-00472 (SBP) 1000379

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

SIGNATURE George Sanders DATE 10/10/05
 (Print) George Sanders _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB 01581</u>	<u>SBP</u>	<u>(P3)</u>	<u>\$385.00</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	_____	_____	_____	\$ _____
<u>NA</u> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<u>NA</u> F.H.D.P. density bonus	_____	_____	_____	Total
<u>NA</u> F.H.D.P. fee rebate	_____	_____	_____	<u>\$405.00</u>

Hearing date 10/19/05

Sandy Handley 10/11/05
 Planner signature / date

Project # 1004478

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.
 - ~~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
 - Copy of the document delegating approval authority to the DRB
 - ~~N/A~~ 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)
 - 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.

George Sanders
Applicant name (print)
George Sanders 10/10/05
Applicant signature / date



Form revised JUNE 2005

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

Application case numbers
05DRB - 01581

Sandy Sandley 10/11/05
Planner signature / date
Project # 1004478

EXISTING FENCE
TO REMAIN

VICINITY MAP

ZONE ATLAS MAP NO. C-16

AMENDED 8/4/99 N.T.S.

SITE DEVELOPMENT PLAN NOTES:

1. PROPOSED DEVELOPMENT PLAN MUST CONFORM TO THE REQUIREMENTS OF THE NORTH 1-25 SECTOR DEVELOPMENT PLAN, THE ALAMEDA DESIGN OVERLAY ZONE, THE NORTH VALLEY AREA PLAN, AND THE IP INDUSTRIAL PARK ZONE.
2. SITE DEVELOPMENT PLANS AND LANDSCAPE PLANS ARE REQUIRED FOR PERMISSIVE USES ON ALL LOTS. LOTS 2, 3, AND 4-56 SHALL BE APPROVED BY THE PLANNING DIRECTOR. LOTS 1, 4-13, AND 57-60 SHALL BE APPROVED BY THE PLANNING DIRECTOR FOLLOWING NOTIFICATION OF AND OPPORTUNITY FOR REVIEW BY THE ALAMEDA NORTH VALLEY NEIGHBORHOOD ASSOCIATION.
3. ALL REFUSE COLLECTION AND OUTDOOR STORAGE AREAS SHALL BE VISUALLY SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTY LINES. SCREENING SHALL CONSIST OF OPAQUE MATERIALS. SOLID BALLS OR PROPERTY FENCINGS SHALL BE AT LEAST SIX FT HIGH AND BE CONSTRUCTED OF MATERIALS WHICH BLEND WITH THE ARCHITECTURAL STYLE OF BUILDINGS ON SITE.
4. ALL LOADING AREAS USED FOR THE LOADING AND UNLOADING OF COMMERCIAL VEHICLES SHALL BE SET BACK FROM THE PUBLIC RIGHT-OF-WAY LINE AND FROM ALL PROPERTY LINES TO REDUCE THE VISUAL IMPACT OF LARGE COMMERCIAL VEHICLES AND LOADING AREAS.
5. BUILDING SETBACK REQUIREMENTS:
 - A) FRONT YARD: NOT LESS THAN 20'
 - B) SIDE YARD: NOT LESS THAN 10'
 - C) REAR YARD: NOT LESS THAN 10'
 - D) LOTS 1 AND 4-8 SHALL HAVE A 5' SETBACK FROM THE TOP OF THE SLOPED PORTION OF THE LOT, ADJUTING EDITH BLVD.
6. STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN 45° ANGLE PLANES DRAIN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PREMISES, BUT A STRUCTURE SHALL NOT EXCEED A HEIGHT OF 60 FT (EXCEPT AS FURTHER DEFINED IN THE ZONING CODE).
7. NO MORE THAN 50% OF THE SURFACE OF ANY LOT SHALL BE COVERED WITH BUILDINGS.
8. FOR LANDSCAPE BUFFER REQUIREMENTS SEE LANDSCAPE NOTES ON SHEET 2 OF 2.
9. SEE SHEET 2 OF 2 FOR SIGNAGE, SITE LIGHTING, AND ARCHITECTURAL REQUIREMENTS.

TRACT C-1-A-1, LANDS OF
SPRINGER BUILDING MATERIALS CORP.
(EXISTING GENERAL MILLS PLANT)
ZONED SU-2, IP-EP.

DRB 98-223

THIS PLAN IS CONSISTENT WITH THE REQUIREMENTS OF THE NORTH 1-25 SECTOR DEVELOPMENT PLAN AND CITY OF ALBUQUERQUE ZONING ORDINANCE.

[Signature] 8/4/99
 PLANNING DEPT. DATE
 [Signature] 3-29-99
 TRANSPORTATION DEPT. DATE
 [Signature] 8-4-99
 CITY ENGINEER/ AMAFCA C-16-97 DATE
 [Signature] 3-7-99
 UTILITY DEPT. DATE
 [Signature] 8-4-99 DATE
 [Signature] 3-7-99
 C.I.P. DATE

AMENDED 8/4/99

NOTE:

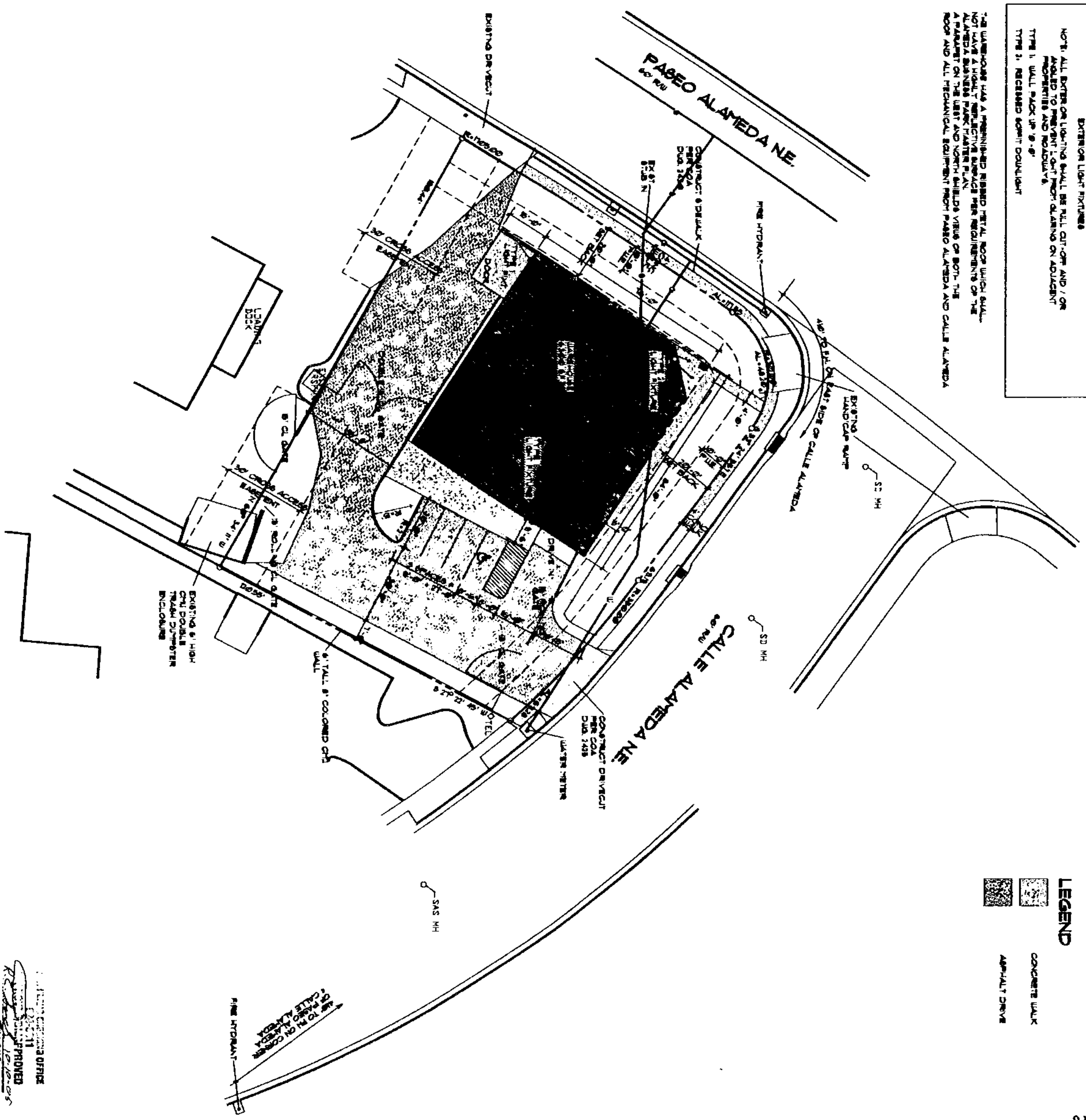
(2)

ER

EXTERIOR LIGHT FIXTURES

NOTE: ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF AND / OR SHIELDED TO PREVENT LIGHT POLLUTION ON ADJACENT TRIPS. 1. WALL MOUNT UP 9'-0" TYPE 1, REQUIRED NORTH COURTYARD

THE WAREHOUSE HAS A RECOMMENDED RECESSED RETAIL ROOF LIGHT SHALL BE INSTALLED TO PROVIDE EVEN LIGHTING FOR REQUIREMENTS OF THE ALBUQUERQUE BUSINESS PARK CENTER PLAY AREA. THE LIGHTING SHALL BE A PARAMETER ON THE EAST AND NORTH BUILDS VIEWS OF BOTH THE ROOF AND ALL MECHANICAL EQUIPMENT FROM PASSEO ALAMEDA AND CALLE ALAMEDA



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



APPROVED
11/11/05
CITY ENGINEER



LEGAL DESCRIPTION

LOT 59 PART OF ALAMEDA BUSINESS PARK (A PART OF TRACT 51-141 LAND OF ANTIQUARIAN BUILDING PATENT) A CORPORATION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESCRIBED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JAN 25, 1981 IN BOOK 002, PAGE 57, AS DEC. NO. 108888-04.

ZONING:
M-1.2
SHEET INDEX

PARKING REQUIREMENTS

WAREHOUSE - 8300 SF	1 PARKING SPACE PER 2000 SF	4 SPACES
TOTAL REQUIRED		4 SPACES
TOTAL PROVIDED	800 CAR	3 SPACES
TOTAL PROVIDED	LANDSCAPE	1 SPACES
TOTAL PROVIDED		4 SPACES

BICYCLE: 1 SPACE PER 30 CAR TOTAL. 1 REQ. 1 PROVIDED



PROJECT NUMBER: _____ **APPLICATION NUMBER:** _____

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) dated _____ and the findings and conditions in the Official Notification of Decisions are satisfied. It is an infrastructure list required () yes () no. If yes, then a set of approved DEC plans with a work order is required for any construction within the public right-of-way or for construction of public improvements.

DEC SITE DEVELOPMENT PLAN APPROVAL:

Environmental Health	Date	<i>Maria Herrera</i>	Date	10/11/05
Traffic Engineering	Date	Socio Waste Hazard Genert	Date	
Public & Recreation Dept.	Date	Utilities Development	Date	
Fire	Date	City Engineer	Date	
Public Works	Date		Date	

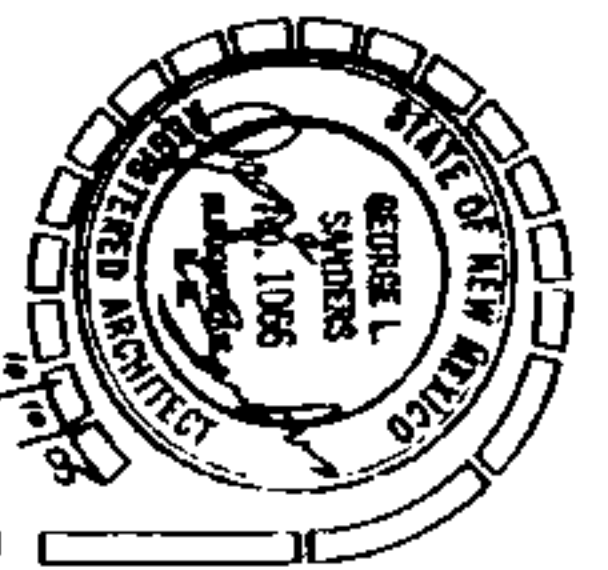
DESIGN: _____ DATE: _____ SIGNATURE: _____

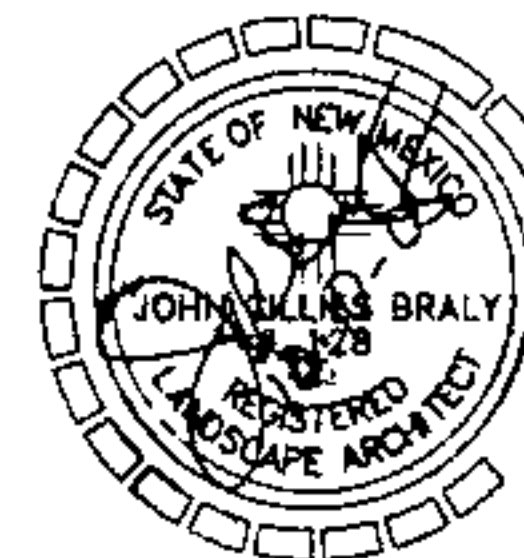
SITE PLAN FOR BUILDING PERMIT



ROMAN FOUNTAIN WAREHOUSE
LOT 59 ALAMEDA BUSINESS PARK
ALBUQUERQUE, NEW MEX

SANDERS & ASSOCIATES A. ECTS. P.C. | 5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE, N.M. 87110 (505) 540-5040 FAX (505) 255-5040





Growing Better Heads
 LANDSCAPE CONTRACTORS
 www.headsuplandscape.com
 P.O. BOX 10887
 Albuquerque, NM 87184
 505.898.8818
 505.898.2100 (fax)
 design@hute.com

SANDERS & ASSOCIATES ARCHITECTS, P.C. 800 CENTRAL AVE. S.W. SUITE 111 ALBUQUERQUE N.M. 87102 (505) 842-8413 FAX (505) 242-2280

ROMAN FOUNTAIN WAREHOUSE
 LOT 59 ALAMEDA BUSI' PARK
 ALBUQUERQUE, NEW ME

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use	Coverage Area
6	⊗	<i>Fraxinus velutina</i> 'Modesto' Modesto Ash	2" Cal	Medium +	
3	⊙	<i>Prunus californica</i> Flowering Plum	16 Gal	Medium +	
7	⊗	<i>Ceanothus</i> Bird of Paradise	5 Gal	Low +	60 SF X 7=350 SF
Shrub/Groundcover					
4	⊙	<i>Buddleia davidii</i> Butterfly Bush	1-Gal	Medium	20 SF X 4=80 SF
6	⊗	<i>Cercocarpus ledifolius</i> Cut-leaf Mn. Mahogany	1-Gal	Low +	60 SF X 6=400 SF
5	⊗	<i>Hebe pinnatifida</i> Red Yucca	1-Gal	Low+	16 SF X 5=75 SF
15	⊙	<i>Lavandula angustifolia</i> English Lavender	1-Gal	Low	12 SF X 15=180 SF
13	⊙	<i>Rosmarinus pro.</i> Creeping Rosemary	1-Gal	Low+	30 SF X 13=390 SF
5	⊗	<i>Rhaphitole indica</i> Indie Hawthorn	1-Gal	Medium	30 SF X 5=150 SF
6	⊗	<i>Rosmarinus officinale</i> Rosemary	1-Gal	Low +	30 SF X 5=150 SF
18	⊙	<i>Santolina</i> Santolina	1-Gal	Low+	20 SF X 18=360 SF
Ornamental Grasses					
8	⊙	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	1 Gal	Medium	20 SF X 8=160 SF
19	⊙	<i>Muhlenbergia</i> Rebel Mist Grass	1 Gal	Medium	20 SF X 19=380 SF
					TOTAL COVERAGE=2615 SF

SITE DATA

GROSS LOT AREA	47,237.00 SF
LESS BUILDING(S)	6,300 SF
NET LOT AREA	17,400 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	2,610 SF
PROPOSED LANDSCAPE	6,800 SF
PERCENT OF NET LOT AREA	37. %
PROPOSED LANDSCAPE AREA COVERAGE	
MIN. 75% OF REQUIRED LANDSCAPE AREA	2610 SF X .75=1957 SF
PROPOSED LANDSCAPE AREA COVERAGE=2615 SF (100%)	

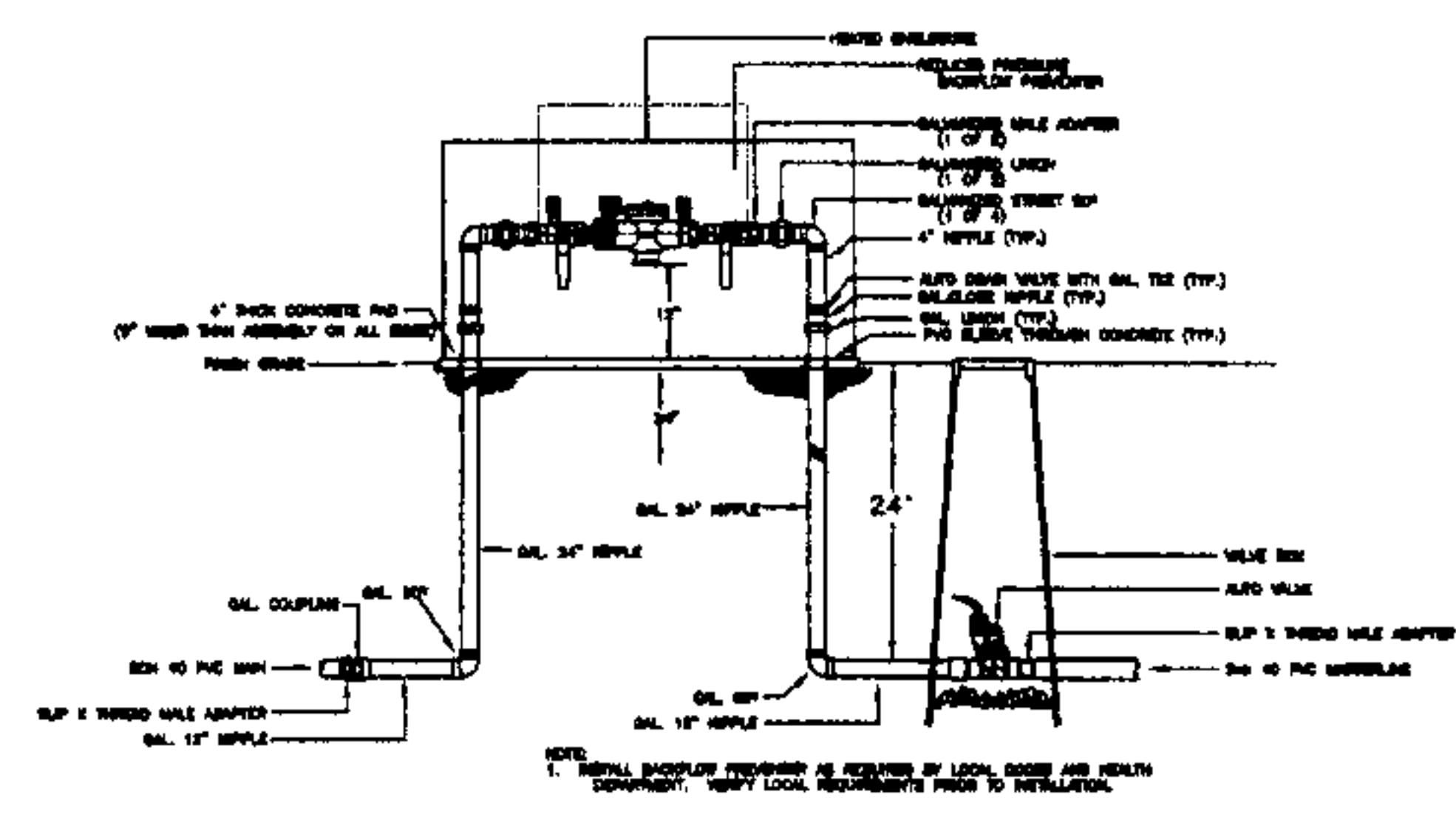
REQUIRED STREET TREES
 PROVIDED AT 30' O.C. SPACING ALONG STREET 8
 REQUIRED PARKING LOT TREES
 PROVIDED AT 1 PER 10 SPACES (4 SPACES/10) 1

PLANTING RESTRICTIONS APPROACH

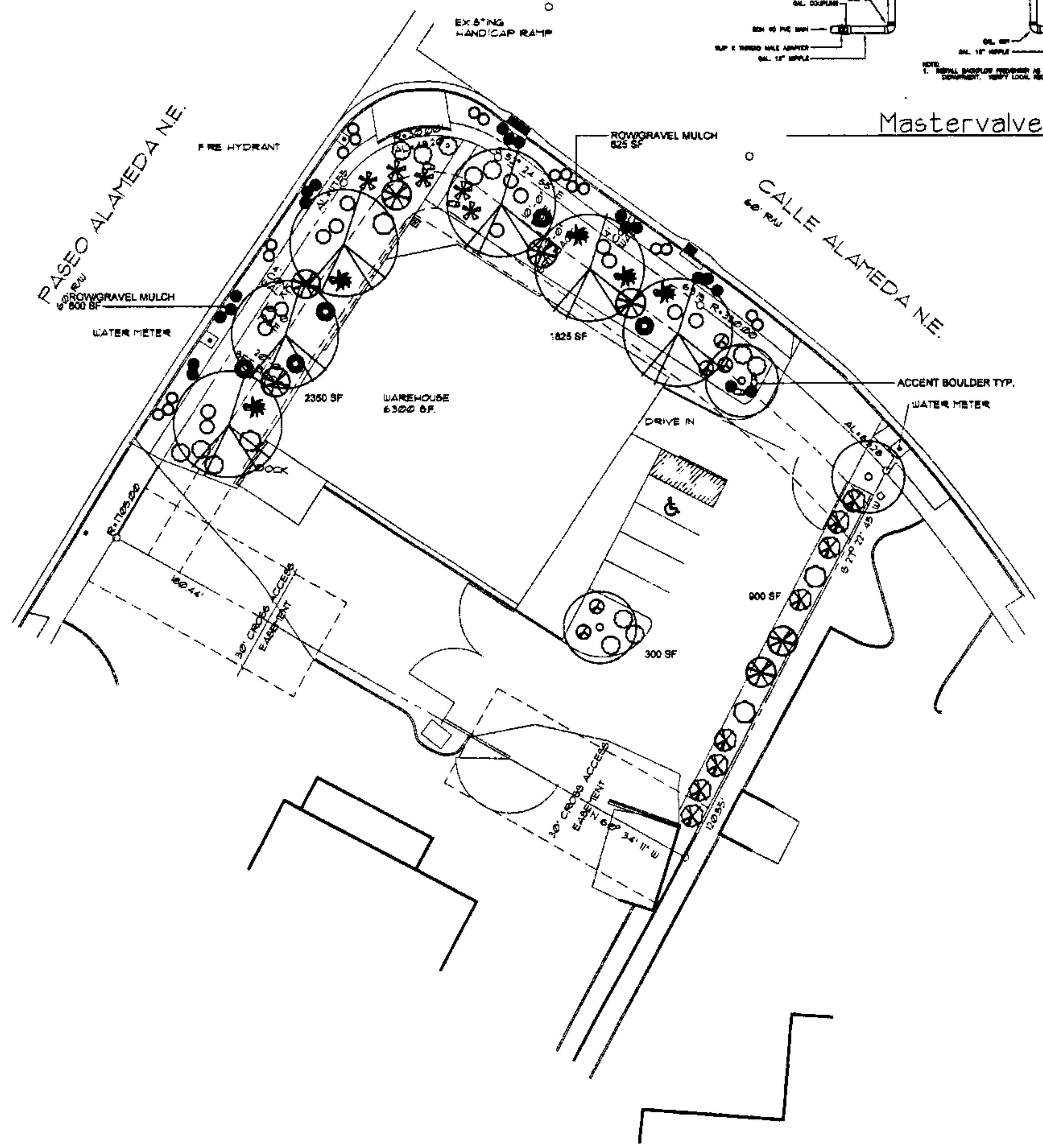
A MINIMUM OF 80% OF THE PLANTINGS TO BE
 LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE
 HIGH WATER USE TURF

NOTE

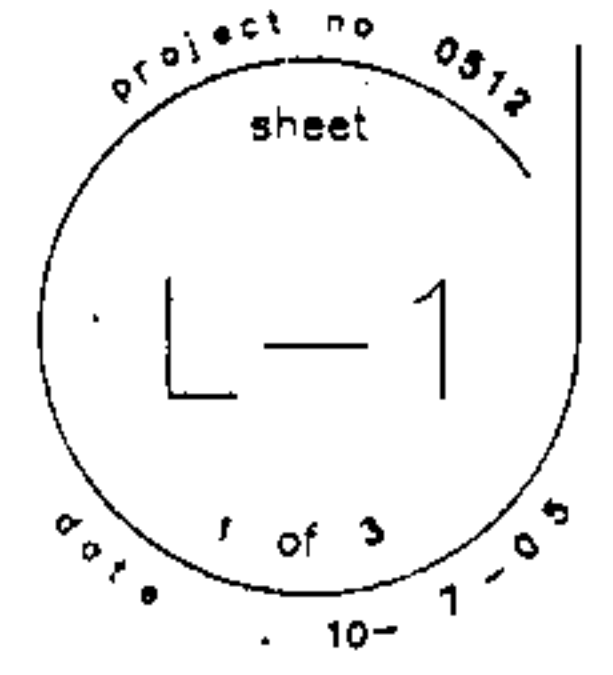
MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION
 PER CITY OF ALBUQUERQUE
 SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 675)
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY
 OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE
 AND WATER WASTE ORDINANCE
 PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN.
 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS
 AT MATURITY
 LANDSCAPE AREAS TO BE MULCHED WITH 3/4" SANTA ANA
 TAN GRAVEL MULCH AT 2" DEPTH OVER FILTER FABRIC
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE
 OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE
 C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
 NO PARKING SPACES SHALL BE MORE THEN 100'
 FROM A TREE.

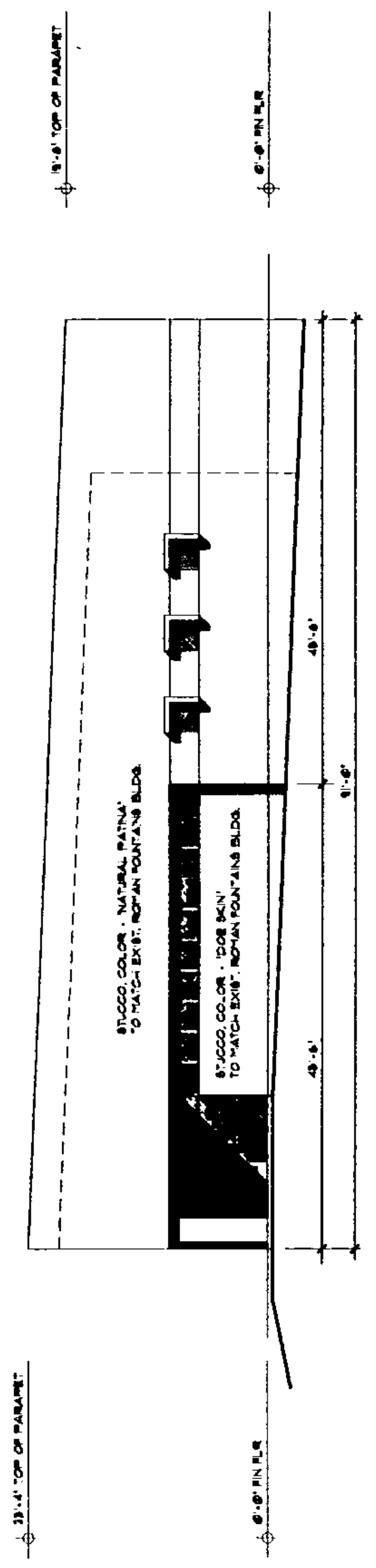
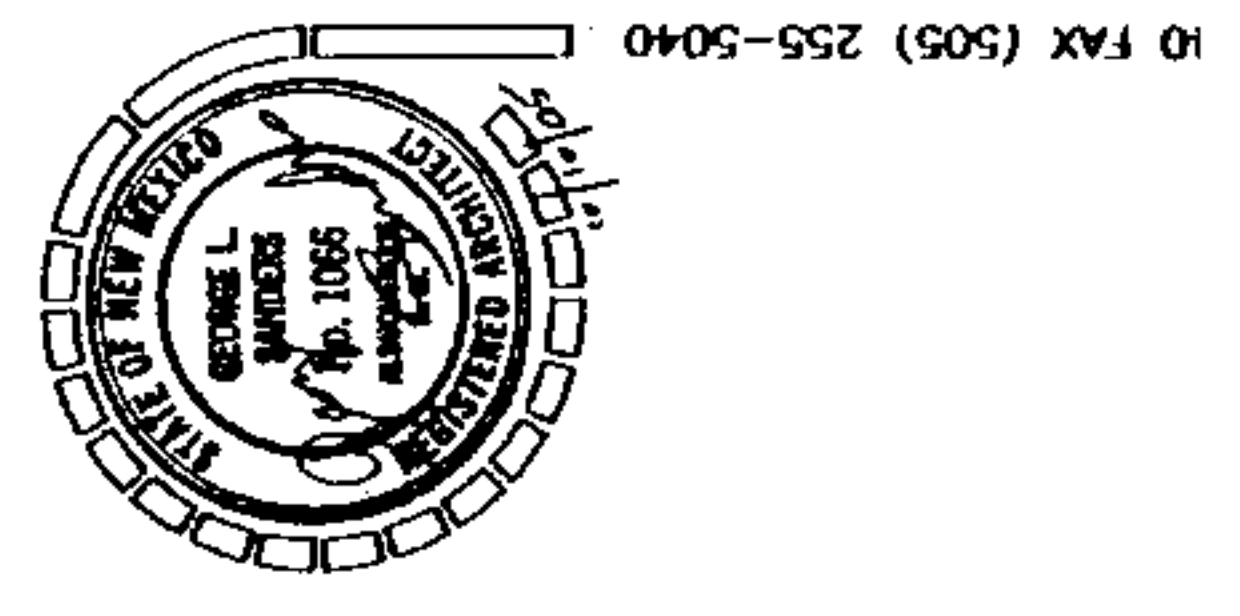


Mastervlve w/RPBA

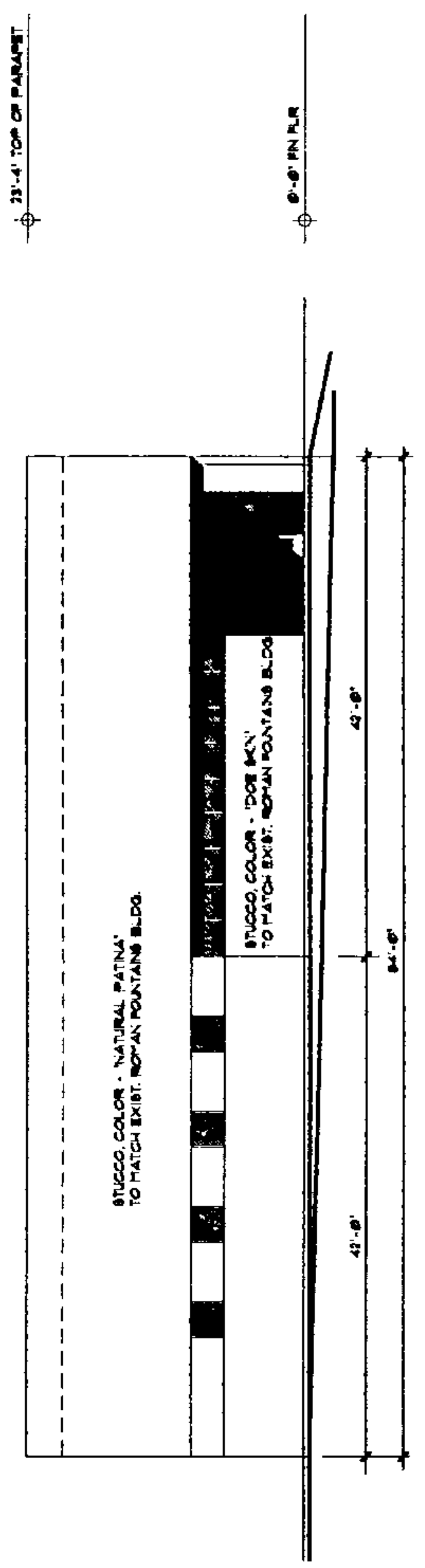


LANDSCAPE PLAN
 SCALE: 1" = 20'-0"

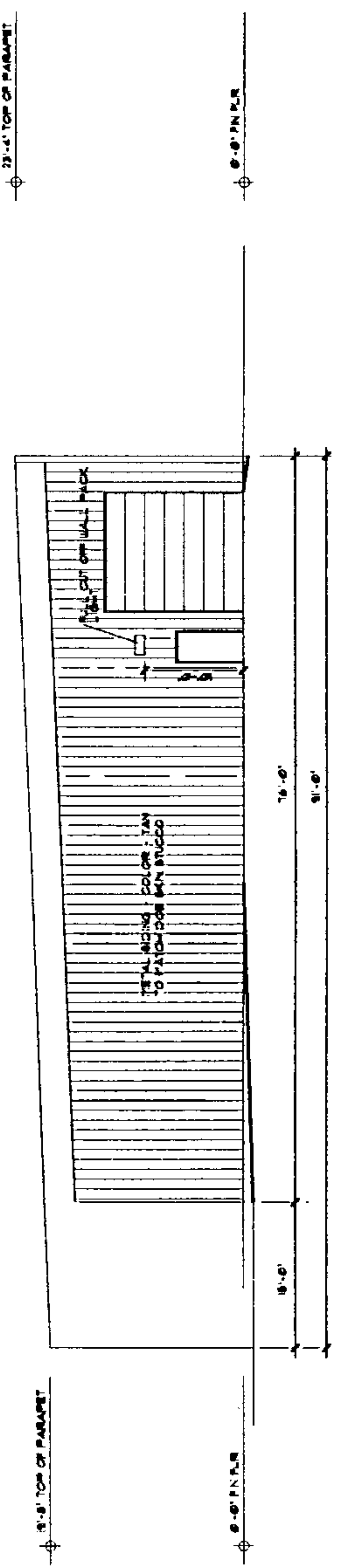




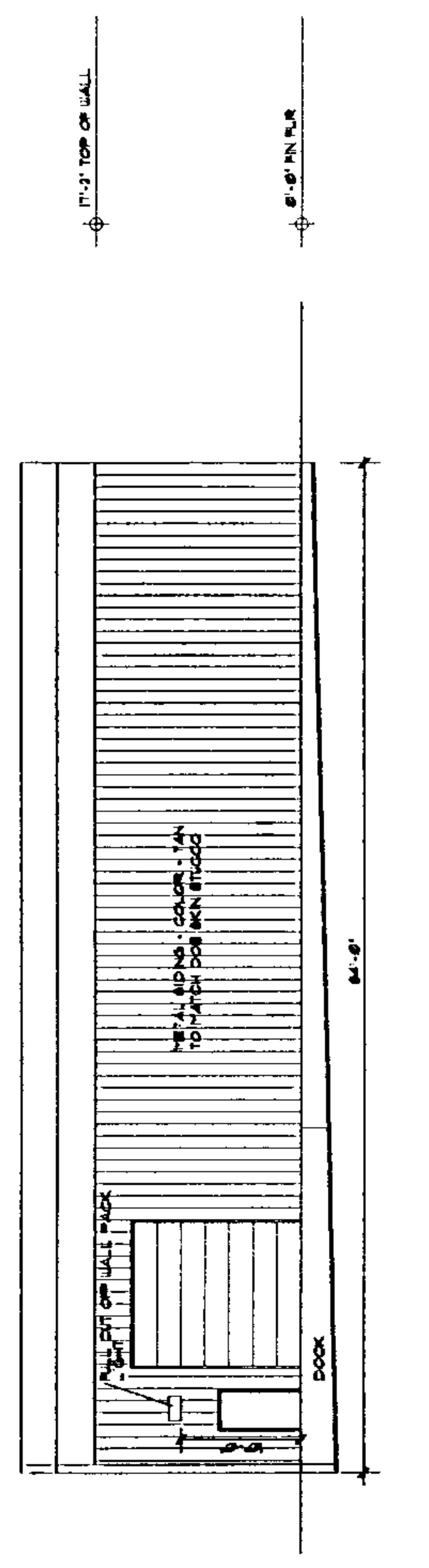
1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



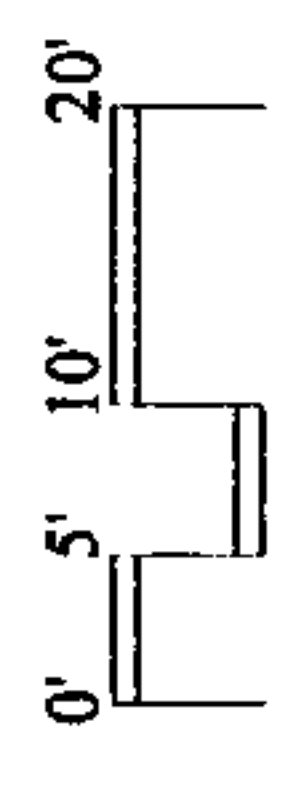
2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



SANDERS & ASSOCIATES ARCHITECTS, P. C.

5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 [505] 255-5040 FAX [505] 255-5040
Architecture Landscape Architecture Interior Design

October 10, 2005

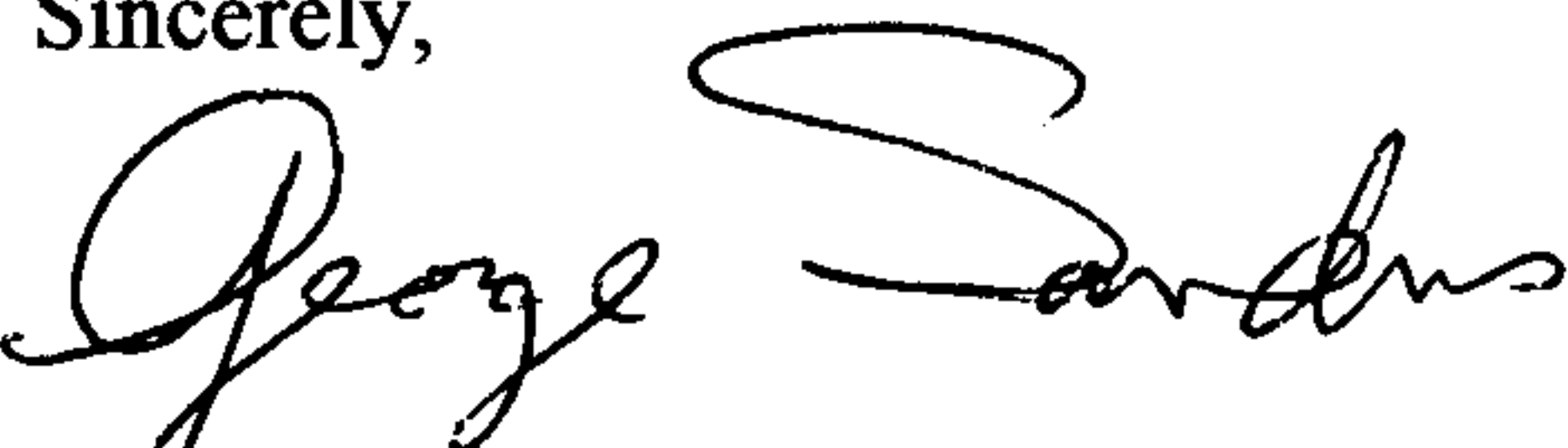
Development Review Board
City of Albuquerque
600 2nd Street N.W.
Albuquerque, N.M. 87102

To Whom It May Concern

We present the attached site plan and related drawings for Site Development Plan for Building Permit approval. The proposed building is on lot number 59 in the Alameda Business Park. The proposed building will be a warehouse occupancy consisting of 6,300 s.f. of warehouse. The proposed development conforms to the requirements of the North I-25 Sector Development Plan, The Alameda Design Overlay Zone, the North Valley Area Plan, and the IP, Industrial Park Zone.

The refuse collection areas is existing and is screened by a 6' tall colored masonry wall. All loading and unloading of commercial vehicles will occur behind the building and screened from view from the street. The setback requirements of 20' front yard, 10' side yard and 10' rear setbacks have been met or exceeded. Landscaping requirements of the Alameda Business Park have been met as is evidenced on the attached landscaping plan with the exception of the required 6' landscaping buffer on the south property line which it is our understanding will be waived because of an existing asphalted cross access drive along this south property line which accesses our site as well as the property to the south. Building colors and materials conform to existing colors and materials of buildings within and adjacent to the Alameda Business Park.

Sincerely,


George Sanders, AIA

Memo

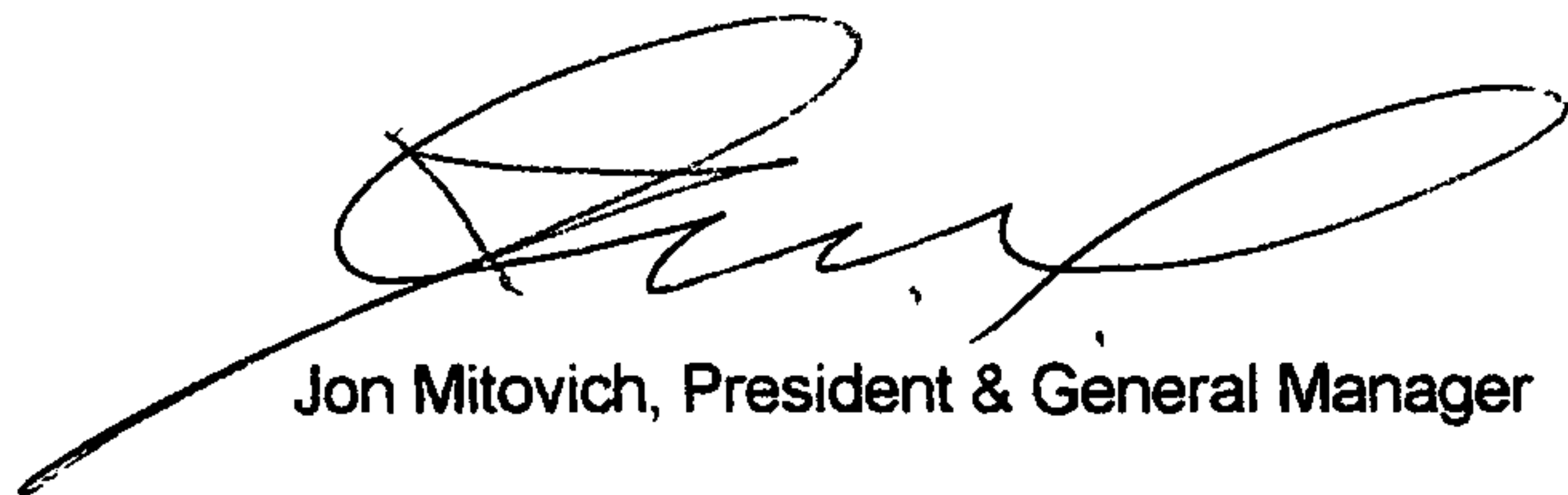
To: WHOM IT MAY CONCERN
From: JON MITOVICH, PRESIDENT & GENERAL MANAGER
CC: FILE
Date: 10/10/2005
Re: LETTER OF AGENCY

To Whom It May Concern:

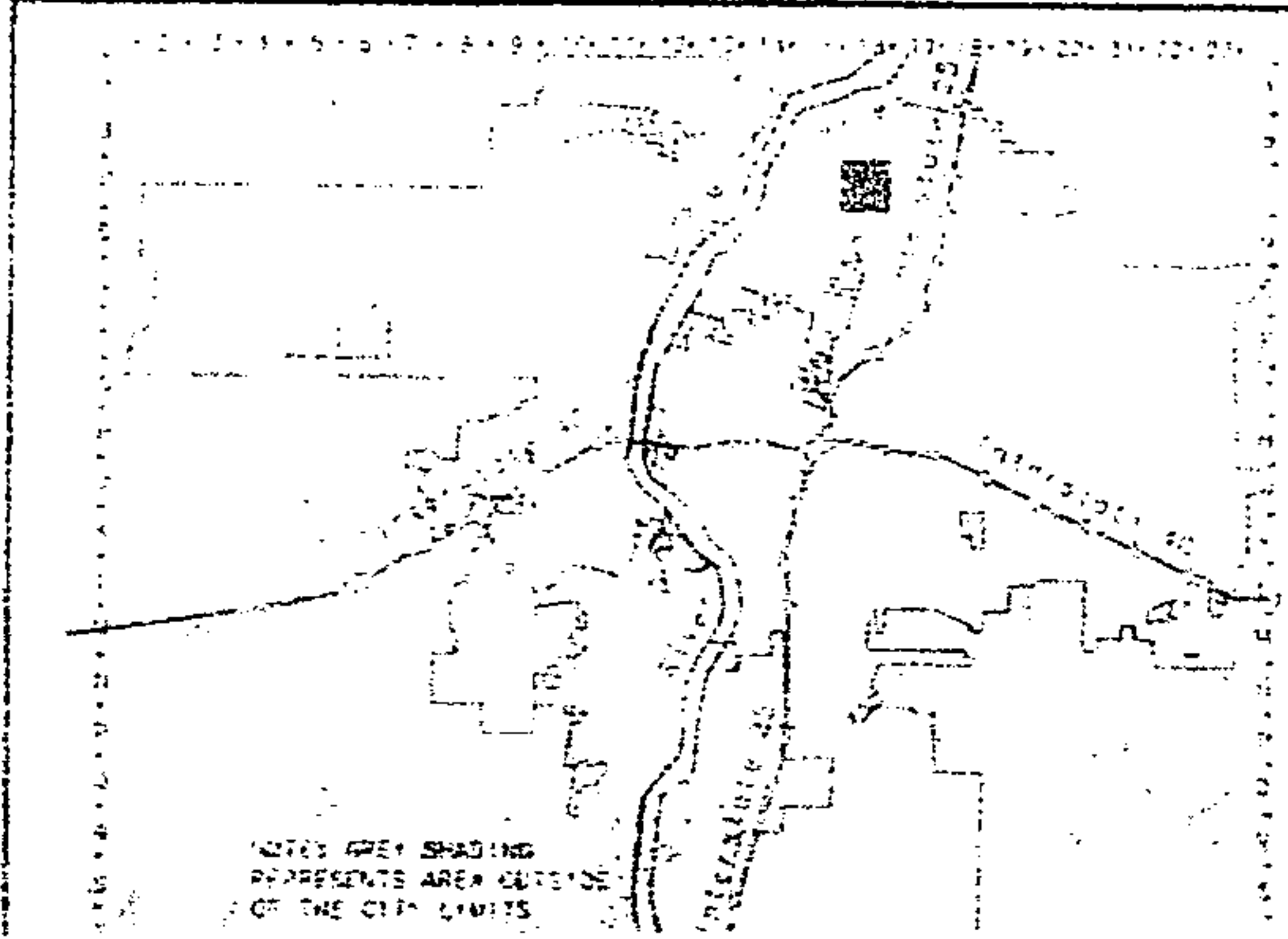
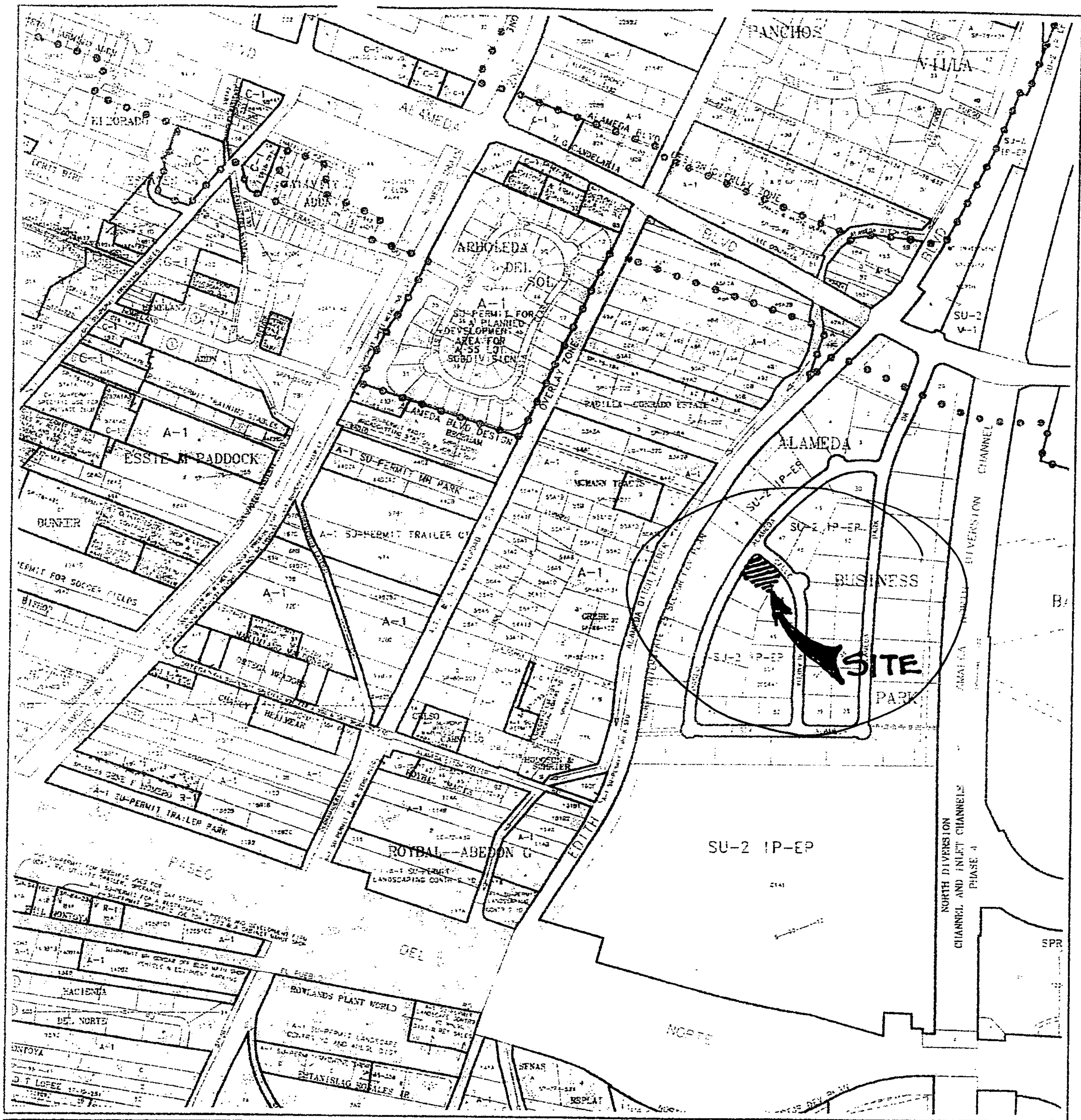
Please accept this letter as my authorization for George Sanders, Architect to represent my company and otherwise act on my behalf as my agent for the purpose of submitting site plans and details for a proposed new warehouse to be constructed on Lot 59, Alameda Business Park, Albuquerque New Mexico, 87113 for Roman Fountains Corporation.

Thank you for your cooperation and assistance in this matter.

Very Truly Yours,



Jon Mitovich, President & General Manager

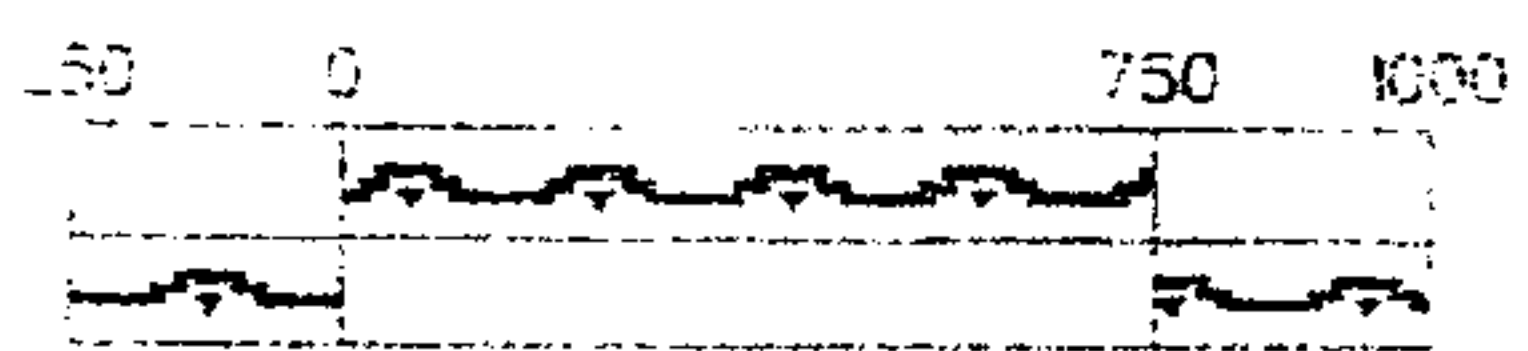


CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

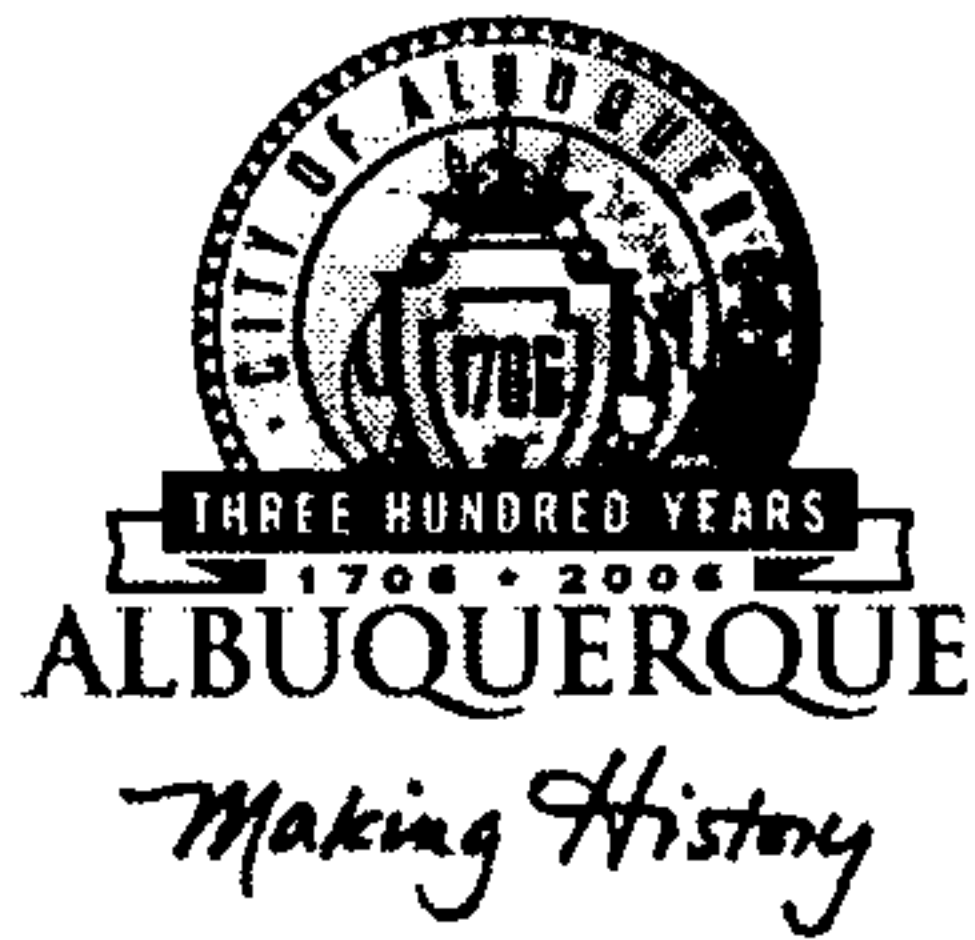
© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

C-16-Z



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: October 10, 2005

TO CONTACT NAME: George Sanders
COMPANY/AGENCY: Sanders & Associates Architects P.C.
ADDRESS/ZIP: 5921 Lomas Blvd NE Suite B
PHONE/FAX #: 255-5040 / 255-5040

Thank you for your inquiry of October 10, 2005 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lot 59, Alameda Business Park located on Paseo Alameda NE & Calle Alameda NE, Between Paseo Alameda & Vista Alameda zone map page(s) C-16.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Alameda North Valley Assn

Neighborhood Association

Contacts: Steve Wentworth
8919 Boe Ln NE / 87113-2328
897-3052

LeRoy Gurule

713 Alameda Blvd NW

890-1845 Alameda, NM 87114

Neighborhood Association

Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,


OFFICE OF NEIGHBORHOOD COORDINATION

.....
Attention: Both contacts per
neighborhood association
need to be notified.
.....

Additio l Neighborhood Association formation

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following "*Unrecognized*"
neighborhood associations of this project.

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

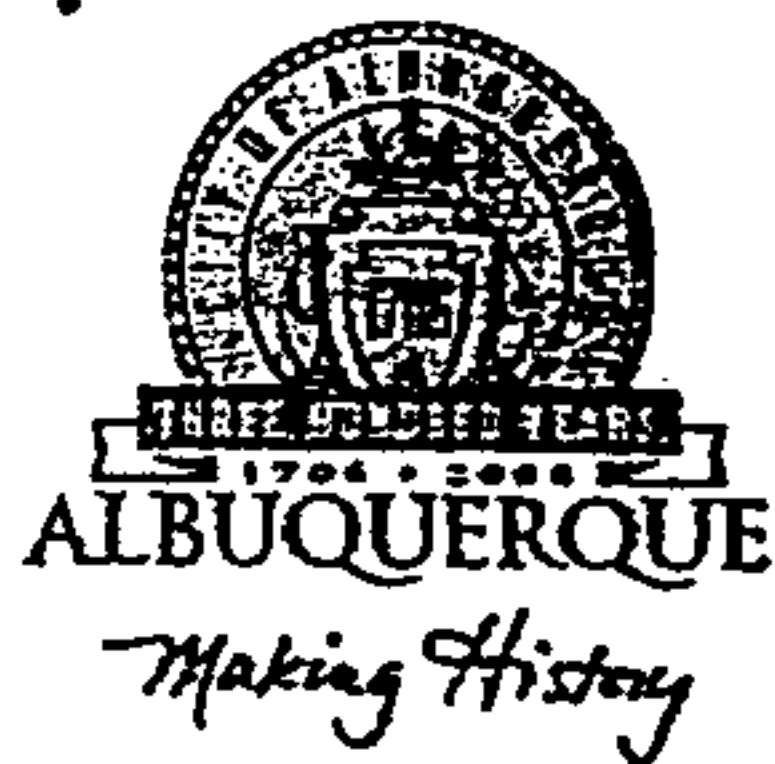
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(Below this line for ONC use only)

Date of Inquiry: 10/10/05 Time Entered: 1:55 PM ONC Rep. Initials: SW



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – (505) 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. Your request is for the following: Cell Tower []; Private Development []; City Project []; -OR- Other []

CONTACT NAME: George Sanders Alameda North Hills
COMPANY NAME: Sanders & Associates Architects P.C.
ADDRESS/ZIP: 5921 Lomas Blvd. N.E., Suite B
PHONE: (505) 255-5040 FAX: (505) 255-5040

NEIGHBORHOOD ASSOCIATION INFORMATION

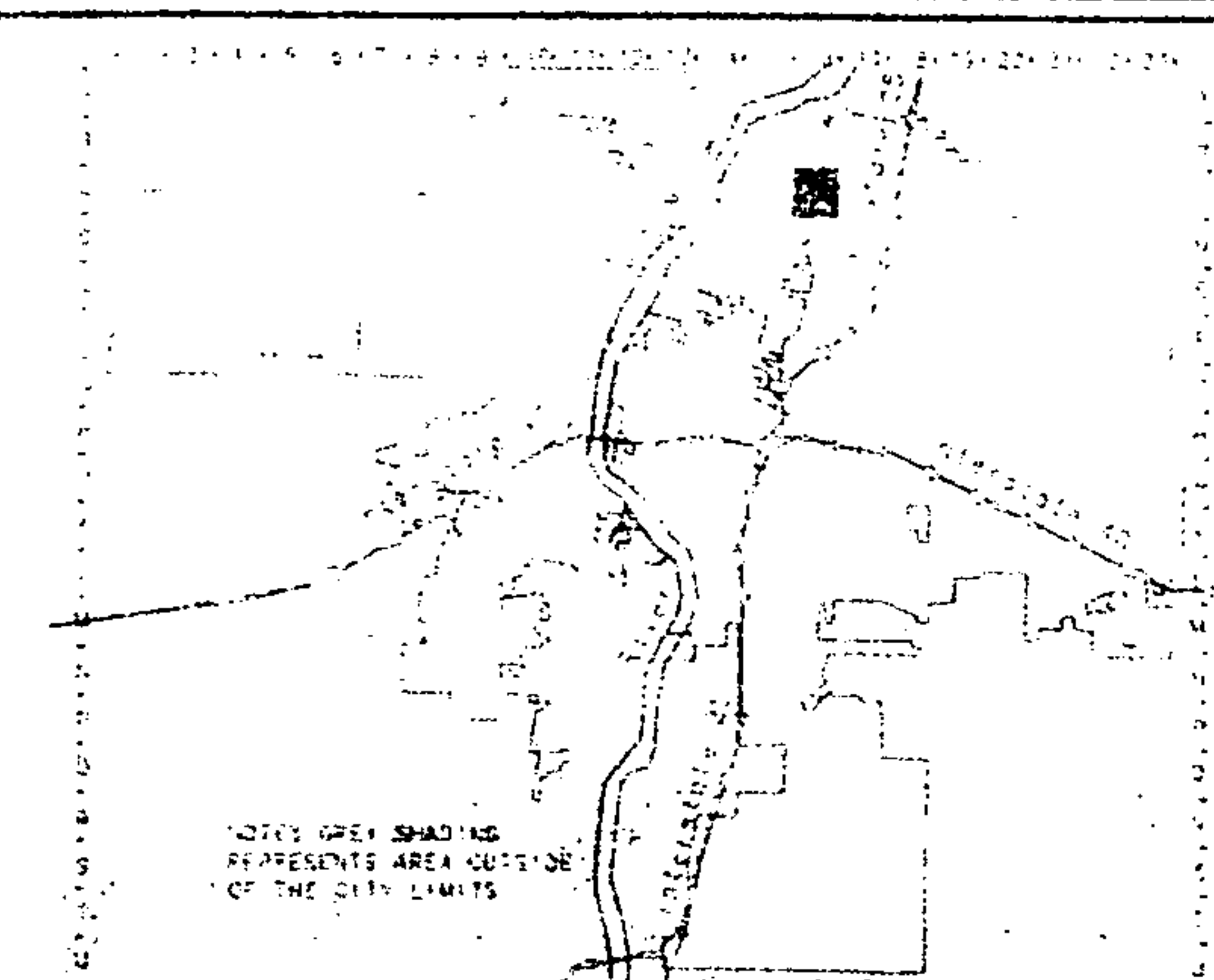
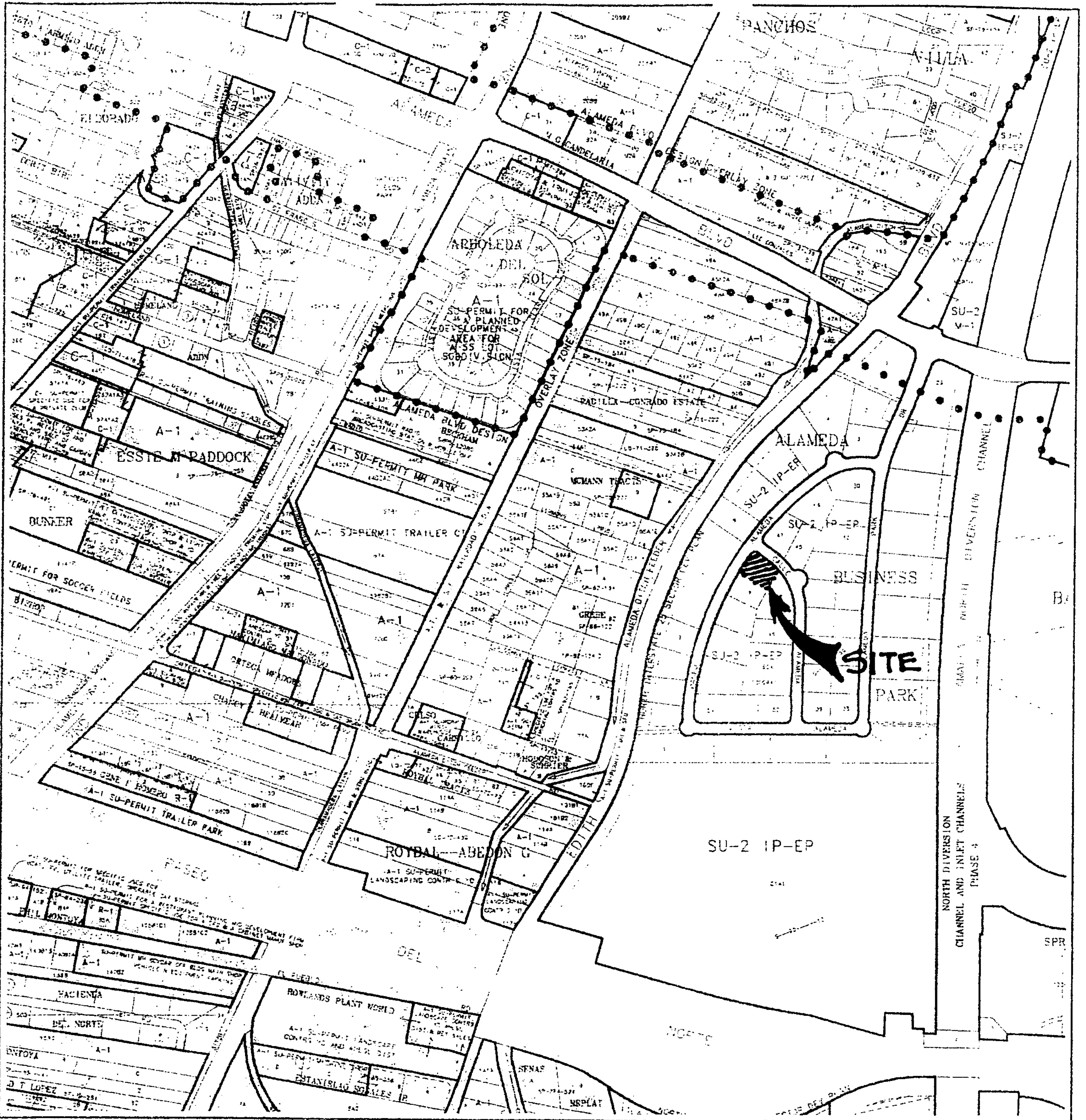
PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

lot 59 Alameda Business Park
LEGAL DESCRIPTION

LOCATED ON corner of Paseo Alameda N.E. & Calle Alameda N.E.
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Paseo Alameda AND Vista Alameda
STREET NAME OR OTHER IDENTIFYING LANDMARK

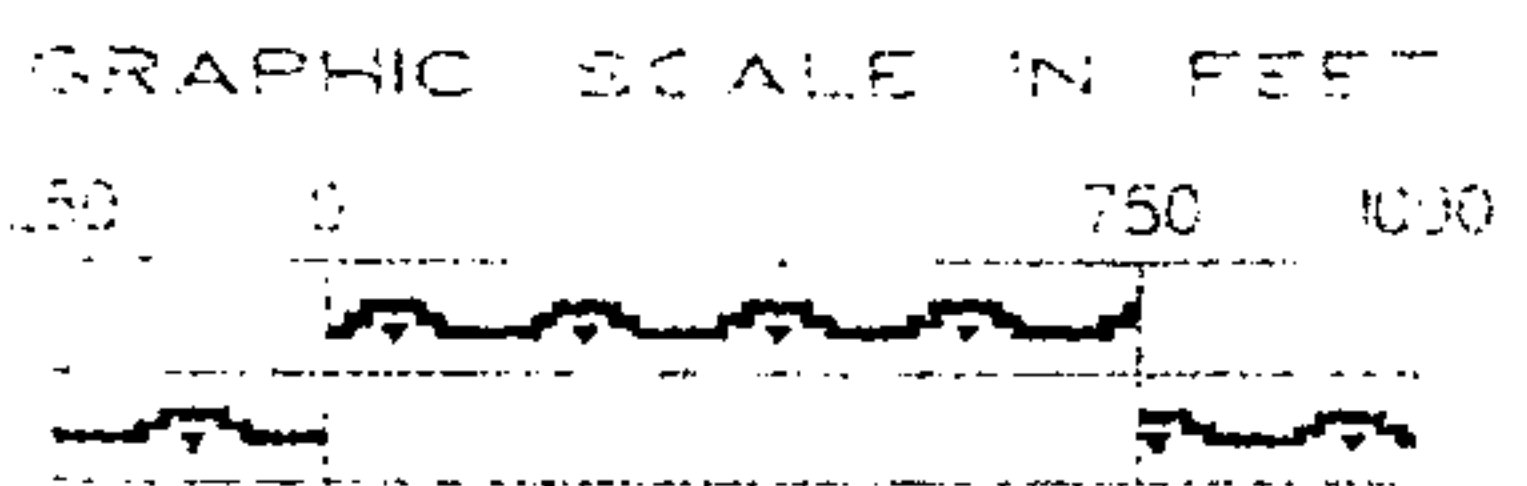
THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C-16-2).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

C-16-Z

Map Amended through January 21, 2003

EXISTING FENCE TO REMAIN

VICINITY MAP

ZONE ATLAS MAP NO. C-16

AMENDED 8/4/99 N.T.S.

SITE DEVELOPMENT PLAN NOTES:

1. PROPOSED DEVELOPMENT PLAN MUST CONFORM TO THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN, THE ALAMEDA DESIGN OVERLAY ZONE, THE NORTH VALLEY AREA PLAN, AND THE IP INDUSTRIAL PARK ZONE.
2. SITE DEVELOPMENT PLANS AND LANDSCAPE PLANS ARE REQUIRED FOR PERMISSIVE USES ON ALL LOTS. LOTS 23 AND 4-56 SHALL BE APPROVED BY THE PLANNING DIRECTOR. LOTS 1, 4-13, AND 57-80 SHALL BE APPROVED BY THE PLANNING DIRECTOR FOLLOWING NOTIFICATION OF AND OPPORTUNITY FOR REVIEW BY THE ALAMEDA NORTH VALLEY NEIGHBORHOOD ASSOCIATION.
3. ALL DEBRIS COLLECTION AND OUTDOOR STORAGE AREAS SHALL BE VISUALLY SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTY LINES. SCREENING SHALL CONSIST OF OPAQUE MATERIALS. SOLID WALLS OR PROPERTY FININGS SHALL BE AT LEAST SIX FT HIGH AND BE CONSTRUCTED OF MATERIALS WHICH BLEND WITH THE ARCHITECTURAL STYLE OF BUILDINGS ON SITE.
4. ALL LOADING AREAS USED FOR THE LOADING AND UNLOADING OF COMMERCIAL VEHICLES SHALL BE SET BACK FROM THE PUBLIC RIGHT-OF-WAY LINE AND FROM ALL PROPERTY LINES TO REDUCE THE VISUAL IMPACT OF LARGE COMMERCIAL VEHICLES AND LOADING AREAS.
5. BUILDING SETBACK REQUIREMENTS:
 - A) FRONT YARD: NOT LESS THAN 20'
 - B) SIDE YARD: NOT LESS THAN 10'
 - C) REAR YARD: NOT LESS THAN 10'
 - D) LOTS 1 AND 4-13 SHALL HAVE A 5' SETBACK FROM THE TOP OF THE SLOPED PORTION OF THE LOT, ADJUTING EDITH BLVD.
6. STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN 45° ANGLE PLANS DRAIN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PREMISES, BUT A STRUCTURE SHALL NOT EXCEED A HEIGHT OF 60 FT (EXCEPT AS FURTHER DEFINED IN THE ZONING CODE).
7. NO MORE THAN 50% OF THE SURFACE OF ANY LOT SHALL BE COVERED WITH BUILDINGS.
8. FOR LANDSCAPE BUFFER REQUIREMENTS SEE LANDSCAPE NOTES ON SHEET 2 OF 2.
9. SEE SHEET 2 OF 2 FOR SIGNAGE, SITE LIGHTING, AND ARCHITECTURAL REQUIREMENTS.

TRACT C-1-A-1, LANDS OF SPRINGER BUILDING MATERIALS CORP. (EXISTING GENERAL MILLS PLANT) ZONED SU-2, IP-EP.

DEB 98-223

THIS PLAN IS CONSISTENT WITH THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN AND CITY OF ALBUQUERQUE ZONING ORDINANCE.

<i>[Signature]</i>	8/4/99
PLANNING DEPT.	DATE
<i>[Signature]</i>	3-29-99
TRANSPORTATION DEPT.	DATE
<i>[Signature]</i>	6-16-97
CITY ENGINEER/AMWCA	DATE
<i>[Signature]</i>	3-7-99
UTILITY DEPT.	DATE
<i>[Signature]</i>	8-4-99
C.I.P.	DATE
<i>[Signature]</i>	3-7-99

AMENDED 8/4/99

NOTE:

SANDERS & ASSOCIATES ARCHITECTS, P. C.

5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 [505] 255-5040 FAX [505] 255-5040
Architecture Landscape Architecture Interior Design

October 10, 2005

Leroy Gurule
713 Alameda Blvd. N.W.
Alameda, N.M. 87114

Dear Mr. Gurule,

My firm, Sanders & Associates Architects, P.C. is representing Jon Mitovich owner of Roman Fountains in an application for site development plan to the DRB. The proposed building is on lot number 59 in the Alameda Business Park. The proposed building will be a warehouse occupancy consisting of 6,300 s.f. of warehouse. The proposed development conforms to the requirements of the North I-25 Sector Development Plan, The Alameda Design Overlay Zone, the North Valley Area Plan, and the IP, Industrial Park Zone.

The refuse collection areas is existing and is screened by a 6' tall colored masonry wall. All loading and unloading of commercial vehicles will occur behind the building and screened from view from the street. The setback requirements of 20' front yard, 10' side yard and 10' rear setbacks have been met or exceeded. Landscaping requirements of the Alameda Business Park have been met as is evidenced on the attached landscaping plan. Building colors and materials conform to existing colors and materials of buildings within and adjacent to the Alameda Business Park. Exterior lighting will be shielded and restricted to 10' in height.

Enclosed please find zone atlas map page C-16 with the site marked and copies of the site development plan and elevations submittal for your review.

Sincerely,

George Sanders, AIA

SANDERS & ASSOCIATES ARCHITECTS, P. C.

5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 [505] 255-5040 FAX [505] 255-5040
Architecture Landscape Architecture Interior Design

October 10, 2005

Steve Wentworth
8919 Boe Ln N.E.
Albuquerque, N.M. 87113-2328

Dear Mr. Wentworth,

My firm, Sanders & Associates Architects, P.C. is representing Jon Mitovich owner of Roman Fountains in an application for site development plan to the DRB. The proposed building is on lot number 59 in the Alameda Business Park. The proposed building will be a warehouse occupancy consisting of 6,300 s.f. of warehouse. The proposed development conforms to the requirements of the North I-25 Sector Development Plan, The Alameda Design Overlay Zone, the North Valley Area Plan, and the IP, Industrial Park Zone.

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Sincerely,

George Sanders, AIA

7005 0390 0006 3708 6181

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

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 Street, Apt. No., or PO Box No. Steve Wentworth
 8919 Boe Ln. N.E.
 City, State, ZIP+4 Albq. N.M. 87113-2328

PS Form 3800, June 2002 See Reverse for Instructions

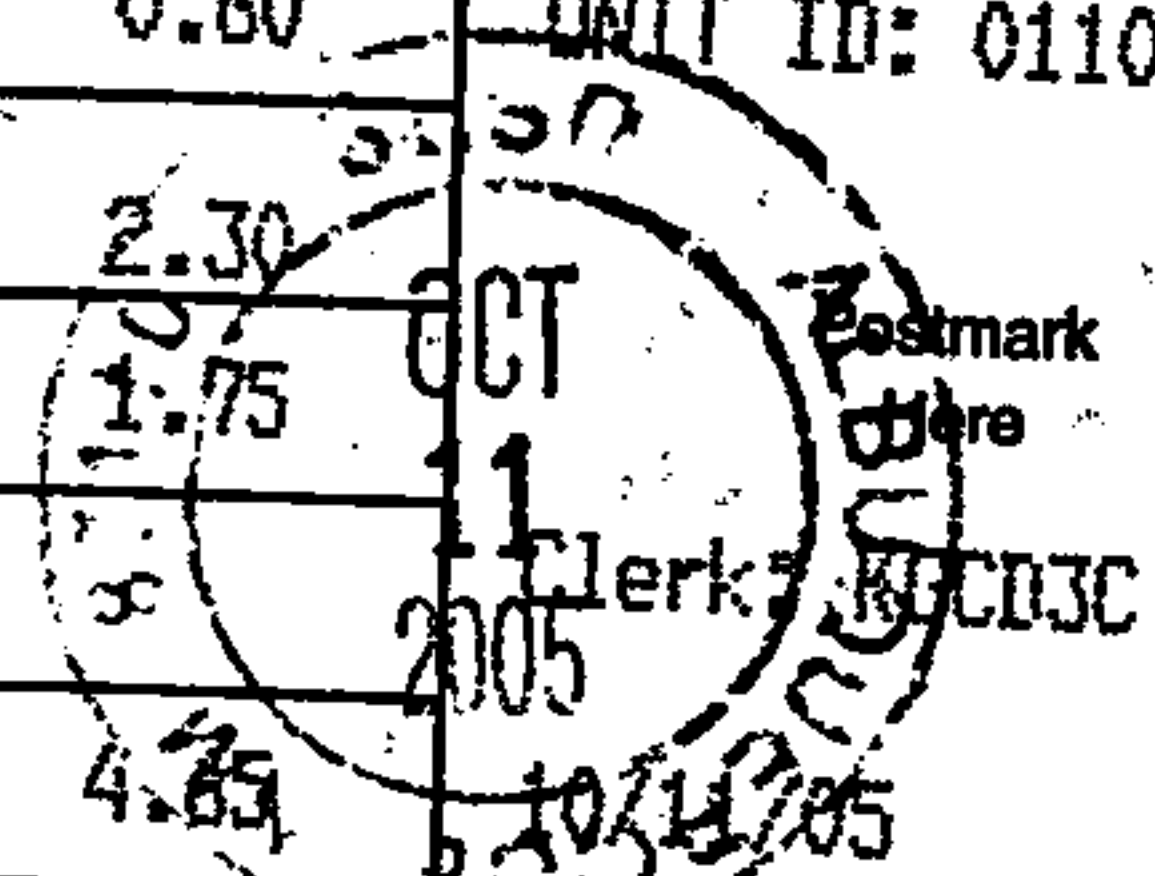
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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To
 Street, Apt. No., or PO Box No. Leroy Gurule
 713 Alameda Blvd N.W.
 City, State, ZIP+4 Alameda NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

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.

George Sanders 10/10/06

 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

- | | | | |
|--------------|--|--------------------------------------|-----------|
| do not match | <input checked="" type="checkbox"/> 1. | Date of drawing and/or last revision | |
| | <input checked="" type="checkbox"/> 2. | Scale: 1.0 acre or less | 1" = 10' |
| | | 1.0 - 5.0 acres | 1" = 20' |
| | | Over 5 acres | 1" = 50' |
| | | Over 20 acres | 1" = 100' |
- [Other scales as approved by staff]
- 3. Bar scale
 - 4. North arrow
 - 5. Scaled vicinity map
 - 6. Property lines (clearly identify)
 - 7. Existing and proposed easements (identify each)
 - 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 4 provided: 4
Handicapped spaces required: 1 provided: 1
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 1 provided: 1
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

- ✓ 1. Scale - must be same as scale on sheet #1 - Site plan —
- ✓ 2. Bar Scale —
- ✓ 3. North Arrow —
- ✓ 4. Property Lines —
- ✓ 5. Existing and proposed easements —
- ✓ 6. Identify nature of ground cover materials
 - ✓ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.) —
 - ✓ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.) —
 - ✓ C. Ponding areas either for drainage or landscaping/recreational use —
- ✓ 7. Identify type, location and size of plantings (common and/or botanical names).
 - ✓ A. Existing, indicating whether it is to be preserved or removed. —
 - ✓ B. Proposed, to be established for general landscaping. —
 - ✓ C. Proposed, to be established for screening/buffering. —
- ✓ 8. Describe irrigation system —
- ✓ 9. Planting Beds, indicating square footage of each bed —
- 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. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1. —
- ✓ 13. Landscaped area requirement; square footage and percent (specify clearly on plan) —
- ✓ 14. Landscaped area provided; square footage and percent (specify clearly on plan) —

SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff)
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures

E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

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

PAID RECEIPT

APPLICANT NAME JON MITOVICH
 AGENT GEORGE SANDERS
 ADDRESS 5921 LOMAS BLVD NE STE B
 PROJECT & APP # 1004478/05AA 01581
 PROJECT NAME ROMAN FOUNTAIN WAREHOUSE

\$ 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.**

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

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 J24 Misc

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 Thank You

\$20.00
Thank You